BANGALORE MAHANAGARA PALIKE

BUILDING BYE-LAWS 2003

(Approved by the Government in their Order No.UDD/223/MNU/2001, Dated 21-02-2004 – Published in pursuance of Section 428 Of the Karnataka Municipal Corporation Act 1976)

PART I

GENERAL

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT.

1.1 These Bye-Laws shall be called " The Bangalore Mahanagara Palike Building Bye – Laws 2003".

1.2 These Bye-laws shall be applicable within the jurisdiction of the Bangalore Mahanagara Palike as notified by the Government under Chapter II of the Karnataka Municipal Corporations Act, 1976.

1.3 These Bye-laws shall come into operation from **5th of June 2004**.

2.0 **DEFINITIONS**.

In these Bye-laws, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

2.1 **'Act'** means the Karnataka Municipal Corporations Act, 1976.

2.2 **'agriculture'** includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of live stock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and 'agriculture' shall be construed accordingly.

2.3 **'alteration'** means a structural change such as an addition to the area or height, or the removal of part of building, or any change to the structure such as construction or, cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to or closing of any required means of ingress or egress.

2.4 **'apartment'** means a part of the property intended for any type of independent use, including one or more rooms or enclosed spaces located on one or more floors (or part or parts thereof) in a building, intended to be used for residential purposes and with a direct exit to a public street, road, or highway or to a common area leading to such street, road or highway;

2.5 **'apartment building / multi dwelling units'** means a building containing four or more apartments / dwelling units, or two or more buildings, each containing two or more apartments / dwelling units with a total of four or more apartments / dwelling units for all such buildings and comprising or part of the property.

2.6 **'applicant'** means any person who gives notice to the Authority with an intention to erect or re-erect or alter a building.

2.7 **'Authority'** means the Commissioner of the Bangalore Mahanagara Palike or an Officer to whom the powers of sanction of building licences are delegated by the Commissioner.

2.8 **'balcony'** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.

2.9 **'basement storey or cellar'** means any storey, which is partly/wholly below the ground level. The basement height should not project more than one metre above the average ground level.

2.10 ' **building'** includes

a) a house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;

b) a structure on wheels simply resting on the ground without foundation;

c) a ship, vessel, boat, tent and any other structure used for human habitation or used for keeping animals or storing any article or goods.

2.11 **'building line'** means the line upto which the plinth of buildings may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any, or in any scheme.

2.12 **'chejja'** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.

2.13 **'chimney'** means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off and by means of which a draught is created.

2.14 **'commercial building'** means a building or part of a building, which is used as shops, and/or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial undertakings and companies petrol bunk, restaurants, lodges, nursing homes, cinema theatres, banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.

2.15 '**common wall'** means

a) a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.

b) if two adjoining owners build a dividing wall on their property they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.

c) any such 'common' or 'dividing' wall shall be considered for the purpose of these bye-laws, as being equivalent to an external wall as far as the thickness and height are concerned.

2.16 '**corner plot'** means a plot facing two or more intersecting streets.

2.17 '**corporation'** means the Bangalore Mahanagara Palike established under the Act, which is also called as the Bangalore Mahanagara Palike.

2.18 '**court yard'** means a space open to the sky, enclosed or partially enclosed by buildings, boundary walls, or railings. It may be at the ground floor level, or at any other level within or adjacent to buildings.

2.19 **'covered area**' means area covered by building / buildings immediately above the plinth level, but does not include the space covered by

a) court yard at the ground level, garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like;

b) drainage, culvert, conduit, catch-pit, gullypit, chamber gutter and the like;

c) compound or boundary wall, gate, un-storeyed porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, pumphouse.The area covered by watchman booth/pumphouse shall not exceed three square metres; and

d) sumptank and electric transformer.

2.20 '**cross wall' -** means an internal wall within the building upto the roof level or lintel level.

2.21 '**density'** means concentration of population expressed in terms of number of persons per hectare in a particular area.

2.22 **'detached building'** means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.

2.23 '**development'** with its grammatical variations- means the carrying out of building, engineering, mining or other operations in, or over or under land or the making of any material change in any building or land or in the use of any building or land and includes sub-division of any land.

2.24 '**development plan'** means Outline Development Plan or Comprehensive Development Plan or Revised Comprehensive Development Plan for the City of Bangalore approved by the Government under the Karnataka Town and Country Planning Act, 1961.

2.25 '**drain'** means any pipe or other construction emanating from a plumbing fixture unit, traps, gullies, floor traps, etc., which carries water, or waste water in a building and connects to the drainage system.

2.26 **'drainage'** means the removal of any waste liquid by a system constructed for this purpose.

2.27 **'dwelling unit/tenement'** means an independent housing unit with separate facility for living, cooking and sanitary requirements.

2.28 '**exit'** means a passage, channel or means of egress from any floor to a street or other open space of safety.

2.29 '**external wall'** means an outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.

2.30 '**first floor'** means the floor immediately above the ground floor, on which second and other floors follow subsequently.

2.31 '**flatted factory'** means a premises having group of non-hazardous small industrial units as given in schedule IA and IB having not more than 50 workers. These units may be located in multi-storeyed buildings.

2.32 '**floor'** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.

2.33 '**floor area ratio' (FAR)** means the quotient obtained by dividing the total covered area of all floors by the area of the plot. Floor area includes the mezzanine floor also.

$$\text{F.A.R.} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

2.34 '**footing'** means the projecting courses at the base of a wall to spread the weight over a large area.

2.35 **'foundation'** means that part of structure which is below the lowest floor and which provides support for the superstructure and which transmits the load of the superstructure to the bearing strata.

2.36 '**frontage'** means the measurement of the side of any site abutting the road.

2.37 '**garage'** means a structure designed or used for the parking of vehicles.

2.38 '**Government'** means the Government of Karnataka.

2.39 '**ground floor'** means immediately above the level of the adjoining ground level on all sides, sides or above the basement floor.

2.40 **'group housing'** means more than two buildings on a plot with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5m in width, if they are not approachable directly from the road.

2.41 '**habitable room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, cooking, eating, but does not include bath rooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

2.42 '**hazardous buildings'** means a building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive material or products which are liable to burn with extreme rapidity or which may produce poisonous flames or explosives; building used for storage, handling, manufacturing or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosives; buildings used for storage, handling, manufacturing or processing materials which involve highly corrosive, toxic or abnoxious alkalies, acids or other liquor or chemicals producing flame, fumes and explosives, poisonous, irritant or corrosive gasses and for the storage, handling or processing of any materials producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

2.43 **'head room'** where a finished ceiling is not provided, the lower side of the joists or beams or tie-beams shall determine the clear head room.

2.44 **'heavy industry'** means an industry employing more than 500 workers. These industries are permissible only in accordance with the land use as per the Revised Comprehensive Development Plan approved by the Government.

2.45 '**height of building'** means the vertical distance measured, in the case of flat roofs from the average level of the site to the top of the roof, and in the case of pitched roofs upto the point where the external surface of the outer wall intersects a finished surface of the sloping roof, and in the case of gable facing the street, the mid point between the eave-level and the ridge. Architectural features, serving no other function except that of decoration shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, and parapet are also excluded for the purpose of measuring height.

2.46 '**high-rise building'** means a building with ground floor plus four or more floors above the ground floor.

2.47 **'industrial building'** means a building wholly or partly used as a factory, for the manufacture of products of all kinds including fabrication and assembly, power plant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.

2.48 '**land use'** includes the purpose to which the site or part of the site or the building or part of the building is in use or permitted to be used by the Authority. Land use includes zoning of land use as stipulated in the development plan and the Zoning Regulations.

2.49 **'licence'** means a permission or authorisation in writing by the Authority to carry out work regulated by the bye-laws.

2.50 **'lift'** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

2.51 **'light industry'** means an industry employing not more than 50 workers with power or without power, aggregate installed power not exceeding 25 HP, and which conforms to performance standards as given in Schedule 1B not causing excessive, injurious or obnoxious fumes, odour, dust, effluent or other objectionable conditions.

2.52 **'loft'** means a residual space above the floor level, which may be constructed or adopted for storage purposes.

2.53 **'medium industry'** medium industry which employs not more than 500 workers and conforming to performance standards as given in Schedule 1C.

2.54 **'mezzanine floor'** means an intermediate floor between the ground floor and first floor only. The area of mezzanine floor shall not exceed 1/3 of covered area of ground floor.

2.55 '**non-combustible materials'** means a material which neither burns nor gives off inflamable vapours in sufficient quantity to ignite a pilot flame.

2.56 '**occupancy or use group'** means the principal occupancy for which a building or a part of the building is used or intended to be used. For the purpose of classification of a building according to an occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.

Note: The building use classification and definitions applicable for the purpose of building bye-laws and land use classification shall be based on the provisions of Zoning Regulations approved under the Karnataka Town and Country Planning Act, 1961 as illustrated in Schedule I, IA, IB and IC.

2.57 '**open space'** means an area forming an integral part of the plot, left open to sky.

2.58 '**owner'** includes the person for the time being receiving or entitled to receive, whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the word is used.

2.59 '**parapet'** means a low wall or railing built along the edge of a roof.

2.60 '**parking space'** means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive-way connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.

2.61 '**penthouse'** means a covered space not exceeding 10 square metres on the roof of a building which shall have atleast one side completely open without any partition.

2.62 '**person'** includes any body of persons corporate or incorporate.

2.63 '**plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

2.64 '**plinth area'** means the built up covered area of the building / buildings immediately above plinth level.

2.65 '**plinth level'** means the level of the floor of a building immediately above the surrounding ground.

2.66 **'plot or site'** means a continuous portion of land be demarcated by definite boundary including the land within the curtilage of the building and forming its appurtenance, such as out buildings, yard, court, open space, and garden attached thereto or intended to be occupied therein.

2.67 **'porch or portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.

2.68 **'public and semi-public building'** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of State or Central Government or Local authorities, a church, temple, chapel, mosque or any place of public worship, dharmashala, college, school, library, theatre for cultural activities, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly.

2.69 '**residential building'** means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.

2.70 '**road width'** means the distance between the boundaries of a road including footways and drains measured at right angles to the centre of the plot. In case of roads having service roads in addition to the main roads, the width of road shall be the aggregate width of service roads and main roads for determining FAR and No. of Floors.

2.71 '**room height'** means the vertical distance measured between the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the under side of the joists or beams or tie-beams shall determine the upper point of measurement.

2.72 '**registered architect/engineer / supervisor'** means a qualified Architect / Engineer / Supervisor registered by the Authority.

2.73 '**row housing'** means row of houses with minimum three dwelling units attached to each other by a common wall with only front and rear open spaces.

2.74 **'semi detached building'** means a building on two plots attached to each other by a common or adjacent wall with open spaces (set backs) on three sides.

2.75 **'service industry'** means an industry where services are offered with or without power. If power is used, aggregate installed capacity shall not exceed 5 HP or the site area shall not exceed 240 square metres. Service industries shall be permitted in the light industries zone of the development plan as given in Schedule IA.

2.76 '**set back line'** means a line prescribed under these bye-laws beyond which nothing can be constructed towards the plot boundary except those not included under the definition of coverage.

2.77 **'stair case room'** means a room accommodating the stair and for purpose of providing protection from weather and not used for human habitation.

2.78 '**storey'** means the space between the surface of one floor and the surface of the other floor vertically above or below.

2.79 '**to abut'** in relation to the building or any portion of it means to touch the road boundary or the adjoining plot or building.

2.80 '**to erect'** means to construct a whole or a part of a new building on any site whether previously built upon or not; including additions or alterations to an existing building.

2.81 '**water closet'** means a privy with arrangements for flushing the pan with water but does not include a bathing room.

2.82 '**Zoning Regulations'** means Zoning of Land use and Regulations issued along with the development plan of Bangalore City prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, the open spaces around buildings, plot coverage, floor area ratio, height of the building, building lines, parking etc.

Note: - The words and expressions not defined in these bye-laws shall have the same meaning as in the Karnataka Municipal Corporations Act, 1976 and the Karnataka Town and Country Planning Act, 1961.

PART II

ADMINISTRATION

3.0 BUILDING LICENCE

3.1 **Licence** – Every person who intends to erect or re-erect a building or make material alterations or cause the same to be done, is required to obtain a licence from the Authority.

3.2 **Application and documents to be submitted with the application -** Every person who intends to erect or re-erect or alter a building, including temporary structures for the purpose of exhibitions, trade fair or circus or execute any of the works other than repairs, as specified in Sections 299, 304 or 312, of the Act, shall give an application in writing to the Authority in the Form set forth in Schedule II and such application shall be accompanied by plans, documents and information as required hereunder.

3.2.(1) **Title deed/possession certificate** – A copy of the title deed or possession certificate of the property, issued a competent authority.

3.2.(2) **Property card and latest assessment book extract –** A copy of the property card along with the sketch issued by the Department of Survey and Settlement, and Land Records (City Survey) and latest assessment book extract issued by the Corporation indicating the measurements of the property .

3.2.(3) **Upto date tax paid receipt –** The receipt for having paid up to date property tax to the Corporation shall be enclosed.

3.2.(4) **Previously sanctioned plan -** Attested copy of the previously sanctioned plan if the application is for addition/ alteration/modification to the existing building. If the applicant for any reason cannot produce the previously sanctioned plan of the existing building, then in such cases the plan of the existing building along with site plan, etc., will have to be submitted.

3.2.(5) **Drawings –** The following drawings in ammonia prints. One drawing on tracing cloth / polyester tracing film shall be enclosed in addition to the ammonia prints.

3.2.(5.1) **Key plan** – A key plan drawn to a scale of not less than 1 in 10,000 showing the boundary locations of the site with respect to neighbourhood landmarks.

3.2.(5.2) **Site plan** – Site plan drawn to a scale of 1:500 for sites of area upto one hectare and 1:1000 for sites of area more than one hectare. The site plan shall indicate the following, namely:-

a) title of drawing consisting of the property number of the site name of the block, street or road in which the site is situated, number of the site if situated in an approved layout, and reference number of such approval with the use of the building;

b) the boundaries of the site and of any contiguous land belonging to the owner thereof;

c) the north direction relative to the plan of the building;

d) the name and description of the adjacent roads, street, or lanes, if any, with the width thereof;

e) the position of the adjacent plots whether vacant or built up;

f) the area to be occupied by the proposed building and the set backs proposed for proper air and ventilation;

g) the nature of the ground on which the proposed building is to be erected, whether natural like, rocky, gravelly, clayey, sandy etc., or made up ground. In the case of made up ground, the time when it was so made up and the materials used in making it up shall be indicated. In case of sloping ground where the gradient exceeds 5% (1:20) block levels have to be furnished in the site plan;

h) any physical features such as wells, drains, transmission lines, etc.;

i) natural features like existing trees, ridges, valleys etc.,

j) block levels in cases where basement/cellar floors are proposed below ground level;

k) such other particulars, as may be specified by the Authority.

3.2.(5.3) **Building plan –** Building plan drawn to a scale of not more than 1:100 showing the following particulars, namely

a) floor plans of all floors indicating north line and the various parts of the building, sizes of rooms, position of stair-cases and lifts, machine rooms, ramps etc., in detail along with street elevation;.

b) use or occupancy of all parts of the building;

c) exact location of essential services viz., water closets, baths, sinks, etc;

d) sectional drawing showing sizes of footing, thickness of walls, spacing of columns, thickness of roof slab, height of rooms, height of parapet, drainage and slope of the terrace roof details of staircase showing tread, rise and landing width, railing, etc;

e) details of ventilation of all rooms;

f) open spaces or yards inside or surrounding the buildings;

g) sewerage arrangements;

h) the schedule of all doors, windows, and ventilators showing sizes and numbers;

i) dimensions of projected portions beyond the walls like chajja, balcony, canopy, etc;

j) in case of basement floor, position of the ramp with respect to the entrance, ground level and building, with a slope not exceeding 1 to 10, the drainage arrangements in the basement floor, etc;

k) arrangements for vehicular parking as per standards laid down in bye-law 16.0 indicating the entry, exit of vehicles, drive way, etc;

l) such other particulars like, site area, plinth area of all buildings, areas of each floor and total floor area, building coverage, total height of building, etc shall be indicated;

m) The drawing must be fully dimensioned so as to have easy, quick and accurate measurements.

3.2.(6) **Licence fee receipt** – Receipt for having paid to the Corporation fund licence fee as prescribed in bye-law 3.7.1 and 3.7.2.

3.2.(7) **Indemnity bond** on stamp paper as prescribed by the Authority.

3.2.(8) **Schedule II** of the National Building Organisation duly filled in duplicate as per Schedule XIII of these bye-laws.

3.2.(9) **Foundation certificate –** Foundation certificate which certifies the fitness of foundation to bear the additional building load in respect of old buildings above which new floors are proposed to be added which is issued by a Registered Architect / Engineer / Supervisor specified in Schedule IV of these bye-laws.

