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# THE KARNATAKA CITY MUNICIPALITIES (MODEL) BUILDING BYE-LAWS, 1979

(As amended by GSR 139, dated 19-11-1985)

**S.O. 2598.**—Whereas, the draft of the Karnataka City Municipalities Building Bye-laws, 1979, was published as required under sub-section (1) of Section 325 of the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964) in the Extraordinary, Gazette, dated the 24th September, 1979, inviting objections and suggestions from the persons likely to be affected thereby on or before 31st October, 1979;

And, whereas, the said Gazette was made available to the public on the 24th September, 1979;

And, whereas objections and suggestions received have been considered;

Now, therefore, in exercise of the powers conferred by Section 325 of the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964) read with clauses (u), (v), (w), (x), (y), (z) and (dd) of sub-section (1) of Section 324 of the Karnataka Municipalities Act, 1964 and in supersession of the Karnataka City Municipalities (Building) Model Bye-laws, 1967 issued in Notification No. PLM 43 MLR (2) 65, dated the 22nd February, 1967, the Government of Karnataka, hereby makes the following model Building Bye-laws for the City Municipalities in the State; namely:—

## PART I Administration

**1. Title, application and commencement.**—1.1 These bye-laws may be called the **Karnataka City Municipalities (Model) Building Bye-laws, 1979.**

1.2. The provisions of these bye-laws shall apply to city municipalities with population more than 50,000 <sup>2</sup>[x x x.]

1.3. They shall come into force with immediate effect.

**2. Definitions.**—In these bye-laws, unless the context otherwise requires, the following definitions shall apply.

2.1. "Act" means the Karnataka Municipalities Act, 1964.

2.2. "Alteration" means a change from one occupancy to another or a structural change, such as an addition to the area or

1. Published in the Karnataka Gazette, Extraordinary, dated 27-10-1980 *vide* Notification No. HUD 53 LRB 78, dated 17-10-1980

2. The words and figures "and less than 2,00,000" omitted by GSR 139, dated 19-11-1985.

height or the removal of part of a building, or any change to the structure such as the construction of cutting into or removal of any wall partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.

- 2.3. **"Authority"** means the authority empowered under the Karnataka Municipalities Act, 1964 to grant licences.
- 2.4. **"Balcony"** means a horizontal projection, including a hand rail, or balustrade, to serve as passage or sitting out place.
- 2.5. **"Basement"** means the lower storey of a building below or partly below ground level and not more than 0.5 m. above the ground level adjoining the road.
- 2.6. **"Building"** means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as a human habitation or not and includes foundation, plinth, walls, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto on any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, tents, shamianahs and tarpaulin shelters shall not be considered as building.
- 2.7. **"Buildings Height"** means the vertical distance measured, in the case of flat roofs, from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street, and on the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purposes of taking heights. If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building.
- 2.8. **"Building Line"** means the line upto which the plinth of a building adjoining on a street or an extension of a street or on a future street may lawfully extend and it includes the lines prescribed, if any, in any scheme.
- 2.9. **"Chajja"** or Sunshade means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.
- 2.10. **"Chimney"** means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliance or equipment employing

- 2.11. **"Covered Area"** means the ground area covered by the building immediately above plinth level, but does not include the space covered by;
- Garden, rockery, well and well structures, plant, nursery waterpool, swimming pool (in uncovered), platform round a tree, tank, fountain, bench, CHABUTRA with open top and unenclosed on sides by walls and the like;
  - Drainage, culvert, conduit, catch-pit, gully pit, chamber gutter and the like; and
  - Compound wall, gate, unstoreyed porch and portico, slide swing, uncovered staircases, areas covered by CHAJJA and the like.
- 2.12. **"Detached Building"** means a building's walls and roof of which are independent of any other building with open spaces on all sides as specified.
- 2.13. **"Drain"** means a line of pipes including all fittings and equipment, such as manholes, inspection chambers, trabs, gullies and floor traps used for the drainage of a building or a number of buildings, or yards appurtenant to the buildings within the same curtilage. Drain shall also include open channels used for conveying surface water.
- 2.14. **"Drainage"** means the removal of any liquid by a system constructed for the purpose.
- 2.15. **"Exit"** means a passage, channel or means of egress from any building storeyes or floor areas to a street or other open space of safety.
- 2.16. **"Floor"** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' unless otherwise specifically mentioned shall not refer to a mezzanine floor.

