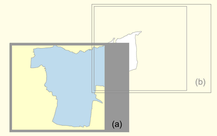
BANGALORE
Revised Master Plan 2015

Proposed Land Use Map



3.16 Varthur

map (a)



788000 789000 790000 791000 792000 793000 794000 795000 796000

1438000 1434000 1430000 1426000 1422000 1418000

APPROACH
Building Height = 2% of the distance from the edge of the Runway

INNER HORIZONTAL SURFACE
Building Height < 45 meters

CONICAL
Building Height 45 - 100 meters

218 315 207 318 317

Marattahalli Extension
Munnekolalu Extension
Munnekolalu
Kempapura
Yamalur
Bellandur Tank
Belur Nagasandra
Kadabeesanahalli
Kariyammana Agrahara
New Horizon College of Engineering
Panathur
Balagere
Varthu
Gunjurpalya Colony
Devarabeesanahalli
Bhoganahalli
Gunjurpalya
Gunjur
Ibbaluru
Ibbalur kere
HSR Layout Sector 1
Kaikondanahalli
Kaikondanahalli kere
Karangipalya
Kasavanahalli
Kasavanahalli kere
Junnasandra
Doddakannenahalli
Doddakannenahalli
Chikka Bellandur
Chikkabellandur
Mullur
Haralur
Chikkakanneli
Halanayakanahalli
Halanayakanahalli kere
Somasundarapalya
Hadosiddapura
VGP Layout
Kudlu
HAL Layout (Kodlu)
Kudlu kere
Chudasandra
Chikkanayakanahalli
Kodathi
Sulikunte
Peripheral Ring Road
Kachamaranahal
Parnas
North to Equator
East to the 75th meridian

N

0 250 500 1000 Meters

scale: 1 : 10 000

Coordinate system: UTM zone 43N
Reference ellipsoid: WGS 1984
Unit: meters

ZONING CLASSIFICATION

MAIN ZONES

Residential
- Residential (Mixed)
- Residential (Main)

Commercial
- Commercial (Central)
- Commercial (Business)
- Mutation Corridor
- Commercial Axes

Industrial
- Industrial
- High Tech

Public and Semi-public
- Public / Semi-public

Green (Parks and Open spaces)
- State forest
- Valley
- Lake / tank
- Parks and Green Spaces, Sport / Playgrounds, Cemeteries / Burial grounds

Protected land

Traffic and Transportation
- Road / Rail / Airport Transport

Public Utilities
- Power / Water / Garbage Facility / Treatment Plant

Agricultural land

Unclassified use

Planning Perimeters
- Town Planning Scheme (TPS)
- Coordinated Planning Scheme (CPS)
- Area Improvement Perimeter
- Transport and Utilities Perimeter
- Heritage Conservation zone

CONSTRAINT AREA
- Non buildable: High Tension Line (HTL) Pipeline: Oil / Water
- Airport/Heights restrictions

OTHER INFORMATIONS

Proposed roads hierarchy
- Ring road
- Primary Urban road
- Major Urban road
- Minor Urban road
- 26 Proposed width of roads (in meters)
- Railway line
- Metro Alignment

Boundaries
- BDA LPA
- BMP Bangalore Mahanagara Palike
- LPA of BMICAPA
- village Village
- 21 Survey number

Hydrography
- Drain
- Sensitive Area

Proposed Land Use Analysis

Description	Area in Ha.	%
Residential (Main)	2219.09	52.04
Residential (Mixed)	62.22	1.46
Commercial (Central)	-	-
Commercial (Business)	164.55	3.86
Mutation Corridor	15.82	0.37
Commercial Axes	-	-
Industrial	142.93	3.35
High Tech	547.95	12.85
Public and Semi-public	125.97	2.95
Green (Parks & Open Spaces)	602.72	14.14
Traffic and Transportation	324.27	7.60
Public Utilities	58.52	1.37
Unclassified	-	-
Total	**4264.04**	**100.00**

BANGALORE DEVELOPMENT AUTHORITY

Town Planner Member BDA	Commissioner BDA	Chairman BDA

(space for Govt approval)