3.2.(10) **Other certificates –** Certificates from the following authorities, wherever applicable.

	Agency	**In respect of**
3.2(10.1)	Bangalore Development Authority	a) Commencement certificate for the change of land use in the Development Plan of Bangalore as per section 14 & 15 of the Karnataka Town and Country Planning Act, 1961. b) Bifurcation or amalgamation of plot as per Section 17 of KTCP Act 1961. c) Approval in case of buildings permissible under special circumstances as per Schedule I. d) Approval of layout plan in case of Group Housing Schemes where sital area of group housing exceeds 4,000 sq. mtrs. e) In case of civic amenity site, leased out by the Bangalore Development Authority, commencement certificate under sections 14 and 15 of the Karnataka Town and Country Planning Act, 1961 for construction of the building.
3.2 (10.2)	Bangalore Water Supply & Sewerage Board	N.O.C. in case of high rise building or group housing.
3.2 (10.3)	BESCOM	N.O.C. in case of high rise building or group housing.
3.2 (10.4)	Fire Services Department	N.O.C. in case of high rise building. (Bye-law 2.45 definition)
3.2(10.5)	Airport Authority of India	N.O.C. in case of high rise building.
3.2(10.6)	Telecommunication Department	N.O.C in case of high rise building above 7 floors.
3.2(10.7)	Karnataka Slum Clearance and Improvement Board	N.O.C. with regard to non-interference with improvement schemes, in respect of areas notified under section. 3 of the Karnataka Slum Areas (Improvement & Clearance) Act, 1973.

3.2(10.8)	District Magistrate	N.O.C. in case of permanent and/or semi permanent cinema theatres including drive-in-theaters, and petrol pumps.
3.2(10.9)	Director of Factories and Boilers	N.O.C. in case of industrial buildings
3.2(10.10)	Controller of Explosives	N.O.C. in case of buildings proposed for storage or sale of combustible articles.
3.2(10.11)	Railways	N.O.C. in case of buildings abutting railway margin.

3.2.(11) **Supervision certificate –** A certificate in the form given in Schedule III by the competent Registered Architect / Engineer / Supervisor who shall be undertaking the supervision.

3.3 **Preparation and signing of plans -** All the plans shall be duly signed by the owner or his legally authorised agent or attorney and also by the Registered Architect / Engineer / Supervisor, and shall indicate their names and addresses, qualification and the registration number allotted by the Authority.

3.4 **Size of drawing sheets -** The following sizes shall be adopted for the drawings to be submitted.

TABLE 1

(Bye-law 3.4)
SIZES OF DRAWING SHEETS

Sl. No.	Standard	Trimmed size (mm)	Untrimmed size (min) in mm
1	A0	841 x 1189	880 x 1230
2	A1	594 x 841	625 x 880
3	A2	420 x 594	450 x 625
4	A3	297 x 420	330 x 450
5	A4	210 x 297	240 x 330
6	A5	148 x 210	165 x 240

Any of the above convenient standard sizes may be adopted considering the details to be shown.

3.5 **Colouring of plans –** All the plans should be coloured as specified in Table 2 and folded to A4 size.

TABLE 2
(Bye-law 3. 5)
Colouring of plans

Sl. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing Street	Green	Green	Green	-	-	-
3	Future street if any	Green dotted	Green dotted	Green dotted	-	-	-
4	Permissible building line	Thick dotted	Thick dotted	Thick dotted	-	-	-
5	Open Space	No Colour	No Colour	No Colour	No Colour	No Colour	No Colour
6	Existing Work	Black outline	White	Blue	Black	White	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work (see Note 1)	Red filled in	Red filled in	Red	Red	Red	Red
9	Drainage & Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin

Note: (1) Item No.8 does not apply, in case of an entirely new construction on the site.

(2) For land development, sub-division, layout, suitable colouring notations shall be used which shall be indexed.

3.6 **Registration of Architects / Engineers / Supervisors –** Architects / Engineers / Supervisors referred to under these bye-laws shall be registered by the Authority as stipulated in Schedule IV.

3.7 **Building licence fee -**

3.7.1 Every person intending to construct or reconstruct or alter any building under sections 299, 304 and 312, of the Act shall pay to the Corporation fund, the building licence fee as prescribed by the Authority subject to a minimum of Rs. 300/- (Rupees three hundred only)

Provided that no licence fee shall be payable by the Central and the State Governments for the construction of buildings by them on their lands.

Note: The fixation of licence fee shall be governed by the following:

a) For re-erection of existing buildings, the fees chargeable shall be the same as for the erection of new buildings.

b) For additions and alterations in the existing buildings the fees shall be chargeable on the added portions only at the same rate applicable to the new building.

3.7.2 Part of the building licence fee which shall not be less than 5% of the licence fee and subject to a minimum of Rs. 50/- (Rupees fifty) only shall be paid together with the application for building licence, as scrutiny fee, which is not refundable. The balance amount of licence fee shall be paid on receipt of demand notice from the Authority.

3.7.3 Licence fee for compound wall at Rs. one only per running meter shall be paid on receipt of demand notice.

3.8 **Ground rent -** The ground rent for stocking of building materials on public land as prescribed by the Authority without causing obstruction to movement of vehicles and pedestrians subject to the permission of the Authority.

Note: (i) The ground rent charges shall be based on the total floor area of all the floors in the buildings. The ground rent is valid for a period of two years only. If the building is not completed and the occupancy certificate is not obtained within the period of two years, further rent is to be paid at half the rate per annum or part thereof till the building is completed.

Note: (ii) The ground rent applies only for the storing of building materials and not for any other purpose.

Note: (iii) If the public land is utilised for storing of excavated materials and debris, separate charges will have to be paid at four times the rate fixed as ground rent.

3.9 **Ground rent for high rise buildings :** High rise buildings are not exempted from payment of ground rent irrespective of the set backs and coverage.

3.10 Exemptions for ground rent -

Ground rent may be exempted in the following cases, namely

(1) individual residential bungalows with front set back of 6 metres and more with coverage of not more than 55 per cent.

(2) schools, colleges and other institutions with a front set back of 8 meters and more with coverage of not more than 33.33 per cent.

(3) religious and cultural buildings with a front set back of 8 meters and more with coverage of not more than 45 per cent.

(4) heavy industries and Government buildings with large extents of land capable of storing the building materials within the periphery of the property.

Note: Exemption shall be granted only on production of undertaking from the applicant on a stamped paper of Rs. 30 that the Corporation land, footpath and road will not be used for stocking building materials as well as depositing debris and in case of violation of this condition, they shall be liable to pay the ground rent at the normal rates in addition to the penalty of 50 % of the amount specified which will be recovered as arrears of tax on land and buildings, etc.

3.11.1 **Construction of temporary shed -** Temporary shed to be used as construction shed may be permitted in that plot (excluding public land) along with the sanction to a building and may be put up not earlier than a month before the commencement of the work and shall be removed immediately after the completion of the work. Occupancy certificate for the building shall be issued only after the removal of the temporary shed.

3.11.2 **Temporary Structructres –** Temporary Structruers used for running establishments of commercial in nature, Religious and Cultural Programmes etc,., shall be permitted according to the purpose for which these are used by the special permission of the authority for a limited period and subject to such conditions as may be imposed in the permission. Such temporary structrues shall be completely removed on the expiry of period specified in it.

3.12 **Demand notice** -The demand notice for the payment of licence fee, ground rent and such other fee for the issue of building licence will be valid for a period of forty five days only from the date of issue of the notice. After the expiry of the above period, fees shall be paid as per the revalidated demand notice. The revalidation shall be subject to the then in force at the time of such revalidation.

3.13 **Revision of licence fee and ground rent -** The Licence fee and ground rent are subject to revision from time to time by the Commissioner without notice.

4.0 **GRANT OF LICENCE**

4.1 **Grant or refusal of licence –**

4.1.1. Subject to sections 303 and 304 of the Act, the Authority, after having examined the application for licence, may either grant the licence as per the proposal or with such modifications or conditions as it may deem necessary or refuse licence and thereupon shall communicate its decision to the applicant within 30 days as per KMC Act in the proforma given in Schedule V-A or Schedule V-B.

4.1.2. While granting licence, the Authority shall impose a condition that atleast two trees shall be grown in the sites where the sital area exceeds 200 sqm. in the interest of improving the environment of the area.

4.1.3. The Authority may require the owner, builder, or any other person responsible for construction of a building to erect and maintain during construction such barricading as considered necessary to prevent dust, debris and other materials endangering the safety of people/structures, etc., in and around the site.

4.1.4. **Revised plans –** (i) Where plans have been scrutinised and modifications or objections have been pointed out by the Authority, the applicant shall modify the plans to comply with the modifications or objections raised and resubmit the plans. The plans submitted for approval shall not contain superimposed corrections.

(ii) A plan once sanctioned may be revised or modified by the Authority on payment of additional fee for scrutiny, and additional fee, if any, to be paid, due to the increase in the permissible floor area. If the modified plan is sanctioned after the commencement of work, penalty at the rates prescribed by the Corporation shall be paid by the applicant

4.1.5. **Security deposit** – 1) The applicant shall deposit a sum at the rate of Rs.25/= per sq.mtr. of floor area as refundable non-earning security and earnest deposit for the following categories of buildings, namely:

a) Residential group housing / multi dwellings / apartments, with 5 dwelling units and more.

b) Commercial buildings exceeding 300 sq. mtrs. of total floor area.

2) The security deposit shall be refunded two years after completion of the construction as per approved plan as certified by the Corporation. If the construction is not as per approved plan this deposit amount would be forfeited.

4.4 Special powers of the Authority :

The Authority may direct the owner (i) to change the location of the proposed building, (ii) to provide open space or ventilation, [iii] to use specified materials for construction, if such measures are considered necessary keeping in view the existing or proposed power lines, water and sewage lines passing through the site, or due to any proposed widening of the road or formation of new roads passing through the site; which shall not be inconsistant with the Act and the development plan;

5.0 **PROCEDURE AFTER GRANT OF LICENCE**

5.1 **Responsibility of owner** – The granting of licence, approval of the plan and specifications, or inspections made by the Authority shall not in any way relieve the owner of a building from full responsibility for carrying out the work in accordance with the requirements of the sanctioned building plan along with such conditions as have been imposed while sanctioning the licence.

5.2 **Commencement of work –** (i) The construction or reconstruction of a building shall be commenced within a period of two years from the date of issue of licence. Before the expiry of two years, the owner shall give intimation to the Authority of the intention to start work in the form prescribed in Schedule VI. Further, the owner shall give intimation to the Authority on completion of the foundation or footings of walls/columns on the foundation.

(ii) After the expiry of two years from the date of licence, construction or reconstruction of a building shall not be commenced without obtaining a fresh licence from the Authority.

5.3 **Inspection –** (i) Generally all construction and work for which a licence is required shall be subject to inspection by the Authority and certain types of construction involving unusual hazards or requiring constant inspection, shall have continuous inspections by the Authority.

(ii) Within 15 days from the date of the receipt of intimation under bye-law 5.2, the Authority shall inspect the site to verify the line out marked for the building according to the sanctioned plan. The owner shall commence the work after the grant of commencement certificate in the form prescribed in Schedule VII.

(iii) If the commencement certificate is not issued within a period of 15 days from the date of intimation by the owner, the construction may proceed according to the sanctioned plan.

5.4 Documents at sites - Where tests of any materials are required to be in conformity with the requirements of these bye-laws, or conditions of licence, records of the test data shall at all times be kept for inspection during the construction of the building and for such period thereafter as may be required by the Authority.

5.5 **Display of sanctioned plan and licence at construction site**

i) The owner/builder/contractor shall during the construction, display the following documents in a conspicuous place of the licensed premises;

a) A copy of the building licence; and

b) A copy of the approved plans of the property in respect of which the licence was issued and the specifications of the building to be constructed.

ii) The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.6 **Occupancy certificate**

5.6.1

(a) Every person shall before the expiry of five years from the date of issue of licence shall complete the construction or reconstruction of a building for which the licence was obtained and within one month after the completion of the erection of a building shall send intimation to the Commissioner in writing of such completion accompanied by a certificate in Schedule VIII certified by a Registered Architect / Engineer / Supervisor and shall apply for permission to occupy the building. The Authority shall decide after due physical inspection of the building (including whether the owner had obtained commencement certificate as per section 300 of the Karnataka Municipal Corporations Act, 1976 and compliance regarding production of all required documents including clearance from the Fire Service Department in the case of high rise buildings at the time of submitting application) and intimate the applicant within thirty days of receipt of the intimation whether the application for occupancy certificate is accepted or rejected. In case, the application is accepted, the occupancy certificate shall be issued in the form given in Schedule IX provided the building is in accordance with the sanctioned plan.

(b) Physical inspection means the Authority shall find out whether the building has been constructed in all respects as per the sanctioned plan and requirement of building bye-laws, and includes inspections by the Fire Service Department wherever necessary.

(c) If the construction or reconstruction of a building is not completed within five years from the date of issue of licence for such a construction, the owner shall intimate the Authority, the stage of work at the expiry of five years. The work shall not be continued after the expiry of five years without obtaining prior permission from the Authority. Such continuation shall be permitted, if the construction or reconstruction is carried out according to the licenced plan and if the Authority is satisfied that at least 75 percent of the permitted floor area of the building is completed before the expiry of five years. If not, the work shall be continued according to a fresh licence to be obtained from the Authority.

5.6.2 For all high rise buildings, the work shall also be subject to inspection by the officers of the Karnataka State Fire Service Department and the occupancy certificate shall be issued only after obtaining a clearance certificate from the Director of Fire Services.

5.7 **Occupancy or letting of the new buildings -** No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until occupancy certificate to such buildings or part thereof has been granted by an officer authorised to give such certificate if in his opinion in every respect the building is completed according to the sanctioned plans and fit for the use for which it is erected. The Authority may in exceptional cases (after recording reasons) allow partial occupancy for different floors of a building .

6.0 **Deviations during Construction**

i) Wherever any construction is in violation/deviation of the sanctioned plan, the Commissioner may, if he considers that the violations / deviations are within 5% of (1) the set back to be provided around the building, (2) plot coverage (3) floor area ratio and (4) height of the building and that the demolition under chapter XV of the Act is not feasible without affecting structural stability, he may regularise such violations/deviations after recording detailed reasons for the same.

ii) Violation/deviation as at 6.0 (i) above may be regularised only after sanctioning the modified plan recording thereon the violations/deviations and after the levy of fee prescribed by the Corporation from time to time.

iii) Regularisation of violations / deviations under this provision are not applicable to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the violations / deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan.

PART III
GENERAL BUILDING REQUIREMENTS

7.0 **Requirements of building sites**

7.1 No piece of land shall be used as a site for the construction of buildings under the following circumstances:

a) if the site is not drained properly or is incapable of being well drained;

b) if the Authority considers that the site is insanitary or it is dangerous to construct a building on it;

c) if the building is proposed on any area filled up with filthy and offensive matter without a certificate from the Health Officer and Corporation Engineer to the effect that it is fit to be built upon from health and sanitary point of view;

d) if the site is within a distance of nine meters from the water spread area of a tank at full tank level;

e) if the owner of the building has not shown to the satisfaction of the Authority that all the measures required to safeguard the construction from constantly getting damp are being taken.;

f) if the building is for an office or public building including school, theatre or assembly on a site which has not been previously approved by the Authority;

g) if the construction of the building thereon is for public worship which in the opinion of the Authority may offend the religious feelings of any class of persons in the vicinity thereof; or which may cause obstruction to the traffic.

h) if the use of the said site is for the purpose of establishing a factory, warehousing, or work place which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;

i) if it violates any provisions of development plan and Zoning Regulations and

j) if the plot is a revenue site for which permission under the Karnataka Land Revenue Act, 1964 is not obtained under section 95 thereof.

Note: i) Every application for a factory, workshop or work place if it is proposed to employ and use power shall also satisfy the conditions of section 354 of the Act and specific permission thereunder shall be obtained.

(ii)If the proposed use of the building on the site does not conform to the land use proposals of the development plan or zoning regulations, permission from the Bangalore Development Authority (a) for the change of land use and (b) for the sub-division of plot, have to be furnished.

7.2 No Plan shall be sanctioned for a residential detached building on a plot measuring less than 50 sqm. or having width less than 6 metres. In specific cases of sites for housing schemes for EWS, LIG, Slum Clearance and Improvement Schemes as well as reconstruction in case of densely populated areas, and plot sub-divided due to family partitions, the Authority may relax the above conditions.

7.3 The sites which are not located in the approved layouts of the Bangalore Development Authority, shall have sanction for their sub-divisions under section 17 of the Karnataka Town and Country Planning Act, 1961, from the Bangalore Development Authority.

