



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

## ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಸಂಪುಟ -೧೬೦ Volume - 160	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೨೮, ಜನವರಿ, ೨೦೨೫(ಮಾಘ, ೦೮, ಶಕವರ್ಷ, ೧೯೫೬) BENGALURU, MONDAY, 27, JANUARY, 2025(MAGHA, 07, SHAKAVARSHA, 1946)	ಸಂಚಿಕೆ ೧೯ Issue 19
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### ಭಾಗ ೪೧

ರಾಜ್ಯದ ವಿಧೇಯಕಗಳ ಮತ್ತು ಅಪುಗಳ ಮೇಲೆ ಪರಿಶೀಲನಾ ಸಮಿತಿಯ ವರದಿಗಳು, ರಾಜ್ಯದ ಅಧಿನಿಯಮಗಳು ಮತ್ತು ಆಧ್ಯಾದೇಶಗಳು, ಕೇಂದ್ರದ ಮತ್ತು ರಾಜ್ಯದ ಶಾಸನಗಳ ಮೇರೆಗೆ ರಾಜ್ಯ ಸರ್ಕಾರವು ಹೊರಡಿಸಿದ ಸಾಮಾನ್ಯ ಶಾಸನಬಳ್ಳ ನಿಯಮಗಳು ಮತ್ತು ರಾಜ್ಯಾಂಗದ ಮೇರೆಗೆ ರಾಜ್ಯಪಾಲರು ಮಾಡಿದ ನಿಯಮಗಳು ಹಾಗೂ ಕರ್ನಾಟಕ ಉಚ್ಚಾ ನ್ಯಾಯಾಲಯವು ಮಾಡಿದ ನಿಯಮಗಳು

### GOVERNMENT OF KARNATAKA

No. UDD 8 TTP 2023(E)

Karnataka Government Secretariat  
Vikasa Soudha,  
Bangalore, Dated: 16.01.2025

### NOTIFICATION

Whereas, the draft further to amend the Zonal Regulations of Master Plans in force in the State, which the Government of Karnataka proposes to make in exercise of the powers conferred under section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), was published in Notification No. UDD 8 TTP 2023 (E), dated: 19.07.2024 in part-IVA of the Karnataka gazette No. 14672 dated: 20.07.2024 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 20.07.2024.

And whereas, the objections and suggestions received in this regard have been considered by the State Government.

Now therefore, in exercise of the powers conferred under section 13-E the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following Regulations, namely:-

### REGULATIONS

- Title and commencement:-** (1) These regulations may be called the Zonal Regulations of Master Plans (Amendment) Regulations, 2025.

(2) They shall come into force from the date of its publication in the official Gazette.

**2. Amendment of the Zonal Regulations of the Master Plans approved by the State Government:-**

Notwithstanding anything contained in the approved Zonal Regulations of Master Plans in force in the State, in case of data centers which are established on land / site as an independent activity only (if data centers are established along with other activities in any land/ building, then these regulations shall not be applicable), data centers shall be considered under allowable land use in the commercial, industrial and public & semi public land use zones with the following specifications, namely:-

- (i) Permissible Floor Area Ratio (FAR) shall be 3 and Premium Floor Area Ratio shall be as allowable.
- (ii) Maximum Ground coverage shall be sixty percent; and
- (iii) Parking facility: One car parking space for every 100 sq.m. of office space floor area or 300sq.m. of total built up area, whichever is higher.
- (iv) Exemption for calculation of Floor Area Ratio (FAR);
  - a) Multi level DG stacking (as specified in the Data Centre Policy, 2022-2027) if provided, along with the No Objection Certificate issued by the Department of Karnataka State Fire and Emergency Services (KSFES);
  - b) Chillers on roof tops if provided along with the structural safety certificate issued by the competent authority or any Registered Structural Engineer;
  - c) Basement parking, storage and space used for DG sets installation.

**Note:** Permission as per these regulations is subject to obtaining No Objection Certificate from the competent authority as applicable.

By Order and in the name of the Governor of Karnataka.

**(Latha.K)**  
Under Secretary to Government  
Urban Development Department.