7.4 **Distance of building from electrical lines**

No building shall be erected below an electrical line, as well as within the horizontal distance from the electrical line indicated in the Table 3. The vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance, shall be as indicated in Table 3. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

TABLE 3
(Bye-law 7.4)
Distance of buildings from electrical lines

Electrical Lines	Vertical clearance in Meters	Horizontal clearance in Meters
a) Low and medium voltage lines service lines upto 11 KV	2.5	1.2
b) High voltage lines upto and including 11 KV	3.7	1.2
c) High voltage line above 11 and upto and including 33 KV	3.7	2.0

7.4.1 To provide a space for locating the distribution transformers and associated equipment as per KERC (ES & D) code leaving 3.0 mtrs from the building within the premises where the specified load is 25KW or more and also in MS Buildings.

8.0 **Means of access.**

8.1 The means of exclusive access other than thorough public roads and streets, shall not be of more than 30 meters in length from a public road or street. The minimum width of such access shall be 3.5 meters. F.A.R. and height of buildings coming up on such plots connected by means of exclusive access shall be regulated according to the width of public street or road. If the means of access exceeds 30.00 mtrs in length, FAR shall be regulated with reference to the width of such access road. Construction of buildings on plots with common access / lanes from the public road / street shall be regulated according to the width of such common access roads / lanes.

8.2 Existing conservancy lanes are not allowed to be used as means of access to the properties.

8.3 No building shall be erected so as to obstruct the means of access of any other building.

8.4 No person shall erect a building so as to encroach upon the means of access.

8.5 The means of access shall be clearly shown in the plans submitted indicating the width, length from the public road, width of the public road from which the access is taken etc.

8.6 Every such means of access shall be drained and lighted to the satisfaction of the Authority and manhole covers or other drainage, water or any other fittings, laid in such means of access shall flush with the finished surface level so as not to obstruct the safe movement.

8.7 The existing width of the means of access shall not be reduced in any case.

9.0 OPEN SPACES, COVERAGE AND FLOOR AREA RATIO.

9.1 **Open spaces –** Every room intended for human habitation shall abut on an interior or exterior open space or open verandah open to such interior or exterior open space.

9.2 **Exterior open spaces/ set backs, coverage, floor area ratio, numbers of floors and heights -** The set backs required on all the sides of building/s, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of buildings that are permissible for different dimensioned sites and widths of roads are set out in Tables 4, 5 and 6 given below.

TABLE 4
(Bye-law 9.2)

EXTERIOR OPEN SPACES/SETBACKS IN METRES FOR RESIDENTIAL, COMMERCIAL, PUBLIC & SEMI-PUBLIC, TRAFFIC & TRANSPORTATION AND PUBLIC UTILITY BUILDINGS UPTO 9.5 MTRS. IN HEIGHT

Depth of site in mtrs.	Residential		Commercial		T & T. P.U.& Public and Semi-Public		Width of site in mtrs.	Residential		Comercial		T & T. P.U. & Public and Semi Public	
	Front	Rear	Front	Rear	Front	Rear		Left	Right	Left	Right	Left	Right
Upto 6	1.00	-	1.00	-	1.50	-	Upto 6	-	1.00	-	-	-	1.50
Over 6 upto 9	1.00	1.00	1.50	-	1.50	1.50	Over 6 upto 9	1.00	1.00	-	1.50	1.50	1.50
Over 9 upto 12	1.50	1.50	1.50	1.50	3.00	1.50	Over 9 upto 12	1.50	1.50	1.50	1.50	1.75	1.50
Over 12 upto 18	3.00	1.50	3.00	1.50	3.00	1.50	Over 12 upto 18	1.50	3.00	1.50	3.00	2.00	3.00
Over 18 upto 24	4.00	3.00	3.50	3.00	4.50	2.00	Over 18 upto 24	2.50	3.50	2.50	4.00	3.00	3.00
Over 24	5.00	3.50	4.50	3.00	6.00	3.00	Over 24	3.00	4.00	3.00	4.50	3.50	4.50

Abbreviations T & T = Traffic & Transportation, P.U. = Public utility.

TABLE 5
(Bye-law 9.2)

EXTERIOR OPEN SPACES/SET-BACKS FOR RESIDENTIAL, COMMERCIAL, PUBLIC AND SEMI-PUBLIC, TRAFFIC & TRANSPORTATION , PUBLIC UTILITY BUILDINGS – ABOVE 9.5 MTS. IN HEIGHT

Sl. No.	Height of Building in mtrs.	Exterior open spaces / set-backs to be left on all sides (Front, Rear and Sides) in mtrs.
1	Above 9.5 upto 12	4.5
2	Above 12 upto 15	5.0
3	Above 15 upto 18	6.0
4	Above 18 upto 21	7.0
5	Above 21 upto 24	8.0
6	Above 24 upto 27	9.0
7	Above 27 upto 30	10.0
8	Above 30 upto 35	11.0
9	Above 35 upto 40	12.0
10	Above 40 upto 45	13.0
11	Above 45 upto 50	14.0
12	Above 50	16.0

TABLE 6
(Bye-law 9.2 and 9.10)
COVERAGE AND FAR FOR RESIDENTIAL, COMMERCIAL, PUBLIC AND SEMI-PUBLIC, TRAFFIC & TRANSPORTATION, AND PUBLIC UTILITY BUILDING

Plot Area in Sq. mtr.	Residential		Commercial		Public & Semi Public T&T & Public Utilities		Road width (Mtrs)
	Plot Cove-rage Max.	F.A.R. Max.	Plot Cove-Rage Max.	F.A.R. Max.	Plot Cove-rage Max.	F.A.R Max.	
A – INTENSELY DEVELOPED AREA							
Upto 240	65%	0.75	65%	1.00	60%	1.00	Upto 6
Over 240 Upto 500	60%	0.75	60%	1.00	55%	1.00	Over 6 upto 9
Over 500 Upto 750	60%	1.00	60%	1.25	50%	1.00	Over 9 upto 12
Over 750 Upto 1000	60%	1.00	60%	1.25	50%	1.25	Over 12 upto 15
Over 1000	60%	1.25	55%	1.50	45%	1.25	Over 15
B – MODERATELY DEVELOPED AREA							
Upto 240	65%	1.00	65%	1.25	60%	1.00	Upto 9
Over 240 Upto 500	60%	1.25	60%	1.50	55%	1.25	Over 9 upto 12
Over 500 Upto 750	60%	1.25	60%	1.50	50%	1.25	Over 12 upto 15
Over 750 Upto 1000	60%	1.50	60%	1.75	50%	1.50	Over 15 upto 18
Over 1000	60%	1.75	55%	1.75	45%	1.50	Over 18
C - SPARSELY DEVELOPED AREA							
Upto 240	65%	1.00	65%	1.25	60%	1.25	Upto 9
Over 240 Upto 500	60%	1.25	60%	1.50	55%	1.50	Over 9 upto 12
Over 500 Upto 750	60%	1.50	60%	1.75	50%	1.50	Over 12 upto 15
Over 750 upto 1000	60%	1.50	60%	1.75	50%	1.80	Over 15 upto 18
Over 1000	60%	2.00	55%	2.00	45%	1.80	Over 18

Note 1: The dimensions in British system if any, adopted for the dimensions of plots may be interpreted as follows in Metric system and set backs may be applied accordingly.

20'-0" – 6.0 m
30'-0" – 9.0 m
40'-0" – 12.0 m
50'-0" – 15.0 m
60'-0" – 18.0 m
80'-0" – 24.0 m

Note 2 : The open spaces to be provided shall conform to the height necessary to consume the permissible FAR.

Note 3: (a) The front and rear set backs shall be with reference to the depth of the site.

(b) The left and right set backs shall be with reference to the width of the site.

(c) If the height of a building exceeds 9.5 metres, the set backs to be provided shall be higher of the set backs specified in tables 4 and 5.

Note 4 : Building lines have been prescribed to certain roads by the Bangalore Development Authority in Table 33 of the Zoning Regulations. This table is appended as Schedule X to these bye-laws. In such cases, the front set back or the building line which is higher of the two shall be provided.

Note 5 : In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and to provide better visibility.

Note 6 : In the case of a building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.

Note 7 : In the case of sites facing roads both in front and rear, both the sides facing roads should be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

Note 8 : In case where the plinth of the building is not parallel to the property line, the setbacks shall not be less than the specified setbacks at any given point on any side.

Note 9 : In case of irregular plots the set-backs are to be calculated according to the depth or width at the points where the depths or widths are varying. Average set-backs shall not be considered in such cases.

Note 10 : The left and right set-backs may be interchanged by the Authority in exceptional cases due to existing structures like; open well and also considering the topography of the land. However, this shall be resorted to by the Authority only as an exception.

Note 11: Set-backs should be provided in the owner's plot. Public open space or conservancy should not be considered as set-backs.

Note 12: In case of two or more buildings proposed on a single site, the set-backs shall be applied by considering them as a common building. In such cases, the distance between the two buildings shall be minimum of half the height of the taller building.

Note 13: For plots with an area of more than 750 sqm. bell mouth entrance shall be provided.

Note 14: The front set back mentioned above are minimum. The building shall be shifted back to the building lines, if any declared by any competent authority.

9.3 High rise buildings.

9.3.1 In the case of 'high-rise buildings' the minimum set-back all-round the building shall be as in Table 5.

9.3.2 Minimum depth or width of a site for high rise buildings shall be 21 mtrs.

9.3.3. Minimum road width facing a high rise building shall be 12mts.

9.4 **Garages**

9.4.1. For the buildings upto a height of 9.50 metres, one garage may be permitted in the rear right hand corner of the plot without right and rear set backs, if the following requirements are fulfilled, namely

a) height of the garage does not exceed 3.00 Metres from the ground level;

b) not more than one upper floor is proposed over such a garage;

c) height of the garage and the upper floor, if any, is limited to 6.50 Metres from the ground level;

d) no other structure is proposed over upper floor of the garage;

e) no openings are provided in the garage and its upper floor towards the neighbouring buildings;

f) the upper floor is accessible only from lower floor;

g) not exceeding one side door is provided to the garage at the ground level towards the rear setback of the building;

h) no other structures except one lumber room and a stair case are provided in the rear side of the garage;

i) depth of the lumber room does not exceed 1.25 Metres;

j) length of the garage including the lumber room and stair case does not exceed one third of the length of the site or 6 Metres, whichever is less;

k) width of the garage does not xceed 4 metres;

l) the distance from the outer surface of the garage to the plot boundary is not less than 4.50 metres;

m) in the case of corner plots, the garage is located at the rear corner diagonally opposite to the road intersection.

9.4.2. A Garage not exceeding 3.00 metres width may be permitted as part of the main building with minimum setbacks applicable to such a building, provided such a garage is not located at the intersection of roads in the case of corner sites. The length of the garage shall not exceed one third of the length of the corresponding side of the site or 6.00 metres, whichever is less.

9.5 **Provision of ramp in setback :**

A ramp provided from surface level of the site to the basement floor shall have a minimum width of 3.50 meters and slope of not more than 1 in 10. The ramp shall have a margin of two meters kept free from the adjacent properties. The gradient of a ramp shall start after leaving a minimum distance of one metres from the front boundary of the plot.

In the case of high rise buildings, the ramp may be provided in the set back area without affecting the free movement of fire tenders.

9.6 **Application of land use :**

9.6.1. Where the nomenclature of a road differs from the one mentioned in the district maps of the development plan, the location of the site may be considered to determine the land use.

9.6.2. In cases of permitted land use, the Zoning Regulations shall be applied to a building keeping in view the use of the proposed building without reference to the land use of the Zone. However, the front set back shall be the higher of the one prescribed for that particular zone or the one prescribed for the use permitted in the zone.

Example: If residential permission is granted in a commercial zone, the regulations applicable to residential use only be adopted except maintaining the higher of the front set back applicable either to commercial or residential use.

9.6.3. The land use indicated towards the road side of a property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps.

9.6.4. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building. When mixed land uses are permitted in the ground floor, the predominent use among them shall be considered as the use of the ground floor.

9.7 Plots facing the roads proposed for widening :

Where upper floors are permitted over the existing buildings which are sanctioned prior to the coming into force of these bye-law s and which are facing the roads proposed for widening in the development plan, the upper floors shall be limited to the proposed line of road widening or building line, if any prescribed.

9.8 Additions, alterations and modifications :

i) Any additions, alterations & modifications to existing buildings shall be permitted in accordance with these bye-laws.

ii) In case of the buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing set-backs only, but limiting the F.A.R. and the number of floors according to the present bye-laws, subject to production of the foundation certificate as prescribed in the bye-law no. 3.2 (9).

9.9 **Interior open spaces –** The whole of one side of one or more rooms intended for human habitation and not abutting on any of the front, rear or side open spaces shall abut on an interior open space of minimum width of 3 m.

9.10 Limitations of floor area and covered area

9.10.1 The coverage, and FAR, for different sizes of plots with reference to existing road width as limiting factor are given in the table No.6 for various types of buildings like residential, commercial, public and semi-public, etc. The local planning area of Bangalore City is divided into A, B & C areas by the Bangalore Development Authority for the purpose of regulating building constructions as under:-

A: Intensely developed area.
B: Moderately developed area.

C: – Sparsely developed area .

Note: (1) A map showing the details of A, B and C areas is available in the office of the Bangalore Development Authority, Bangalore.A copy of this map is appended to these bye-law s.

Note: (2) When two sides of the same road are included in two different areas like: A and B or A and C, then both the sides shall be treated as intensively developed area ('A' area) up to one property depth.

Note: (3) When two sides of the same road are included in two different areas like: B and C, then both the sides shall be treated as moderately developed area ('B' area) up to one property depth.

9.10.2 In respect of the following buildings, the maximum coverage shall be as prescribed below.

Building	Permissible maximum coverage
a. Hospital	25%
b. Health centre/nursing home	33.33%
c. Nursery school/primary school	33.33%
d. Secondary school	30%
e. College	25%

9.10.3 (a) The floor area of a building shall be the aggregate area of the floors of all parts of the building including thickness of walls, parking area, staircase rooms, lift rooms, ramps, escalators, machine rooms, balconies, ducts including sanitary ducts, water tanks, lobbies, corridors, foyers and such other parts provided for common service.

(b) The floor area ratio shall exempt the floor area used for the following purposes, namely:-

(i) parking space (ii) staircase rooms (iii) lift rooms (iv) ramps (v) escalators (vi) machine rooms (vii) open balconies (viii) ducts including sanitary ducts and (ix) water tanks.

(c) Parking area shall be exempted to the extent required for the building.

(d) The area covered by the following structures on the roof are exempted from the floor area upto fifteen percent of the area of the roof over which they are erected, namely:-

(i) staircase rooms (ii) lift machine rooms (iii) pent house (iv) water tanks (v) equipments for ventilation, air conditioning and similar services.

(e) Lobbies, corridors provided in the plan shall be considered for F.A.R.

(f) The nomenclature of certain roads may differ with those mentioned in the District Maps of the Revised C.D.P. In such cases, the location of the site may be considered to determine the land use.

Note : One penthouse only is permissible for a building. The area of the penthouse with staircase room shall be limited to 19 sq.mtrs. If this limit is exceeded, the structures shall be considered for reckoning the FAR.

9.10.4 When sites do not face the roads of required width noted against each, then the FAR applicable to the corresponding width of roads shall apply.

9.10.5 When a site faces wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of that particular site.

9.10.6 When coverage is less than the maximum prescribed in Table 6, floors and height beyond the limits indicated in table 5 may be permitted to utilise the full FAR subject to the provision of minimum set backs prescribed in Tables 4 and 5, whichever is applicable.

9.10.7 The set-backs and coverage shall be determined irrespective of the width of the road.

9.10.8 Buildings for cinemas - Setbacks and other requirements for permanent or other cinema buildings shall be in accordance with the Karnataka Cinemas (Regulation) Act 1964 and the rules made there under. No building other than a cinema theatre shall be permitted on the sites of cinema theatres unless such buildings are permissible under the above said Act.

9 .10.9 Minimum Road Width for Kalyana Mantapas –

TABLE - 6A

Site Area	Minimum Road width
a) Upto 250 Sq.Mtrs.	9.00 Mtrs
b) Over 250 Upto 500 Sq.Mtrs	12.00 Mtrs
c) Over 500 Upto 1000 Sq.Mtrs	15.00 Mtrs
d) Over 1000 Sq.Mtrs	18.00 Mtrs

10.0 Semi-detached houses (back to back or side to side) - Setbacks, coverage, floor area ratio and road width in respect of semi-detached houses shall be as indicated in Table 7.

TABLE 7

(Bye-law 10.0)
SEMI-DETACHED HOUSES

(back to back or side to side)

1.	Min. combined area of the neighbouring plots	:	140 sq. mtr.
2.	Coverage	:	As applicable to Individual plots
3.	Floor area ratio	:	
4.	Maximum number of floors	:	
5.	Minimum road width	:	
6.	Front setbacks for back to back plots	:	Shall be equal to the sum of the front and the rear set backs of individual plots
7.	Side set back for plots joined at the side	:	On a plot on which a semi detached building is proposed the left and the right side setbacks shall be the same as required for the total width of the combined plot treating it is an individual site

11.0 Row housing: Row housing shall have a minimum of three dwelling units and a maximum of 12 dwelling units on one site. Other stipulations are prescribed in Table 8

TABLE 8
(Bye-law 11.0)
Row housing

1. Min. combined area of plot		:	210 sq. mtr.
2. Max. area of each plot		:	108 sq. mtr
3. Coverage		:	As applicable to Individual plots
4. Floor area ratio		:	
5. Number of floors		:	
6. Minimum road width		:	
7. Setbacks min.	Front	:	2.00 m
	Rear	:	1.50 m
	Side	:	2.00 only for end units

12.0 GROUP HOUSING

12.1 Norms for Approval of Group Housing Plan

The following norms shall be adopted while approving the layout plan for group housing:-

i) The boundary roads if any must have a minimum width of 12 mtr.

ii) The FAR should be considered with reference to the width of the public road abutting the property and the FAR should be calculated after deducting the area reserved for parks, open spaces and civic amenities.

iii) The set-backs should be provided with reference to depth and width of total plot area.

iv) The coverage shall be with reference to total area of the layout.

v) The distance between the buildings should be a minimum of half of the hieght of the tallest building.

vi) 25% of the total area be reserved for CA, parks and open spaces, subject to a minimum of 15% for parks and open space.

vii) The means of access to the building blocks in the area of group housing shall be as follows:

	Access length in mtrs.	Min. width
a)	Less than 100 mtrs.	6 mtrs.
b)	100 to 200 mtrs.	9 mtrs.
c)	More than 200 mtrs.	12 mtrs.

vii) The area reserved for Parks and Open spaces, CA and roads (other than internal access in each sub-divided plot) shall be handed over free of cost to the B.D.A through registered relinquishment deed before issue of work order.

12.2 Stipulations for group housing - Stipulations for group housing are indicated in the Table 9.

TABLE 9
(Bye-law 12.0)
GROUP HOUSING

The Table showing the maximum plot coverage FAR, minimum setbacks and minimum road width for Group Housing is given below.

Plot Area	Minimum Road width in Mtrs.	Maximum plot coverage	Maximum FAR	Minimum Set-backs in Meters			
				Front	Rear	Left	Right
Upto 0.40 Hectares	12	60%	2.00	5.0	4.5	4.5	5.0
Between 0.40 & 0.80 Hectares	15	60%	2.25	8.0	6.0	6.0	6.0
Above 0.80 Hectares	18	60%	2.50	9.0	8.0	8.0	8.0

NOTE: 1) Group housing means more than two buildings on a plot with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 mtrs. in width, if they are not approachable directly from the existing roads.

2) Where the sital area o group housing exceeds 4000 sq.mtrs. approval of layout showing the general arrangement of residential building blocks, and dimesnsions of plot earmarked for each building blocks, means of access roads and civic amenity areas, should preceed the approval to building plan.

3) In case, the height of group housing building exeed 9.5m, then set back to be left alround the premises shall be as er Table 23 or Table 25 whichever is higher.

13.0 **Industrial buildings:**

13.1 Exterior setbacks, coverage and FAR for industrial buildings with reference to different road widths shall be as indicated in Table 10.

13.2 The minimum plot area, maximum plot coverage, maximum FAR and minimum set backs for flatted factories shall be as specified in Table 11.

TABLE 10
(Bye-law 13.1)
EXTERIOR SET-BACKS, COVERAGE AND F.A.R. FOR INDUSTRIAL BUILDINGS

Plot Area in sq. mtrs	Industry	Maximum plot coverage	Min. set back in Mtrs.		F.A.R.	Road width In mtrs.
			Front	Rear & sides		
Upto 240	Service	75%	1.00	-	1.00	Over 4.5
Over 240 upto 1000	Service and Light	50%	4.50	4.50	0.75	Over 6.0
Over 1000 upto 2000	Service and Light	50%	6.00	6.00	0.75	Over 9.0
Over 2000 upto 3000	Service, Light and Medium	40%	10.00	10.00	0.75	Over 12.0
Over 3000 upto 4000	Service, Light and Medium	40%	12.00	12.00	0.50	Over 12.0
Over 4000	Service, Light, Medium and Heavy	35%	15.00	15.00	0.50	Over 12.0

Note: After leaving minimum set-backs as per the above table, if the remaining portion of the plot cannot be used for erecting the building, the Authority may insist the set backs applicable for residential buildings.

TABLE 11
(Bye-law 13.2)
REGULATIONS FOR FLATTED FACTORIES

1. Minimum plot area	:	1000 sq. mtrs.
2. Maximum coverage	:	40%
3. Maximum F.A.R.	:	1.50 upto 9 mtrs. road width, and 1.75 above 9 mtrs. road width
4. Minimum setbacks	:	a. Front 8.0 mtrs. b. Rear 4.5 mtrs. c. Sides 4.5 mtrs.

Note: If the height of the building exceeds 9.5 metres, the minimum set back shall be the higher of the two in Tables 5 and 11.

14. Exemptions in open space - The following exemptions in open space shall be permitted.

14.1 **Projections -** (1) Every open space provided either interior or exterior shall be kept free from any structure thereon and shall be open to sky and no cornice, roof or weather shade or chajja more than 0.75 metres wide or 1/3 of open space whichever is less shall over-hang or project over the said open space. These projections shall be permitted within one's own plot boundaries.

(II) No projection shall over hang or project over the minimum setback area either in the cellar floor or at the lower level of the ground floor.

14.2 **Cantilever Portico** - A cantilever portico of 3 metres width (maximum) and 4.5 metres length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be not less than 2 metres from the plinth level. The terrace of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.

14.3 **Balcony** - The projection of the balcony shall be measured perpendicular to the building upto the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 mtrs. in the first floor and 1.75 metres in and above the second floor. No balcony is allowed at the ground floor level. The length of the balcony shall be limited to 1/3 of the length of each side of the building.

14.4 **Cross wall -** A cross wall connecting the building and the boundary wall may be permitted limiting the height of such wall to 1.5 mtr.

15.0 **Height limitation**

15.1 The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the street facing the plot as stipulated in the respective tables.

15.2 If a building abuts two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road.

15.3 For buildings within the landing and take off zones of air craft in the vicinity of aerodromes, the maximum height of the building shall be as permissible in 15.1 above, or as shown in Table 12 whichever is lower. These shall be regulated by the rules for the construction of buildings in the vicinity of aerodromes by the competent Aerodrome Authority.

15.4 **Height exception for the structures on roof:** The following appurtenant structures shall not be included in the height of the building.

i) Water tanks and their supports, equipments for ventilation, air-conditioning and similar services, lift rooms, roof structures like; stair-case room, pent house, chimneys, parapet walls and other architectural features.

ii) The height of parapet wall and architectural features shall not exceed 1.0 metre and the height of other structures shall not exceed 4.50 meters for claiming the height exemption.

iii) The aggregate area of such structures shall be limited to the extent prescribed in the bye-law 9.10.3 (d). If this limit is exceeded, the structures shall be considered for reckoning the height of the building.

TABLE 12
(Bye-law 15.3)

HEIGHT LIMITATIONS IN THE VICINITY OF AERODROMES

(a) International civil air-ports and their alternates:

	Limits of distance from the aerodromes point measured horizontally to buildings/structures or installations	Difference between the elevation of the top of the buildings/structures of installations and the elevation of the aerodromes (aerodromes reference point)
1	Between 8534 M and 22224 M	Less than 152 M
2	Between 7315 M and 8534 M	Less than 122 M
3	Between 6096 M and 7315 M	Less than 91 M
4	Between 4877 M and 6096 M	Less than 61 M
5	Between 4267 M and 4877 M	Less than 49 M
6	Between 3658 M and 4267 M	Less than 37 M
7	Between 3048 M and 3658 M	Less than 24 M
8	Between 2438 M and 3048 M	Less than 12 M
9	Below 2438 mtrs.	Nil except with the prior concurrence of the local Aerodrome Authority

(b) other civil airports and civil aerodromes:

1	Between 7925 M and 22324 M	Less than 152 M
2	Between 6706 M and 7925 M	Less than 122 M
3	Between 5486 M and 6706 M	Less than 91 M
4	Between 4267 M and 5486 M	Less than 61 M
5	Between 3658 M and 4267 M	Less than 49 M
6	Between 3048 M and 3658 M	Less than 37 M
7	Between 2438 M and 3048 M	Less than 24 M
8	Between 1829 M and 2438 M	Less than 12 M
9	Below 1829 M	Nil except with the prior concurrence of the local Aerodrome Authority.

Note: 1) For sl. Nos. (7), (8) and (9), no trees shall be planted within the limits of the distance indicated thereto.

2) Irrespective of the distance from the aerodrome beyond 22,224 mtrs. of the aerodrome/aerodrome reference point, no radio masts or such similar type of installations exceeding 152 mtrs. in height should be erected with out prior permission of the concerned civil aviation authority.

3) No buildings structures or installations exceeding the height indicated in (a) and (b) of Table 12 should be permitted without prior consultation with the local authority.

4) Location of slaughter houses, butcheries and other areas of activities like garbage dumps which would attract high flying birds like eagles, hawks etc., shall not be permitted within a radius of 10 kilometres. from the aerodrome reference point.

16.0 Parking space - Adequate space for the parking of vehicles shall be provided in the sites as per standards given in Table 13 subject to the following stipulations.

a) Each off street car parking space provided for motor vehicles shall not be less than 18 sq.mtrs (3 meters x 6 meters). For motor cycles and scooters, each parking space shall not be less than 2.5 sq.mtrs. (1.25 meters x 2 meters) and for cycles it shall not be less than 1.5 sq.metres. (0.75 meters x 2 meters).

b) Off street car parking space shall be provided with adequate vehicular access to a street and areas of drives of not less than 2.5 mtr. wide, aisles and such other provisions required for adequate monitoring of vehicles shall be exclusive of the parking space stipulated in these bye-laws.

c) No parking space shall be insisted upon in the intensely developed area of the floor space upto 100 sq.meters.

d) In case of non-high rise buildings parking space may be provided in the set back, where the set- back is 6 meters. In such cases, the minimum margin of 3 meters shall be kept free from the building.

e) In case of high rise buildings parking space may be provided in the set back after leaving a minimum setback of 6 Mtrs alround the building to enable movement of Fire Tender.

f) Alternate means of parking such as terrace parking, multi stage parking, parking silos may be permitted, subject to production of NOC's from the Authorities (in case of high rise buildings). In such cases, a clear height of 3.6 Meters in the basement floor has to be provided, and the space to be earmarked per unit of Car parking may be determined by the authority.

g) Parking in the upper floors can be allowed only if ramps are provided after leaving the minimum setback line to reach such floors.

h) Parking to be allowed on stilts should not be considered as a separate floor and the same shall be exempted from computing the height of the building provided the total height of the building does not exceed 15.00 Mtrs.

TABLE 13
(Bye-law 16.0)
PARKING REQUIREMENTS

Sl. No.	Type of use	One car parking space shall be provided for every
1	a) Theatres and auditoriums including cinema theatres (except educational institutions);	25 seats of accommodation subject to a minimum of 20
	b) Multiplex Theaters	15 seats of accommodation subject to a minimum of 10
2	Retail business	50 sq. mtr. of floor area
3	Wholesale and warehouse buildings	150 sq. mtr of floor area plus 1 lorry parking space measuring 4 x 8 mtrs. for every 500 sq.mtr. or part thereof.
4	Restaurants, Establishments serving food and drinks and such other establishments	25 sq.mtr. of floor area including hall, dining room, pantry & bar.
5	Lodging establishments and tourist homes	4 rooms
6	Office-buildings (Govt./Semi-Govt. & Pvt.)	50 sq.mtrs. of office floor space.
7	Hostels	10 rooms
8	Industrial buildings	100 sq.mtr. of floor area plus 1 lorry space measuring 4 x 8 mtr. For every 1000 sq.mtr. or part thereof.
9	Nursing homes & Hospitals	4 beds
10	(i) Single Family Dwellings	a) Dwelling Unit measuring 100 to 150 Sq.Mtrs
		b) 100 Sq.Mtrs and Part thereof beyond 150 Sq.Mtrs.
	(ii) Multi Family Dwellings	a) 2 Dwelling units measuring 50 Sq.Mtrs or less.
		b) Dwelling unit measuring over 50 Sq.Mtrs upto 150 Sq.Mtrs.
		c) 100 Sq.Mtrs and part thereof beyond 150 Sq.Mtrs
11	Kalyana mandiras	10 sq.mtr. of auditorium floor area
12	Recreation clubs	50 sq.mtr. of floor area
13	Educational buildings	200 sq.mtr. of floor area
14	Other public and semi-public buildings	100 sq. mtr. Of floor area

NOTE: In addition to the above 10% additional parking space shall be provided for parking of visitor's vehicle's in case of residential and commercial buildings at serial numbers 5, 6, 7, 9, 10(ii), 12, 13 and 14.

17.0 Buildings at intersection of streets - At the intersection of streets, the corners of the boundary of the plot shall be rounded off or cut-off after leaving a minimum distance of 10% of the frontage of the plot or 3 mts whichever is less from the point of intersection. The Authority may further require the corner of the building to be rounded off or cut-off

parallel to the rounded off or cut-off boundary upto the height of the ground floor. In such cases the FAR is to be allowed for the total area of the plot. Entry or exit for the buildings shall be provided away from the point of intersection.

18.0 Basement floor

18.1 a) Basement floors shall not be used for purposes other than parking and for locating machines used for service and utilities of buildings.

b) Strong rooms only in case of bank buildings. The area to be used for this purpose shall be reckoned for FAR purposes.

c) Installation of Radiology and X ray equipment only in case of Hospital buildings having a capacity of more than 50 beds without office. The area to be used for this purpose shall be reckoned for FAR purposes.

18.2 One basement in the intensely populated are (A Zone) be permitted only for parking purpose, if the area of the premises is 500 sq. mtrs and above with a minimum road width of 12m.

18.3 When a basement floor is proposed for car parking. Convenient entry and exit shall be provided to the basement. Adequate drainage, ventilation and lighting arrangements shall be made to the satisfaction of the Authority.

18.4 If the plinth of the ground floor of the building is constructed leaving more set back than the minimum prescribed, the basement floor may extend beyond this plinth; but no part of the basement shall extend beyond the minimum set backs prescribed to the building within the plot.

18.5 Basement floor is not permissible on sites where the setbacks prescribed in Table 4 are less than 2 metres. In such cases, basement floor may be permitted if setbacks are increased to at least 2 metres.

18.6 Access to the basement shall floor used other than for parking purposes be from inside the building.

18.7 i) Every basement storey shall be atleast 2.4 mtr. in height from the floor to the bottom of the roof slab/ beam / ceiling (whichever is less) and this height of B.F shall not exceed 2.75 metres. In case of high rise buildings/Three Star/ Five Star Hotel Complexes, where extra height is necessary for the installation and running of machinery, or for the purpose of double storeyed car parking where mechanical lifts are used for parking at least for one level, the basement floor may be lowered so as to increase the height upto 3.6 mtrs. This increase in height shall be limited to the area actually required for the machinery or for car parking. Clearance from the Fire Force Department shall be furnished by the applicant for permitting such increase in height.

ii) Adequate ventilation shall be provided for the basement storey. The standard of ventilation shall be the same as required by the particular occupancy according to these bye-laws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning plants, etc.,

iii) The basement storey should not project more than 1.00 mt. above the average Ground level.

iv) Adequate arrangements shall be made to ensure that surface drainage does not enter into a basement storey

18.8 The basement floor shall not normally be partitioned. If the ventilation standards as laid down in sub-clause (ii) of bye-law 18.7 are met with, the partition of basement may be permitted.

18.9 Adequate protection against fire shall be provided to the basement storey. The roof separating the basement and the floor above shall be constructed of materials like RCC or such other material which can provide resistance against fire for atleast two hours. Where a basement floor is permitted in apartment houses (residential flat) and hotels, the owner shall display the basement plan at the entrance. Thimbles (metal rings to receive wires/ropes) shall be provided in the roof of the basement and their positions clearly indicated on the plan. One fire extinguisher for every 100 sqm. of basement area or part thereof, shall be provided.

18.10 The walls and the floors of the basement shall be watertight and shall be so designed that the hydraulic pressure of the sub-soil water level is fully arrested.

18.11 Necessary arrangements shall be made to prevent moisture on walls.

18.12 No place in a basement floor shall be more than 11.25 Mtrs away from the exit in case of residential / educational / institutional / hazardous buildings, 15 mtrs for commercial buildings and 22.5 mtrs for industrial buildings.

18.13 One additional basement for all buildings exceeding five floors may be permitted for parking and machines used for services and utilities of the buildings. The maximum number of basements in such buildings shall be two.

18.14 Two additional basements in case of three star and above hotels may be permitted for parking and machines used for service and utilities of buildings. The maximum number of basements in such buildings shall be three.

19.0 **Plinth.**

19.1 The height of the plinth at the ground floor level shall not be less than 0.45 m. The basement height should not project more than one metre above the average Ground Level. In case of sloping street reference shall be made with respect to the street level at the centre of the frontage of the plot. Where the level of the plot is different from the street level, the plinth height shall be determined by the Authority with respect to the surrounding average ground level so that adequate drainage from the site is assured.

19.2 In case of plots situated in low lying areas, the plinth level shall be such that sufficient gradient is created for sewerage, and to avoid any risk of surface drains flooding the building.

19.3 In case of access steps to the plinth, the construction shall be within the plot boundaries. In special cases, where the general level of the site is higher than the street level, the Authority shall have the power to impose conditions on the building schemes prescribing the location of the building and of any steps or ramps leading from the streets to the proposed building within the plot only. Such access ways shall be kept completely free of obstructions and open to the sky.

20.0 **Requirement of parts of building.**

20.1 **Habitable rooms –** (1) No habitable room shall have a floor area of less than 8.0 sqm. for plot sizes upto 120 sqm with a minimum width of 2.4 m.

(2) The minimum height of all rooms used for human habitation shall be 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom slab). In case of air conditioned rooms, the height of not less than 2.4 m. measured from the surface of the floor to the lowest point of the air conditioning duct or false ceiling

shall be provided. Where beams are provided the minimum head room shall be 2.4 m.

20.2 **Kitchen** – (1) The area of the kitchen where a separate dining area is provided shall not be less than 5 sqm. with a minimum width of 1.8 m. Where there is a separate stores, the size of the kitchen may be reduced to 4.5 sqm. A kitchen which is also intended for dining shall have a floor area of not less than 7.5 sqm. with a minimum width of 2.1 m.

(2) The height of the kitchen shall not be less than 2.75 m. Where beams are provided the minimum head room shall be 2.4 m.

(3) Every room to be used as a kitchen shall have the following conveniences, namely:-

a) unless separately provided with a pantry, provision should be made for washing of kitchen utensils with proper drainage.

b) an impermeable floor.

c) proper chimney and flue to be provided for the escape of gases.

20.3 **Bath room and water closets –** (1) The size of a bath room shall not be less than 1.8 sqm. with a minimum width of 1.2 m. If it is a combined bath and water closet, its floor area shall not be less than 2.0 sqm, with a minimum width of 1.2 m. The minimum floor area for water closets shall be 1.1 sqm. with a minimum width of 0.9 mtrs.

(2) The height of a bath room or water closet measured from the surface of the floor to the lowest point of ceiling shall not be less than 2.2 m.

3) Every room used as bath room and water closet,-

a) shall be so situated that atleast one of its walls shall have external wall opening (see bye-law 20.11.3.b).

b) shall have the platform or seat made of water-tight non-absorbent materials.

c) shall be enclosed by walls or partitions and the surface of every such wall or partition shall be furnished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.

d) i) shall be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

ii) shall not be used for any purpose except as a lavatory and no such room shall open directly into a kitchen or cooking space by a door, window or other openings. Every room containing water closets shall have a door completely closing the entrance to it.

e) shall have flush-out facility.

20.4 **Mezzanine floor** – (1) Not more than one mezzanine floor shall be permissible in a building.

(2) A Mezzanine floor shall be accessible only from its lower floor.

(3) Minimum size of mezzanine floor if it is used as a living room shall be 9.5 sqm. The aggregate area of a mezzanine floor shall not exceed 1/3 (or 33.33%) of covered area of its lower floor.

(4) The minimum height of mezzanine floor shall be 2.2 m.

(5) A Mezzanine floor may be permitted over a room or a compartment

(6) It shall conform to the standards of the habitable room as regards lighting and ventilation:

(7) It shall be constructed without interfering with the ventilation of the space over and under it;

(8) A mezzanine floor shall not be sub-divided into smaller compartments unless adequate ventilation is provided;

(9) A mezzanine floor or any part of it shall not be used as a kitchen;

(10) In no case, a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

20.5 **Loft –** (1) A Loft provided in a kitchen shall not exceed 25% of the area of the kitchen and when provided over a bath room, water closet and corridor, the loft can occupy up to 100% of the area.

(2) The head room for the loft shall be not more than 1.5 m.

20.6 **Stair-case** (1) The Minimum clear width, minimum tread and maximum riser of stair-cases for buildings shall be as given below:

The Minimum width of stair cases shall be as follows,

a)	Residential buildings (dwellings)	1.0 mtr.
	Note: For row housing with two storeys, the minimum width shall be	0.75 mtr.
b)	Residential hostel buildings	1.5 mtr.
c)	Assembly building like auditoria, theatres and cinemas	1.5 mtr.
d)	Educational building upto 24 mtrs in height	1.5 mtr.
e)	Educational building more than 24 mtr. in height	2.0 mtr.
f)	Institutional buildings upto 10 beds	1.5 mtr.
g)	Institutional buildings more than 10 beds	2.0 mtr.
h)	All other buildings	1.5 mtr.

The minimum width of tread without nosing shall be 25 cm. for residential buildings. The minimum width of tread for other buildings shall be 30 cm.

Maximum riser shall be 19 cm. for residential buildings and 15 cm. for other buildings and they shall be limited to 15 per flight.

(2) The minimum clear head room in a stair case shall be 2.2 mtr.

20.7 **Lifts** - Provision of lifts shall be made for all buildings with a height of 15 mtrs. and above and or having more than ground plus three floors in accordance with Part VIII, section 5 of the National Building Code with regard to planning and designing of lifts. Lifts shall be terminated at the topmost floor.

20.8 **Boundary wall-** a) Except with the special permission of the Authority,

(i) the maximum height of the front and side boundary wall shall be 1.5 mts. above the ground level;

(ii) The rear boundary walls shall not have a height of more than 2 mts. above the centre line of the service road or where there is no service road 2 mts. above the ground level;

(iii) In case of corner plots, the height of the boundary wall shall be restricted to 0.75 m. for a length of 5 m from the intersection on either side. The corners of the boundary wall in such cases shall be rounded off or cut off as indicated in the bye-law 17.0;

b) The stipulations of clause (a) of the bye-law of 20.6, are not applicable to the boundary walls of jails, sanatoria and heavy industries and women's hostels;

c) The boundaries of the building sites shall not be provided with barbed wire fence, prickly hedge or other objectionable plants.

20.9 **Industrial buildings -** The minimum height of rooms shall be as provided in the Factory Act, 1948 and rules made thereunder.

20.10 **Disposal of polluted and unpolluted water -** a) Separate drains shall be provided for the disposal of polluted and unpolluted water seperately from the buildings. Polluted water shall be the water coming out from lavatories, bathrooms, water closets, kitchen and from other parts of the building which is already used for domestic or other purposes. Unpolluted water shall include rain water and the unpolluted subsoil water, if any.

b) Roof of every building shall be constructed so as to permit effectual drainage of rain water therefrom by means of sufficient rain water pipes of adequate size wherever required, which shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the wall or foundation of the building or those of an adjacent building or causing annoyance or inconvenience to the neighbour or passer-by.

c) Subject to bye-law 32.0, rain water pipe shall be connected to the roadside drain or may be carried out in any other approved manner without causing damage to the property of the Corporation.

d) Subject to bye-law 32.0, rain water pipe shall be affixed to the out-side of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Authority.

20.11 **Lighting and ventilation requirements.**

20.11(1) Natural ventilation: Rooms shall have, for admission of light and air, one or more openings, such as windows and ventilators, opening directly to the external air or into an open verandah. Doors are not counted towards the area of openings in walls for lighting and ventilation purposes.

20.11(2) Artificial ventilation: Where the light and ventilation requirements are not met through daylight and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation, as per Part VIII Building Service section I, Lighting and ventilation of National Building Code of India brought out by the Indian Standards Institution. The provisions contained in the latest version of the Code shall be made use of at the time of enforcement of the bye-laws.

20.11(3) Area of openings: a) Minimum aggregate area of openings excluding doors, shall not be less than 1/6th of the floor area in the case of residential buildings. In the case of other public buildings like business houses, educational buildings, offices, institutional and hospital buildings, the minimum aggregate area of openings shall be not less than 1/5th of the floor area. The area of openings shall be increased by 25% in the case of kitchen. No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening.

b) In case of bath rooms and water closets, minimum area of window or ventilator shall be 0.9 sq. mtrs. with one side being not less than 0.3 mtrs.

20.11(4) **Ventilation shaft -** For lighting and ventilating the space in water closets and bath rooms, when no opening is provided towards any open spaces, they shall open on to the ventilating shaft, the size of which shall not be less than as indicated below:

No. of storeys	Size of ventilation shaft in sqm.	Minimum width in mts.
Upto 2	1.2	0.9
Upto 4	1.8	1.2
Upto 6	4.0	1.5
Upto 8	5.4	1.8
Upto 10	8.0	2.4
11 and above	9.0	3.0

21.0 **Exit requirements for high rise buildings, public and industrial buildings**

21.1 **General**

21.1.1 Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.

21.1.2 In every building for multi family dwellings and all places of assembly, exits shall comply with the minimum requirements of these bye-laws.

21.1.3 All exits shall be free of obstructions.

21.1.4 No building shall be altered so as to reduce the number, and size of exits to less than that required.

21.1.5 Exits shall be clearly visible Routes to reach the exits shall be clearly marked and signs posted so as to guide the persons using each floor.

21.1.6 Wherever necessary, adequate and continuous illumination shall be provided for exits.

21.1.7 Fire fighting equipment shall be suitably located and clearly marked.

21.1.8 Alarm devices shall be installed to ensure prompt evacuation of the persons concerned.

21.1.9 All exits shall provide continuous means of egress to the exterior of buildings or to the exterior open space leading to a street.

21.1.10 Exits shall be so arranged that they may be reached without passing through another occupied unit.

21.2 **Arrangement of exits –** Exits shall be so located that the travel distance on the floor shall not exceed the limits given in Table 14.

21.3 **Capacity of exits**

i) The unit of exit width used to measure capacity of any exist shall be 50 cm. A clear width of 25 cm. shall be counted as an additional half unit. Clear width less than 25 cm shall not be counted for exit width;

ii) The occupants per unit exit width shall be as given in Table 15.

21.4 **Occupant load –** The occupant load of buildings shall be worked out as given in Table 16.

21.5 **Number of exits -** i) The location, width and number of exits shall be in accordance with the travel distance, capacity of exits and the population of building based on occupant load;

ii) There shall not be less than 2 exits serving every floor for buildings of 15 mtrs height and above and at least one of them shall be an internal stairway.

TABLE 14
(Bye-law 21.2)
TRAVEL DISTANCE FOR OCCUPANTS

Sl. No.	Group of occupancy	Maximum travel distance in mtrs.
1	Residential	22.5
2	Educational	22.5
3	Institutional	22.5
4	Assembly	30.0
5	Business	45.0
6	Commercial	30.0
7	Industrial	30.0
8	Storage	30.0
9	Hazardous	22.5

Note: (1) The travel distance to any exit from the dead end of a corridor shall not exceed half the distance specified above except in educational, assembly and institutional occupancies in which case it shall not exceed 6 m.

(2) Whenever more than one exit is required for any room, space or floor of a building, exits shall be placed as remote from each other as possible and shall be arranged so as to provide direct access to the exits from different directions.

TABLE 15
(Bye-law 21.3)
OCCUPANTS PER UNIT EXIT WIDTH – MAXIMUM NUMBER OF OCCUPANTS

Sl.No.	Group of occupancy	Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Commercial	50	60	75
7	Industrial	50	60	75
8	Storage	50	-	75
9	Hazardous	25	30	40

Note: Horizontal allowance: When horizontal exit is provided in buildings of mercantile, storage, industrial, business and assembly occupancies, the capacity per storey per unit width of exit stairways in the table above, may be increased by 50 % and in the buildings of industrial occupancy, it may be increased by 100%.

TABLE 16
(Bye-law 21.4)
OCCUPANT LOAD

Sl. No.	Group of Occupancy	Occupant load-gross floor area in sq. mtrs per person
1	Residential	12.5
2	Educational	4.0
3	Institutional	15.0*
4	Assembly	
	a) With fixed or loose seats and dance floors	0.6**
	b) Without seating facilities including dining rooms	1.5**
5	Business and industrial	10.0
6	Storage	30.0
7	Hazardous	10.0

* The gross area shall mean plinth area or covered area. Occupant load in dormitory portions or homes for the aged, orphanages, asylums, etc., where sleeping accommodation is provided, shall be calculated at not less than 7.5 sqm. gross floor area per person.

** The gross floor area shall include, in addition, the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants or the assembly place. No deduction shall be made in the gross floor area for corridors, closets or other sub-divisions. The areas shall include all space serving the particular assembly occupancy.

Note: The occupant load of a mezzanine floor discharging to a floor below shall be added to that floor occupancy and the capacity of the exits shall be designed for the total occupancy load thus established.

21.6 **Doorways -** a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, or a corridor or passageway providing continuous and protected means of egress;

b) No exit doorway shall be less than 75 cm in width in the case of residential buildings and 100 cm in the case of other buildings. Doorways shall be not less than 200 cm. in height.

c) Exit doorways shall open outwards i.e., away from the room. But shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed;

d) Exit doors shall not open immediately upon a flight of stairs; a landing equal to atleast the width of the door shall be provided in the stairway at each doorway; level of landing shall be same as that of the floor which it serves.

21.7 **Revolving doors -** a) Revolving doors shall not be used as required exits except in residential, business and commercial occupancies, but shall not constitute more than 1/2 the total required door width;

b) When revolving doors are considered as required exitway, the following assumptions shall be made.

(1) Each revolving door shall be counted as one half of the exit unit width.

(2) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

21.8) **Staircase -** a) Interior stairs shall be constructed of non-combustive materials;

b) Interior staircases of all buildings with the exception of residential buildings upto GF+3 floors shall be constructed as self contained units with atleast one side adjacent to an external wall. The staircase shall be completely enclosed in the case of buildings of 15 meters height and above;

c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating;

d) Hollow combustible construction shall not be permitted;

e) The minimum width of an internal staircase shall be as per bye-law 20.6;

f) The minimum width of treads without nosing shall be as per bye-law 20.6;

g) The maximum riser shall be as per bye-law 20.6;

h) Handrails shall be provided with a minimum height pf 100 cm. for all buildings and shall be firmly supported;

i) No windings should be provided in a public building except in the case of emergency exits.

21.9 **Fire escapes or external stairs -** a) Fire escapes shall not be taken into account in calculating the evacuation time of a building;

b) All fire escapes above ground level shall be directly connected to the ground and shall not lead to the basement floor;

c) All entrances to a fire escape shall be separate and remote from the internal staircase;

d) The route to fire escape shall be free of obstruction at all times except a door way leading to the fire escape which shall have the required fire resistance;

e) Fire escapes shall be constructed of non-combustible materials;

f) Stairs of fire escapes shall have straight flights not less than 75 cm. wide, 20 cm. tread and with risers not more than 19 cm. The number of risers shall be limited to 16 per flight;

g) Handrails shall be of a height of not less than 100 cm.

21.10 **Spiral stairs (fire escape)** – The use of spiral staircases shall be limited to low occupant loads and to buildings of not more than 9 metres height, unless they are connected to platforms such as balconies and terraces to provide for a pause during escape. A spiral fire escape shall be not less than 150 cm in diameter and shall be designed to give adequate headroom;

21.11 **Ramps –** Ramps with a slope of not more than 1:10 may be substituted and shall comply with all the applicable requirements of required stairways regarding enclosures, capacity

and dimensions. Larger slopes shall be provided for special uses but in no case greater than 1 in 10. For all slopes exceeding, 1:10 and wherever the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping materials;

21.12 **Exit corridors and passage ways -** Exit corridors and passage ways shall be of width of not less than twice the aggregate required width of exit doorways leading from them in the direction of travel to the exits. Where stairways discharge through corridors and passage ways, the height of corridors and passage ways shall be not less than 2.4 mtrs.

PART IV

STRUCTURAL DESIGN AND OTHER REQUIREMENTS

22.0 **STRUCTURAL DESIGN.**

22.1 The loads and forces on buildings shall be in accordance with Part VI Structural Design Section on loads in the National Building Code of India.

22.2 The structural design of foundations and elements of substructures and superstructures of wood, masonry, reinforced or prestressed concrete shall be in accordance with Part VI Structural Design, Section 1 - Loads, section 2 - Foundations, Sections 3 - Wood, Section 4 - Masonry, section 5 - Concrete, section 6 – Steel and section 7 – Prefabrication and Systems Building, of the National Building Code of India.

23.0 **FIRE SAFETY REQUIREMENTS.**

23.1 Buildings shall be planned, designed and constructed to ensure adequate fire safety to the property and inhabitants and this shall be carried out, in accordance with Part IV Fire Protection of the National Building Code of India. The fire fighting requirements, arrangements and installations required in building shall also conform to the provisions of Part IV Fire Protection of National Building Code of India.

23.1.1. For buildings with ground floor + four floors and above (or height of 15 mtrs and above), clearance of the Director of Fire Services shall be obtained regarding the Fire Protection Provision in building.

24.0 **BUILDING SERVICES.**

The planning, design and installation, of air-conditioning and heating installations of the building shall be in accordance with Part VIII Building Services, section 2 – Electrical Installations and section 3 - Air-conditioning and Heating of the National Building Code of India.

24.1 **PLUMBING SERVICES.**

The planning, design and installation of water supply systems, drainage, sanitary installations and gas supply installations in buildings, shall be in accordance with Part IX Plumbing Services, section 1 – Water Supply, section 2 – Drainage and Sanitation and section 3 – Gas supply of the National Building Code of India.

25.0 **TELECOM SERVICES**.

a) Every Residential / Commercial premises should provide an access path for leading copper / optical fibre cable to the building from outside the compound to the building:

b) A single 32mm GI pipe buried at a minimum depth of 60 cms from the compound wall to the access point inside the building. A hand hole of 0.60 x 0.60 x 0.60m at the outside of the compound wall where the pipe has been terminated should be provided.

c) In case of multistoreyed residential / business premises, minimum 2 pipes, one of 32mm and 2nd one of 60mm dia should be laid at a minimum depth of 60 cms with hand hole at the boundary of the compound towards the street / road.

d) The buildings should be completely pre wired within using concealed conduits for their communication requirements.

e) In case of the Multi-storeyed building a separate room preferably 4.50 x 3.65m may be provided in the basement for installation of telecom equipment. The room should have

proper ventilation and lighting. The internal wiring from all the apartments should be brought to this room and terminated on a termination box.

f) A vertical chute may be provided for drawing telecom cables from the basement with openings at every floor at a convenient place preferably near lift / stair case so that the telecom cable can be drawn for each floor / each flat.

26.0 CONSTRUCTION PRACTICES AND SAFETY.

26.1 The various construction activities like; demolition, excavation, blasting, actual construction from foundation level upto completion shall be in accordance with Part VII Construction Practices and Safety of the National Building Code of India.

26.2 The safety measures to be adopted during the various construction operations, including storage of materials on the construction site and Corporation / public land shall be in accordance with Part VII Construction Practices and Safety of the National Building Code of India.

27.0 BUILDING MATERIALS.

The requirement of building materials to be used in construction shall conform to Part V Building Materials of the National Building Code of India.

28.0 ALTERNATE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION.

Methods:

28.1 The provisions of bye-laws 22, 24, 25 and 26 and other provisions of the bye-laws are not intended to prevent use of any material or method of construction not specifically prescribed in these bye-laws provided such a work has been approved by the Authority.

28.2 The Authority may approve any such alternative, provided it is found that the proposed alternative is satisfactory and conforms to the provisions of the relevant parts regarding materials, design and construction, method of work offered for the purpose intended, atleast equivalent to that prescribed in the bye-law in quality, strength, compatibility, effectiveness, fire, water and sound resistance, durability and safety.

28.3 Tests **–** Whenever there is insufficient evidence of compliance with the provisions of these bye-laws or evidence that any material or method of design or construction, does not conform to the requirement of the bye-laws or in order to substantiate claim for alternative materials, design or methods of construction, the Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner. This clause does not apply to materials with I.S.I. Certificate.

28.3.1 Test methods shall be as per the relevant I.S. Codes.

28.3.2 Copies of the results of all such tests shall be retained by the Authority for a period of not less than 2 years after the acceptance of the alternative materials.

Note**:** All references of clauses of the National Building Code in these bye-laws is referred to the publication of the National Building Code of India 1983. If these numbers are changed in subsequent additions, corresponding numbers shall be substituted.

28.4. Provision of chutes: In all multistoreyed/highrise residential and commercial buildings, refuse chutes shall be provided in each floor and in specific area within the premises/compound of the building, for garbage collection. Such chutes shall be located away from the staircase and lift and shall not be at the core of the building.

28.5. Provision of letter or mail box: In all multistoried/high-rise buildings, the letter/mail box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings to meet the requirement of postal authorities.

28.6 Facilities at the construction premises – Temporary lavatories shall be provided for the use of workers within the construction premises where the floor area is more than 250 sqm.

29.0 **Solar water heater requirements -** Solar water heaters shall be provided as per Table 17 for different categories of buildings.

TABLE 17
(Bye-law 29.0)
SOLAR LIGHTING AND WATER HEATER REQUIREMENTS

Sl. No.	Type of use	100 liters per day shall be provided for every unit
1	Restaurants serving food and drinks with seating / serving area of more than 100 sq.m and above	40 sq. m. of seating or serving area
2	Lodging establishments and Tourist Homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana Mandira, Community Hall and Convention hall (with dining hall and kitchen)	30 sq.mtrs. of floor area
7	Recreational clubs	100 sq. mtrs of floor area
8	Residential buildings: a) Single dwelling unit measuring 200 sq.m. of floor area or site area of more than 400 sq.m. whichever is more b) 500 lpd for multi dwelling unit / apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

30.0 **SAFETY MEASURES AGAINST EARTH QUAKE IN BUILDING CONSTRUCTION**

Buildings with ground plus four floors and above or buildings with a height of 15 mtrs. and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

31.0 FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS

Public and semi public buildings having covered area of 300 sqm. and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule XI of these bye-laws.

32.0 RAIN WATER HARVESTING.

(a) Every building with a plinth area of exceeding 100 sq mtrs and built on a site measuring not less than 200 sq mtrs shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule XII.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedules – XII, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

(b) The owner of every building mentioned in the bye-law 32 (a) shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

(c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. mtr of built up area for the failure of the owner of any building mentioned in the bye-law 32(a) to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

PART V

MISCELLANEOUS

33.0 PROHIBITION OF CONSTRUCTION ON PUBLIC PROPERTY.

33.1 Erection on drains - No building or part of a building shall be erected over drains, sewer lines, water mains or underground electric mains or on any such other public property.

33.2 Projection of doors windows, etc.- (i) No one shall build any wall or erect any fence or other obstruction or projection or make any encroachment in or over any public street, foot path, drain or margin land.

(ii) No door, gate, bar, windows or projections shall be hung, or placed so as to open outwards or project upon any street or public utility or into any public property.

34. REPEAL AND SAVINGS

On these bye-laws coming into force, "The City of Bangalore Municipal Corporation Building Bye-laws, 1983" (approved by the Govt. in their order no. HUD 19 LRB 80 dated 10th August 1983) shall stand repealed.

Provided such repeal shall not affect -

a) the previous operation of the said bye-laws or anything done or suffered thereunder; or

b) any right, privilage, obligation or liability acquired, accrued or incurred under the said bye-laws; or

c) any penalty, forfeiture or punishment incurred in respect of any offense committed against the said bye-laws; or

d) any investigation, legal proceedings or remedy in respect of any such right, privilage, obligation, liability, forfeiture or punishment as aforesaid; and any such investigation, legal proceedings or remedy may be instituted, continued or enforced and any penalty, forfeiture or punishment imposed as if, these bye-laws had not come into operation.

Provided further that any certificate, permit or licence granted under the said bye-laws shall continue to be in force accordingly, unless and until superseeded by anything done or any action taken under these bye-laws.

SCHEDULES

SCHEDULE I

(Bye-law 2.48)

Land use classification and uses (or occupancies) permitted.

1.1 Classification of land use zone:

a) Residential

b) Commercial (retail and wholesale business)

c) Industrial (light and service industries, medium industries and heavy industries)

d) Public and semi-public use

e) Parks, open spaces and playgrounds

f) Transport and communication

g) Utilities and Services

h) Agricultural zone

1.2 Uses of land that are permissible by the Corporation and the uses permissible under special circumstances by the Bangalore Development Authority as the Planning Authority for the Corporation Area in the different zones are given in 1.2.1 to 1.2.8.

1.2.1 **Residential zone**

(a) **Uses that are permissible –** Dwellings, hostels including working women's and gents hostels, Dharmashalas, places of public worship, schools offering general education course up to secondary education, public libraries, Post and Telegraph Offices, BESCOM counters, B.W.S.S.B. counters, clubs, semi-public recreational uses, milk booths, neighborhood or convenience shops occupying a floor area not exceeding 20.00 sq. mtrs., doctor's consulting rooms, offices of advocates and other professions in public interest not exceeding 20.00 sq. mtrs. of floor area in a building.

(b) **Uses that are permissible under special circumstances -** Municipal, statutory authorities, State and Central Government offices, banks, public utility buildings, colleges, cemeteries, golf clubs, tailoring, laundry, hospitals for human care except those meant for mental treatment, nursing homes, philanthropic uses, fuel storage depots, filling stations, huller and flour mills. Coffee grinding machines including service industries, with a maximum power upto 5 HP for all the industries as per the list given in Schedule I-A and 10 HP in case of huller and flour mills. The power required for air conditioners, lifts and computers shall be excluded while calculating the horse-power specified above.

1.2.2 **Commercial (retail business) zone**

1.2.2.1 **Uses that are permissible –** Offices, residential buildings, shops and service establishments like; barber, tailor, laundry, dry cleaning shops, hotels, clubs, newspaper or job printing, place of amusement or assembly, community halls, convention centres, exhibitions, restaurants, advertising signs conforming to relevant building bye-laws, public places of worship, schools, colleges and other institutions libraries, municipal, State or Central Government offices, any retail business or service industries listed in Schedule I-A (upto 10 HP in major business area and only upto 5 HP in neighborhood shops, nursing homes and residential buildings), ware

houses, kalyana mantapas, banks, cinema theaters. power required for air conditioners, lifts and computers shall be excluded from the HP specified.

1.2.2.2 **Uses that are permissible under special circumstances –** Automobile workshops, garages, storages, service of industrial establishments employing not more than 10 labourers and manufacturing units with not more than 20 HP in major business area and in district shopping centre and uses permitted or permissible under special circumstances in the residential zone except those specifically prohibited therein.

1.2.3 **Commercial (wholesale business) zone**

1.2.3.1 **Uses that are permissible -** Same as in the case of retail business zone and service industries with power upto 20 HP, except residential buildings.

1.2.3.2 **Uses that are permissible under special circumstances–** Same as in the case of retail business zone with power upto 50 HP (except residence, and hospitals) storage of inflammable materials, junk yards, truck terminals and truck parking.

1.2.4 **Light Industrial zone**

1.2.4.1 **Uses that are permissible –** Industries conforming to performance standards as given in illustrative list as in Schedule I-B which would not cause excessive injurious or obnoxious fumes, odour, dust, effluents or other objectionable conditions employing not more than 50 workers, with or without power, aggregate installed power not exceeding 25 HP, covered storage for industry. Public Utilities like: sewage and garbage disposal plants and related buildings, parking, loading and unloading requirements to be provided for all uses. Bus and truck terminals, petrol filling stations, taxi and scooter stands, dwelling for one manager, watch and ward staff area not exceeding 240 sq. mts. or 10% of the total area whichever is lower. Canteen and recreation facilities, kalyana mantapa, offices, shops, clubs, job printing, banks, restaurants, dispensary and automobile service stations.

1.2.4.2 **Uses that are permissible under special circumstances -** Junk yards, dairy and poultry farms, ice and freezing plants with power not exceeding 50 HP and sports and recreational uses.

1.2.5 **Medium industrial zone**

1.2.5.1 **Uses that are permissible –** All uses, all industries that are permitted in light industrial zone employing not more than 500 workers with aggregate installed power not exceeding 100 HP. Industries conforming to performance standards as given in illustrative list in Schedule I-C. Warehousing and Storage, public utility buildings, parking, loading and unloading requirements to be provided in all cases, managers and watch and ward quarters only not exceeding 300 sq. mtrs. area or 5% of the total area whichever is lower.

1.2.5.2 **Uses that are permissible under special circumstances -** All uses that are permissible under special circumstances in light industrial zone and power upto 300 HP conforming to performance standard.

1.2.6 **Heavy industrial zone**

1.2.6.1 **Uses that are permissible –** All industries, all uses permitted in the light and medium industry zone and employing more than 500 workers. Watch and ward, managers quarters only not exceeding 600 sq. mts. or 5% of the total area whichever is lower. The industry shall be classified as heavy, if the labour force and power exceed the quantum prescribed for medium industry.

1.2.6.2 **Uses that are permissible under special circumstances–** All uses that are permissible under special circumstances in light or medium industry zone, slaughter houses, burial grounds, cemeteries, obnoxious and hazardous industries away from predominant wind directions with necessary clearance from Pollution Control Board.

1.2.7 **Public and semi-public use**

1.2.7.1 **Use that are permissible –** Government Administrative Centres, district offices, law courts, jails, police stations, institutional offices, educational, cultural and religious institution including libraries, reading rooms and clubs, medical and health institutions, cultural institutions like; Community halls, opera houses of non-commercial nature, Convention centres, Exhibitions, utilities and services, water supply installation including disposal works, electric power plants, high tension sub-stations, gas installations and gas works, fire fighting stations, banking institutions, filling stations and quarters for essential staff and all uses permitted in parks and play grounds.

Note: Restaurants, banks, canteens, staff quarters not exceeding 240 sqm. required for proper maintenance and functioning of public and semi-public uses may be permitted, which are run on non-commercial basis in their own premises as ancillary to the respective institution.

1.2.7.2 **Uses that are permissible under Special Circumstances–** Government printing press, parking lots, repair shops, stadium, cemeteries, recreational clubs, canteens, libraries, aquaria, planetaria, horticultural nursery and swimming pools.

1.2.8 **Parks & open space and Playgrounds (including Public Recreational area)**

1.2.8.1 **Uses that are permissible –** Sports grounds, stadium, playgrounds, parks, swimming pools, other recreational uses, cemeteries, garden land, crematoria.

1.2.8.2 **Uses that are permissible under special circumstances–** Open air theaters, indoor recreational uses, dwelling for watch and ward, social clubs, canteens, libraries, Government dispensaries, milk booths, HOPCOMS and public use ancillary to park and open spaces, the area of such ancillary use not exceeding 5% of the total area.

1.2.9 **Transport and Communication**

1.2.9.1 **Uses that are permissible –** Railway yards, railway station, bus stand, bus shelters, roads-transport depots and parking areas, Airport, Telegraph Offices, Telephone Exchanges, T.V. Station, Micro Wave Stations, essential residential quarters for watch and ward.

1.2.9.2 **Uses that are permissible under special circumstances**– Canteens, banking counters, clubs, godowns, indoor recreational uses and other ancillary uses. The area of such ancillary use not exceeding 5% of the total area.

1.2.10 **Utilities and services**

1.2.10.1 **Uses that are permissible –** Water supply installation, treatment plants, drainage and sanitary installations including treatment plants, electric power plants, high tension and low tension transmission lines, sub-station etc., gas installation, gas works, fire stations, milk dairies and such other public utilities.

1.2.10.2 **Uses that are permissible under special circumstances–** Canteen, banking counter, clubs, indoor recreational use and other ancillary uses, the area of such ancillary use not exceeding 5% of the total area.

1.2.10 Agricultural zone

1.2.11.1 **Uses that are permissible –** Agriculture, horticulture, dairy and poultry farming, milk chilling centres, farm houses and their accessory buildings and uses not exceeding 200 sq. mtrs. of plinth area within the plot area limitation of 1.20 hectare. Uses specifically shown as stated in the land use plan like; urban village, brick kilns, quarrying and removal of clay and stone upto 3.0 mtrs. depth, gardens, orchards, nurseries and other stable crops, grazing pastures, forest lands, marshy land, barren land and water sheet, highway amenities viz., Filling stations, weigh bridges and check posts.

1.2.11.2 **Uses that are permissible under special circumstances–** Places of worship, school, hospitals, libraries, Sports Clubs, cultural buildings, exhibition centres, park and open spaces, storage and sale of farm products where it is produced, the service and repairs of farm machinery and agricultural supplies, residential developments within the area reserved for natural expansion of villages and buildings in such areas should not exceed two floors (Ground + one).

Note: Diesel generators equivalent to the quantity of power supplied by the BESCOM may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generators required from the BESCOM. However, in residential zone, installation of diesel generators be discouraged and shall be given in exceptional cases after spot verification and obtaining N.O.C. from the people living within a distances of 100 mtrs. from the location point of the generators.

SCHEDULE – 1-A

(Bye-law 13 read with paragraphs 1.2.1 and 1.2.2 of Schedule I)

Illustrative list of service industries permissible in residential zones (as part of residential buildings)/retail business zones.

Sl. No.	Description
1	Bread and Bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice, ice-cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages
7	Huller and floor mills
8	Automobile, scooter and cycle service and repair workshop
9	Furniture (wooden and steel)
10	Printing, book binding embossing etc.,
11	Laundry, dry cleaning and dyeing facilities
12	General jobbing and machine shops
13	Household utensil repairs, welding, soldering, patching and polishing
14	Photography, printing (including sign board printing)
15	Vulcanizing
16	Tailoring
17	Hand looms
18	Velvet embroidery shops
19	Art weavers and silk sarees, printing and binding works
20	Jewellary, gold ornaments and silver wares
21	Mirror and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sport goods and repair shops
25	Medical Instrument repair shops
26	Optical lens grinding, watch, pen repairs
27	Radio and T.V. repair shops
28	Electric lamp fittings
29	Shoe making and repairs
30	Audio/video libraries
31	STD/ISD counters

SCHEDULE – 1-B

(Bye-law 13.0 read with paragraphs 1.2.4 of Schedule I)

Illustrative list of Industries permissible in light Industrial Zone.

Sl. No.	Description
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Ice, ice-cream
4	Cold storage (small scale)
5	Aerated water and fruit beverages
6	Flour mills and huller machines upto 25 HP
7	Tailoring and garment making
8	Hand-looms and power looms
9	Hats, caps, turban, including embroidery
10	Hosiery including knitted garments
11	Gold and silver thread
12	Shoe lace making
13	Toy making (earthen, paper, wooden, plastic, metal and tin)
14	Cotton and silk printing
15	Cotton and silk cordages, twine thread and threaded ball making
16	Velvet embroidered shoe
17	Webbing (narrow fabrics, embroidery lace manufacturing)
18	Ivory carving
19	Art wares and silk screen printing and batik works
20	Jewellary, gold ornaments and silver wares
21	Wood and stone carving
22	Electroplating, mica plating and engraving
23	Photography, printing (including sign boards and painting)
24	Mirrors and photo frames
25	Umbrella assembly
26	Bamboo and cane products
27	Sports goods
28	Cards board box and paper products including paper
29	Stationery items including educational and school drawing instruments
30	Furniture making (wooden and steel)
31	Musical instruments
32	Printing, book binding, embossing, photograph etc.,
33	Optical lens grinding, watch and pen repairs
34	Rubber stamps
35	Steel wire products
36	Sheet metal works
37	Metal polishing
38	Laboratory porcelain wares

39 Radio assembly and parts (small scale)
40 Electric lamp fitting, shades fixture etc.,
41 Automobiles scooters and cycle service and repair workshop
42 Laundry and dry cleaners
43 General/jobbing machine
44 Iron products (only when related to other industries using electricity)
45 Biscuit making
46 Brushes (household, sanitary and toilet)
47 Shoe making and repairing
48 Leather goods
49 Black smithy
50 Household utensil, repair, welding, soldering, packing and polishing
51 Vulcanizing and tyre retreading
52 Fruit canning and preservation
53 Cement products
54 Candles and wax products
55 Chalk, crayon artists colour
56 Tobacco products (cigarettes and beedies)
57 Cosmetics and hair oils
58 Cutlery
59 Cycle parts and accessories
60 Door and window fittings
61 Drugs and medicines
62 Lantern, torches and flash lights
63 Aluminum wires, cake and pastry moulds
64 Padlocks and pressed locks
65 Rope making
66 Mathematical instruments
67 Household kitchen appliances
68 Builders hardwares
69 Tin products
70 Optical frames
71 Button clips
72 Wax polishing
73 Upholstery springs and other springs
74 Precision instruments of all kinds
75 Safety pins
76 Screws, bolts, nuts, pulleys, chains, gears
77 Conduit pipes fabrication (not exceeding 2” diameter)
78 Buckets and metal containers, plastic jugs and fixtures, metal embossing
79 Oil stoves and pressure lamps
80 Paper Mill (small scale) hand made
81 Washing soaps

82 Hand tools

Note: Conditions to be fulfilled:

1. Only small scale industries employing not more than 100 workers with or without power or with aggregate installed power not exceeding 25 HP are allowed.

2. Each industry to be permitted is subject to restrictions on its performance characteristics viz., (a) noise, (b) vibration, (c) dust, (d) odour, (e) effluent, (f) general nuisance.

SCHEDULE I-C

(Bye-law 13 read with Paragraph 1.2.5 of Schedule I)

Illustrative list of industries permissible in medium industrial zone.

1. Small domestic appliances and gadgets (room heaters) coolers, hot plates, iron lamps etc.,
2. Manufacturing of trunks and metal boxes, suit cases, small containers.
3. Scientific, educational and industrial precision instruments.
4. Clocks and watches, photographic equipments.
5. Typewriters.

SCHEDULE – II

(Bye-law 3.2)

Form of application for building licence

Form of application to erect, re-erect or to make alternations in any place in a building to obtain building licence under section 299, 304 or 312 of the Karnataka Municipal Corporation Act, 1976.

To

The Commissioner,
Bangalore Mahanagara Palike
Bangalore

Sir,

I hereby give notice that I intend to erect/re-erect/to make alterations in the building bearing property No. ……., plot No……, city survey No. ……, ward No……., locality / street……. in accordance with the Building Bye-laws of Bangalore City bye-law 3, I forward herewith the following plans and specifications in quadruplicate duly signed by me ……(name in block letters)

The registered architect / engineer / licensed supervisor Sri/Smt.…… bearing the registration No. …….. will supervise the construction.

The following documents are enclosed herewith.

1. Title deed / possession certificate.
2. Receipt for having remitted the licence fee.
3. Site plan, showing the existing features like trees, well etc., (Block levels to be furnished in cases where the gradient of the land exceeds 5% (1:20) or where basement / cellar floors are proposed below ground level).
4. Latest khata certificate and assessment book (extract)
5. Upto date tax paid receipt (certified copies)
6. Property card and the sketch issued by the Department of Survey Settlement and Land Records (city survey)
7. Previously sanctioned plan
8. Affidavit and Indemnity Bond as prescribed.
9. Foundation certificate.

10. No objection certificate from agencies like, BDA, BESCOM, BWSSB, KSCB, District Magistrate, Director of Factories and Boilers, Controller of Explosives, Railways, Fire Force Department, Airport Authority of India, Government Health Department and any other authority wherever applicable.

11. Building plan of all the floors along with elevations, sections and specification of the work.

12. Schedule-II of National Building Organization (NBO).

13. Receipt for the payment of development charge .

14. Any other information.

I further give the following information:

a) The occupancy of building is intended to …… use

b) The source of water for the construction is ……..

c) The duration of stocking of building materials is …….

I request that the plans submitted is approved and permission is accorded to execute the work.

Signature of the owner ……..
Name of the owner ……..
(in block letters)
Address of owner ……..
……..
Date …… ……..

SCHEDULE – III

(Bye-law 3.2.11)

Form of Supervision

I hereby certify that the erection, re-erection material alternation in the building bearing property No. ……., plot No……, city survey No. ……, ward No……., locality / street……. will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plans.

I hereby undertake to report to the authority within 3 days of any deviation from the sanctioned plan, or violation of Building Bye–laws / Zoning Regulations, observed during the construction of the aforesaid building.

Applicable to high-rise buildings or the buildings specified in the bye-law 30.0. I also certify that the building has been designed as per the specifications prescribed in the National Building Code and publication of the Bureau of the Indian Standard 1893 - 2002 for making the building resistant to earthquake.

Signature …….

Name of the registered Architect/Engineer/Supervisor……..
(in block letters)

Registration Number of the registered Architect/Engineer/Supervisor ……
Address of the registered Architect/Engineer/Supervisor……..

……

Dated: …….. ……..

SCHEDULE – IV

(Bye-law 3.6)

Registration of Architects/Engineers/Supervisors

Qualification for the registration of technical personnel for preparation of schemes for building licence and supervision and procedure for registration: their duties and responsibilities.

IV-1 General

The qualification of the technical personnel and their competence to carry out different jobs of building licence and supervision shall be as given in IV-2 to IV-5.2.

IV-2 Architect

IV-2.1 Qualifications

The minimum qualification for an architect shall be the Associate Membership of the Indian Institute of Architects or such degree or diploma which makes him eligible for such membership or such qualifications as listed in the Architects Act, 1972 (Central Act 20 of 1972) and shall be registered with the Council of Architecture under the said Act.

IV-2.2 Competence

The registered architect will be entitled to submit:-

i) All plans and related information with necessary certificates connected with building licence.

ii) Structural details and calculations of buildings on plots upto 500 sq.m and upto three storey or 10.50 Metre in height.

iii) Service plan for all buildings

iv) Certificate for supervision and completion for all buildings.

IV-3 Engineer

IV-3.1 Qualifications

The minimum qualification for an engineer shall be Corporate Member of Civil Engineering division of the Institution of Engineers (India) or such degree in civil, municipal or structural engineering which makes him eligible for such membership or the qualification recognized by the Karnataka Public Service Commission for recruitment to the post of Assistant Engineer.

IV-3.2 Competence

The registered engineer will be entitled to submit:

i) All plans and related information with necessary certificates connected with building licence.

ii) Structural details and calculations of buildings on plots upto 500 sq.m. and upto 4 storeys or 14 metre in height.

iii) Service plans for all buildings.

15 Certificate of supervision and completion for all buildings.

IV-4 Structural engineer

IV-4.1 Qualification

The minimum qualification for a structural engineer shall be Corporate Member of Civil Engineering Division of the Institution of Engineers (India) or such degree in civil, or structural engineering which makes him eligible for such membership or the qualification recognized by the Karnataka Public Service Commission for the post of Assistant Engineer with an experience of not less than three years in Structural Engineering with designing and practice.

Note: The three years experience shall be relaxed to two years in the case of holder of post graduate degree granted by a recognized university in the branch of Structural Engineering. In the case of a Doctorate in Structural Engineering, the experience required would be one year.

IV-4.2 Competence

The Registered Structural Engineer will be competent to submit:

i) All plans and related information with necessary certificates connected with building licence.

ii) Structural details and calculations for all buildings.

iii) Service plans for all buildings.

iv) Certificate of supervision and completion for all buildings.

IV-5 Supervisor

IV-5.1 Qualifications

The minimum qualification for a Supervisor shall be a diploma in Civil Engineering or Architecture or equivalent course recognized by the Karnataka Public Service Commission with an experience of not less than three years in building design, construction and supervision.

IV-5.2 Competence

The registered supervisor will be entitled to submit:

i) All plans and related information with necessary certificates connected with building licence for buildings of sital area upto 200 sqm. and upto two storeys or 7.0 metres in height and

ii) Certificate of supervision for buildings mentioned in Paragraph (i) above.

IV-6 Registration fee

IV-6.1 Every application for registration shall be accompanied by a receipt for having credited registration fee as specified below:

a) Supervisor: Rs. 1000 (Rs. One thousand only).

b) Engineer/Structural Engineer or Architect: Rs. 2000 (Rs. Two thousand only)

The above fee shall be valid for five years. The renewal fee shall be in accordance with the above scale for every 5 years of renewal.

IV-7 Validity of registration

IV-7.1 The validity of every registration so granted for the above categories by the Authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the Authority. The application for renewal shall be made to the Authority one month before the date of expiry of the registration. If any owner / builder contravenes the provisions of these bye-laws and rules in force, the Authority shall inform the same to the registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same is repeated for the third time.

IV-8 Duties and responsibilities of technical personnel applicant or owner as the case may be who undertake preparation of plans and designs and supervision of the works:

a) They shall be conversant with the provisions of the Karnataka Municipal Corporation Act, 1976, rules and bye-laws made thereunder as well as the Karnataka Town and Country Planning Act, 1961 and regulations made thereunder. They shall prepare plans, sections, elevations and other structural details as per the requirements of the clauses of the above to the prescribed scales marking clearly all the dimensions along with furnishing the area tables, drawings, specifications, etc.,

b) They shall prepare and submit all plans either new or revised with necessary documents and other details in a neat, clean and legible manner without any scratches, erosions or corrections.

c) They shall personally comply with all requirements received from the Corporation in connection with the work under their charge promptly, expeditiously and in all respects. When they do not agree with the requirements, they shall state their objections to the Authority in writing for non-compliance of any requirements within the stipulated time. Otherwise, their plans and applications shall be filed forthwith by the Commissioner and shall not be re-opened.

d) They shall immediately intimate the owners the corrections, or other changes made on the plans, documents and details as per requirements of the Corporation.

e) They or their authorised agents or employees, shall not accept the employment for preparation and submission of plans, with or without supervision, of any work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of the Karnataka Municipal Corporation Act, 1976 and the Karnataka Town and Country Planning Act, 1961, rules, bye-laws and regulations and other orders made thereunder.

f) They shall give all facilities to the Corporation's staff to inspect and examine the work in progress.

g) They shall report to the Authority of any work executed on site in contravention of provisions of the Karnataka Municipal Corporations Act, 1976, the Karnataka Town and Country Planning Act, 1961, rules, bye-laws and regulations and other orders made thereunder. They shall also report to the Authority of any work executed in contravention of the sanctioned plan in the course of construction.

h) They shall regularly fill up the progress report form and shall not proceed with the next stage of work without getting the previous stage inspected and examined by the authorised corporation staff. They shall fully comply with the instructions issued after examination of the work.

i) They shall not materially and structurally deviate from the sanctioned plan, without previous approval of the Authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, rules, bye-laws, zoning regulations, standing orders and policy orders of the Corporation.

j) They shall submit the completion certificate and the executed plan (in case of deviations) immediately when the work is completed. They shall fully comply with the requirements of the Corporation in connection with the Completion Certificate within the stipulated time.

k) They shall be deemed to have continued their supervision unless they have given in writing to the Corporation, that they have ceased as employees and further they shall be held responsible for the work executed upto the date of intimation after the Corporation having accepted their termination.

IV-9 Construction of high-rise buildings

Construction of high-rise buildings shall be undertaken by the builders by engaging registered structural engineers.

SCHEDULE – V-A

(Bye-law 4.1)

FORM OF SANCTION OF LICENCE

From

The Commissioner
Bangalore Mahanagara Palike
Bangalore

To

……
……
……

Sir/Madam,

With reference to your application No …… dated ……. for grant of licence for the erection/reerection/making alteration / renewal of the building bearing property No. ……., plot No……, City Survey No. ……, ward No……., locality / street……. I have to inform you that sanction has been granted by the Authority subject to the following conditions:

1. A copy of the sanctioned plan should be displayed in the work spot.

2. A note book should be maintained in the workspot and should invariably be produced to the inspecting officers of the Mahanagara Palike for recording instructions.

3. The building shall not be occupied without obtaining occupancy certification after completion of the building under section 310 of KMC Act, 1976.

4. Other conditions.

Signature of the Authority

SCHEDULE – V-B

(Bye-law 4.1)

FORM OF REFUSAL OF LICENCE

From

The Commissioner
Bangalore Mahanagara Palike
Bangalore

To

……
……
……

Sir/Madam,

With reference to your application No……. dated …… for grant of licence for the erection/reerection/making alteration / renewal of the building bearing property No. ……., plot No……, City Survey No. ……, ward No……., locality / street……. I have to inform you that sanction has been refused by the Authority on the following grounds:

1.

2.

3.

4.

5.

Signature of the Authority

SCHEDULE – VI

(Bye-law 5.2)

FORM OF NOTICE OF COMMENCEMENT OF WORK

I hereby certify that the erection/re-erection/material alteration of the building bearing property No. ……. plot No……, City Survey No. ……, ward No……., locality / street…… under the supervision of ……registered Architect/Engineer/ Supervisor bearing registration No…….. in accordance with plans sanctioned as per your permission vide No…….. LP……. dated …… is to commence on ……

Signature of the owner ……..
Name of the owner ……..
(in block letters)
Address of owner ……..
……..
Dated …… ……..

SCHEDULE – VII

(Bye-law 5.3)

FORM OF COMMENCEMENT CERTIFICATE

To:

……..

……..

……..

Sir,

Subject: Issue of permission for the commencement of work of the building sanctioned in License No…….. LP…… Dated……

Ref: Your application dated ……

The property No. …… of Ward No. …… was inspected on ……and the foundation marked / laid / columns marked / fixed is verified with reference to the building plan sanctioned by the Bangalore Mahanagara Palike in LP No. …… and found that the same is as per the sanctioned plan and hence permission is hereby accorded to proceed with the work subject to the following conditions:

1. The work should be carried out strictly as per the sanctioned plan and Building Bye-Laws without any deviations, alterations or violations.

2. When the work has reached the completion of the foundation or footing or columns fixed, the Corporation shall be intimated regarding the progress of work so as to facilitate the Authority to inspect and verify as to whether the construction is being carried out as per the sanctioned plan and Building Bye-Laws.

3. Other conditions.

Office Stamp.....
Office Communication No.....
Dated:.....

Signature of Authority.....
Name, designation and Address of the Authority.....
.....

SCHEDULE – VIII

(Bye-law 5.6.1)

FORM OF COMPLETION CERTIFICATE

I hereby certify that the erection/re-erection/material alteration of the building bearing property No. ……., plot No……, City Survey No. ……, ward No……., locality / street……. has been supervised by me and has been completed on …….. according to the plans sanctioned vide LP No…….. dated …….. The work has been completed to my best satisfaction. The workmanship and all the materials (types and grade) have been used strictly in accordance with the general and detailed specifications. No provisions of the Building Bye-laws, sanctioned plan and conditions prescribed or orders issued thereunder have been transgressed in the course of the work. The building is fit for use for which it has been erected, re-erected, or altered with or without additions. I request that the occupancy certificate for the premises may be issued.

Applicable to the high-rise buildings or the buildings specified in the bye-law No. 30.0 I also certify that the building has been designed as per the specifications prescribed in the National Building Code and the publication of the Bureau of Indian Standard 1893 - 2002 for making the building resistant to earthquake.

Signature of registered Architect/
Engineer / Supervisor …….

Name of registered Architect/
Engineer / Supervisor …….
(in block letters)

Reg. No. of registered Architect/
Dated…….. Engineer / Supervisor …….

SCHEDULE – IX

(Bye-law 5.6.1)

FORM OF OCCUPANCY CERTIFICATE

A plan was sanctioned for construction of ……. apartment building consisting of ……. at …… Vide LP No……. /……. Dt: - ……..

On receipt of the intimation of the completion of the building from the Registered Architect /Engineer / Supervisor, the building was inspected by the ……and it was found that the applicant has built the building according to the sanctioned plan/effected certain changes from the sanctioned plan. These changes were regularized by the Commissioner in his note dated …… as recommended by the …….. by levying a penalty of Rs…….. after ensuring that the deviations are within the permissible limit of 5% from the sanctioned plan.

The applicant has paid a sum of Rs……(Rupees……) vide challan no ……dated…….. towards the compounding fine. Hence, the deviations affected by the applicant are regularized.

Therefore, permission is granted to occupy the building for ……. Purpose at ……..…….. vide LP……. Consisting of ……. with the following details.

Floor Description	Area	No. of Units / Use of the floor	Remarks

And subject to the following conditions:

1. He shall not add or alter materially, the structure or a part of the structure there off without specific permission of BMP. In the event of the applicant violating, the BMP has the right to demolish the deviated/altered/added portion without any prior notice.
2. He shall construct the toilet facilities for the visitors, drivers and servants at Ground floor Level within the plinth area of the building within 3 months from the date of issue of O.C.
3. The basement floor must be used for car parking purpose only as per sanctioned plan.
4. Other conditions.

On default of the above conditions, the O.C. issued will be with drawn.

Office Stamp…….. Signature of Authority …….
Office communication No……. Name, designation and Address of the Authority …
Dated …….. …….

Commissioner
Bangalore Mahanagara Palike

Bangalore

SCHEDULE – X

Building lines

(Note 4 below Table 6)

Building lines are prescribed for the following important roads in Bangalore. Wherever village / gramatanas / built-up areas are facing the highways, 5 m of building line is prescribed. Front setbacks are also prescribed separately for various types of buildings in Tables 4 and 5. The maximum of the above have to be provided as setback / building line in the front.

Building lines for the following roads are as follows:

Sl. No.	Name of the road	Building line required	District No. of the revised C.D.P.
1	Sampige Road	3 m from the edge of the road	1
2	Margosa Road	3 m from the edge of the road	1
3	17th cross, Malleshwaram	3 m from the edge of the road	1
4	Platform Road	3 m from the edge of the road	1
5	T.Chowdaiah Road	5 m from the edge of the road	2
6	Palace Cross Road	3 m from the edge of the road	1
7	K.B.G.Road	3 m from the edge of the road	1
8	80 Ft.Road, Rajajinagar	3 m from the edge of the road	2
9	West of Chord Road	3 m from the edge of the road	3
10	Magadi Road	5 m upto Housing Board Quarters road	3
11	Magadi Road	12 m beyond Housing Board Quarters road	3
12	Tumkur Road	5 m upto CMTI Quarters Road	4
13	Tumkur Road	12 m beyond CMTI Quarters Road	4
14	H.M.T Road	3 m beyond CMTI Quarters Road	5
15	Triveni Road, Yashwanthpur	12 m beyond CMTI Quarters Road	
16	Bellary Road	5 m upto Mekri Circle from the edge of the Road	6
17	Bellary Road	12 m beyond Mekri Circle from the edge of the Road	6
18	Tannery Road	3 m upto Devarajeevanahalli cross	6
19	Tannery Road	5 m beyond Devarajeevanahalli cross	6
20	Old Madras Road	5 m upto level crossing beyond Devarajeevanahalli cross (new Aero Engine Factory)	8
21	Old Madras Road	12 m beyond level crossing beyond Devarajeevanahalli cross (new Aero Engine Factory)	8
22	Kengal Hanumanthaiah Road	3 m from the edge of the road	9
23	Jayachamarajendra Road	3 m from the edge of the road	9
24	Lalbagh Fort Road	3 m from the edge of the road	9
25	H.Siddaiah Road	3 m from the edge of the road	9
26	Rajaram Mohan Roy Road	3 m from the edge of the road	9
27	Varthur Road	3 m from the edge of the road between	9A

Sl. No.	Name of the road	Building line required	District No. of the revised C.D.P.
		Trinity Church to Airport	
28	Varthur Road	12 m beyond Airport	9A
29	Chinmaya mission Hospital Road	3 m Adarsha Theatre to Police Station	9A
30	Indiranagar 100' Road	3 m from the edge of the road	9A
31	Mahatma Gandhi Road	5 m upto Dickinson road	10
32	Mahatma Gandhi Road	5 m Dickinson road to Trinity Church	10
33	Central Street	3 m from the edge of the road	10
34	Infantry Road	3 m from the edge of the road	10
35	Chandni Chowk	2 m from the edge of the road	10
36	Dispensary Road	3 m from the edge of the road	10
37	Commercial street	2 m from the edge of the road	10
38	Dickinson Road	3 m from the edge of the road	10
39	Kensington Road	3 m from the edge of the road	10
40	Cavalry Road (Kamaraj Road)	3 m from the edge of the road	10
41	St. Johns Road	5 m from the edge of the road	10
42	St. Johns Road	5 m from the edge of the road	10
43	Assaye Road	3 m from the edge of the road	10
44	Wheeler Road	3 m from the edge of the road	10
45	Brigade Road	3 m from the edge of the road	10
46	St. Marks Road	3 m from the edge of the road	10
47	Residency Road	5 m from the edge of the road	10
48	Richmond Road	5 m from the edge of the road	10
49	Cambridge Road	2m from the edge of the road	10
50	Murphy Road	3 m from the edge of the road	10
51	Vidhana Veedhi	9 m from the edge of the road	10
52	Palace Road	6 m from the edge of the road	10
53	Miller Road	5 m from the edge of the road	10
54	Queen's Road	3 m from the edge of the road	10
55	Jayamahal main Road	3 m from the edge of the road	10
56	Nandidurg Road	3 m from the edge of the road	10
57	Cunningham Road	3 m from the edge of the road	10
58	Race Course Road	6 m from the edge of the road	10
59	Kempegowda Road	5 m from the edge of the road	11
60	District Office Road	5 m from the edge of the road	11
61	Avenue Road	2 m from the edge of the road	11
62	Chickpet Road	2 m from the edge of the road	11
63	Akkipet Road	2 m from the edge of the road	11
64	Cottonpet Main Road	3 m from the edge of the road	11
65	Nagarathpet Main Road	2 m from the edge of the road	11
66	East Tank Bund Road (Subashnagar)	3 m from the edge of the road	11

Sl. No.	Name of the road	Building line required	District No. of the revised C.D.P.
67	Goodshed Road	3 m from the edge of the road	11
68	Balepet Road	2 m from the edge of the road	11
69	BVK Iyengar Road	3 m from the edge of the road	11
70	Arcot Srinivasachar Street	3 m from the edge of the road	11
71	Seshadri Road	3 m from the edge of the road	11
72	Subedar Chatram Road	3 m from the edge of the road	11
73	5th Main Road (Gandhinagar)	3 m from the edge of the road	11
74	1st Main Road (Gandhinagar)	3 m from the edge of the road	11
75	3rd Cross Road (Chamarajpet)	3 m from the edge of the road	11
76	Narsimharaja Road	3 m from the edge of the road	11
77	Silver Jubilee Park Road	3 m from the edge of the road	11
78	Kalasipalyam Main Road	3 m from the edge of the road	11
79	Pampamahakavi Road	3 m from the edge of the road	12
80	Kanakapura Road	5 m upto Ring road	13
81	Kanakapura Road	12 m beyond Ring road	12 &14
82	Hosur Road	5 m upto Outer Ring Road near Central Silk Board	14A
83	Hosur Road	12 m beyond outer ring road	13
84	Roads alround Jayanagar Shopping Complex	3 m from the edge of the road	14
85	Southend Road	5 m from the edge of the road	14
86	East end Road	5 m from the edge of the road	14
87	Patallamma Street	2m from the edge of the road	14
88	Bannerghatta Road	5 m up to Drive in theatre	14
89	Bannerghatta Road	12 m beyond Drive in theatre	14
90	Krumbigal Road	3 m from the edge of the road	14
91	Ashoka Pillar Road (100' Road)	6 m from the edge of the road	14
92	Alur Venkatarao Road	3 m from the edge of the road	15
93	K.R.Road	3 m from the edge of the road	15
94	Bull Temple Road	3 m from the edge of the road	15
95	Gandhi Bazaar Main Road	3 m from the edge of the road	15
96	Nagasandra Road	3 m from the edge of the road	15
97	B.P.Wadia Road	3 m from the edge of the road	15
98	Vani Vilas Road	3 m from the edge of the road	15
99	Vasavi Temple Road	3 m from the edge of the road	15
100	Diagonal Road, VV Puram	3 m from the edge of the road	15
101	Mysore Road	5 m up to REMCO from the edge of the road	16
102	Mysore Road	12 m from the edge of the road beyond REMCO	16
103	Hennur Road	3 m upto Salem Railway line level crossing	16
104	Hennur Road	8 m beyond Salem Railway line level	-

Sl. No.	Name of the road	Building line required	District No. of the revised C.D.P.
		crossing	
105	Banasawadi Road	3 m upto Salem Railway line level crossing	16
106	Banasawadi Road	8 m beyond Salem Railway line level crossing	16
107	Munireddy Palyam Main Road	2 m from the edge of the road	6
108	Poorna Venkatarao Road	2 m from the edge of the road	11
109	Police Road and Belimutt Road	2 m from the edge of the road	11
110	Kilari Road	2 m from the edge of the road	11
111	Seppings Road	2 m from the edge of the road	11
112	New Market Road	2 m from the edge of the road	10
113	Jewellers Street	2 m from the edge of the road	10
114	Dharmaraja Koil Street	2 m from the edge of the road	10
115	Jumma Masjid Road, OPH Road	2 m from the edge of the road	10
116	Narayanapillai Street	2 m from the edge of the road	10
117	Ibrahim Saheb Street	2 m from the edge of the road	10
118	Thoppa Mudaliar Road	2 m from the edge of the road	10
119	Thimmaiah Road	2 m from the edge of the road	10
120	Linden Street	2 m from the edge of the road	9A
121	Austin Town Centre Street	2 m from the edge of the road	9A
122	KHN Bhadur Abdul Rehman Rd	2 m from the edge of the road	9A
123	Seshadripuram I Main Road	3 m from the edge of the road	1
124	50' Road Hanumanthanagar	3 m from the edge of the road	15
125	4th Cross Road, Hanumanthanagar	2 m from the edge of the road	15
126	Thavarekere Main Road (from Hosur Road junction to circle of old village)	2 m from the edge of the road	13
127	Gavipuram Guttahalli Main Rd	2 m from the edge of the road	15
128	Nethaji Road	2 m from the edge of the road	6
129	Malleswaram 8th Main (from 6th cross junction to 15th cross junction)	3 m from the edge of the road	1
130	Dattatreya Temple street	2 m from the edge of the road	1
131	West of Chord Road from Navrang Circle to LIC colony	3 m from the edge of the road	4
132	Rajajinagar Bashyam Circleto ESI Hospital	3 m from the edge of the road	2
133	Madhavarao Mudaliar Road	3 m from the edge of the road	10
134	Davis Road	2 m from the edge of the road	10
135	Robertson Road	2 m from the edge of the road	10

SCHEDULE XI
(Bye-law 31)

Facilities for physically handicapped persons

1. These bye-laws shall apply to the Physically handicapped persons having the following disabilities.

a) Non-ambulatory disabilities: impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

b) Semi-ambulatory disabilities: Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

c) Hearing disabilities: Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals.

d) Sight disabilities: Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

2. Access path/walk way: The width of access path/walk way from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%.

3. Surface parking: Atleast two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 metres from the building entrance.

4. Space for wheel chair users: Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm x 750 mm. The doors shall have a minimum width of 900 mm, to facilitate the free movement of wheel chairs.

5. Approach to plinth level : Atleast one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 metre with maximum gradient of 1:10.

6. Entrance landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.

7. Corridors: The minimum width of corridors shall be 1.80 m.

8. Staircases: The minimum width of staircases shall be 1.50 metres. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15 cm.

9. Lifts: a) Wherever lifts are required to be installed as per bye-laws, provision of atleast one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.

   Clear internal depth 1100 mm (1.10 m)

   Clear internal width 2000 mm (2.00 m)

   Entrance door width 900 mm (0.90 m)

b) The lift lobby shall have a minimum inside measurement of 1.80m x 1.80m.

10. Toilets: One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.

a) The minimum size of toilet shall be 1.50 m x 1.75 m.

b) The maximum height of the W.C. seat shall be 0.50 m above the floor.

11. Hand rails: Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.

12. Guiding/Warning floor material: The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audiable signals with sensory warning when person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas.

a) The access path to the building and to the parking area.

b) The landing lobby towards the information board, reception, lifts, staircases and toilets.

c) At the beginning /end of walkway where there is vehicular traffic.

d) At the location abruptly changing in level and at the beginning/end of a ramp.

e) At the entrance /exit of the building.

13. Proper signage: Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signages. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision; whereas visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbols/illustrations should be in contrasting colour and properly illuminated so that with limited vision may be able to differentiate amongst primary colours.

SCHEDULE XII

(Bye-law 32)

RAIN WATER HARVESTING

Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1 The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 metre dia and 6 metre in depth into which rain water may be chanelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a borewell around which a pit of one metre width may be excavated upto a depth of at least 3.00 metres and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

iii) An impervious storage tank of required capacity may be constructed in the setback or other than space and the rain water may be channelled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 metre depth. The trenches can be or 0.60 m. width x 2.00 to 6.00 metre length x 1.50 to 2.00 mtr depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.

a) 40 mm stone aggregate as bottom layer upto 50% of the depth;

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

c) Coarse sand as upper middle layer upto 20% of the depth;

d) A thin layer of fine sand as top layer;

e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms;

g) Perforated concrete slabs shall be provided on the pits/trenches.

v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.

2 The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of H.D.P.E./P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr for a roof area of 100 sq mtrs.

3 Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

SCHEDULE XIII

SCHEDULE II OF THE NATIONAL BUILDING ORGANISATION

(BYE LAW 3.2.8)

GOVERNMENT OF INDIA

MINISTRY OF WORKS AND HOUSING

NATIONAL BUILDING ORGANISATION

Housing and Building Construction activity in Private Sector (Karnataka State)

Name of Corporation: BANGALORE MAHANAGARA PALIKE

District: Bangalore Taluk Bangalore for the Quarter Ending……..

Note: For items 1 and 2, please fill in the appropriate

Code Number in:

1. Nature of Construction: Code No :

a) New Construction 1.

b) Additions to existing buildings. 2.

2. Type of Construction :	Total Plinth area (Sqm)	Total Floor area (Sqm)
a) Residential Buildings Code No.		
i) Dwellings 1		
ii) Other residential places (such as Hostels, Dormitories/ Lodging Hotels and Clubs) 2		
b) Industrial buildings(Factories/ Plants, Workshops etc.,) 3		
c) Commercial buildings(Shops, Ware-house, Offices, Public-Garden etc.,) 4		
d) Institutional buildings(Schools, Hospitals and dispensaries, Religious buildings, etc.,) 5		
e) Other buildings(Public buildings Public Libraries, amusement Buildings etc.,) 6		
3. Number of Stories in the building……		

4. Number and Type of dwelling in the constructions:

Type of Dwelling	Number of Dwellings		
	New Construction	Additions to existing buildings	Total Plinth area (Sqm)
One Room Unit Two Room Unit Three Room Unit Four or more Room Unit			

Particulars for the following items should be given while

applying for ' Occupancy Certificate' only

5. Estimated Construction Cost (if available) ……Rs…….

6. Number and date of issue of authorization Certificate …….

7. Date of Commencement of Construction …… .

8. Date of completion of Construction …….

Date:

(Signature of applicant)

Name and Address of applicant …….
(In Block Letters)

……

(For use in Office only)

Reference Number of application: …….

Number and date of issue of authorization/
Occupation Certificate.

……

MAP