**Note.**—The sequential number of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level, the lowest floor in the building with direct entrance from the road/street shall be termed as floor 1. The other floors above floor 1 shall be numbered in sequence as floor 2, floor 3 etc. with number increasing upward.

- 2.17. **"Floor Area Ratio (FAR)"** means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

FAR = Total covered area of all floors/Plot area

- 2.18. **"Foundation"** means the part of a structure which is in direct contact with and transmitting loads to the ground.

- 2.19. "Garage" means a building or outhouse designed or used for the storage of motor driven or other vehicles;
- 2.20. "Habitable room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating kitchen if it is used as a living room but not including bathrooms water-closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
- 2.21. "Latrine Connected" means a latrine connected to the municipal sewer system.
- 2.22. "Latrine Unconnected" means a latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment or disposal system.
- 2.23. "Licence" means a permission or authorization in writing by the Authority or carry out work regulated by the Bye-laws.
- 2.24. "Licensed Architect/Engineer/Supervisor/Group" means a qualified architect/engineer/supervisor/group who has been licensed by the Authority.
- 2.25. "Loft" means an intermediary floor between two floors or a residual space in a pitched roof of any similar residual space above normal floor level, which may be constructed or adopted for storage purposes.
- 2.26. "Masonry" means an assemblage of masonry units properly pounced together with mortar.
- 2.27. "Mezzanine Floor" means an intermediate floor between two floors.]
- 2.28. "Non-Combustible material" means a material which neither burns nor gives off inflammable vapours in sufficient quantity to ignite at a pilot flame.
- 2.29. "Occupancy or use Group" means the principal occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to an occupancy. An occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. The occupancy classification is given from 2.29.1 to 2.29.9.
- 2.29.1. **Residential Buildings.**—These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwelling, lodging or rooming houses dormitories, apartments houses flats and hotels.
- 2.29.2. **Educational Buildings.**—These shall include any building used for school, college or day care purposes, for more than 8 hours

- per week involving assembly for instruction, education or recreation.
- 2.29.3. **Institutional Buildings.**—These shall include any building or part thereof which is used for purposes, such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional building ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanatorium, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories.
- 2.29.4. **Assembly Buildings.**—These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes for example theatres, motion picture houses, assembly halls, auditorium, exhibition halls, museums, skating rinks, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air, surface and other public transportation services, recreations piers and stadia.
- 2.29.5. **Business Buildings.**—These shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purpose; doctor's service facilities, barber shop, city halls, town halls, Court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.29.6. **Mercantile Buildings.**—This shall include any building or part of a building which is used as shops, stores, markets for display and sale of merchandise either wholesale or retail. Office and storage located in the same building shall be included under this group.
- 2.29.7. **Industrial Buildings.**—These shall include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories *etc.*
- 2.29.8. **Storage Buildings.**—These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares, or merchandise, like warehouses, cold storages, freight depots, transit sheds, store houses, garages, hangers, truck terminals, grain elevators, barns and stables.
- 2.29.9. **Hazardous Buildings.**—These shall include any building or part of a building which is used for the storage, handling,

- manufacture 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 explosions; for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes and explosive poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.30. **"Open Space"** means an area forming an integral part of the plot, left to open to sky.
- 2.31. **"Owner"** means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let. It also includes:
- (a) an agent or trustee who receives such rent on behalf of the owner;
  - (b) a receiver executor or administrator or manager appointed by any Court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
  - (c) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
  - (d) a mortgagee in possession.
- 2.32. **"Parapet"** means a low wall, or railing built along the edge of a roof of a floor.
- 2.33. **"Parking Space"** means an area enclosed or unenclosed sufficient in size to park vehicles together with a drive way connecting the parking space with a street or any public area permitting ingress and egress of the vehicles.
- 2.34. **"Penthouse"** means covered space on the roof of a building used for shelter during rains. It will have at least one side open.
- 2.35. **"Planning Authority"** means the planning authority for the planning area of the city of constituted under the Karnataka Town and Country Planning Act, 1961.
- 2.36. **"Plinth"** means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.
- 2.37. **"Plotter-Site"** means a parcel (piece) of land enclosed by definite boundaries.

- 2.38. **"Plot Corner"** means a plot at the junctions of and fronting on two or more intersecting streets.
- 2.39. **"Porch or Portico"** means a roof cover supported on pillars or cantilevered for the purpose of pedestrian or vehicular approach to a building.
- 2.40. **"Rack or Ledge"** means a shelf-like projection supported in any manner whatsoever, except by means of verticle supports, within a room itself.
- 2.41. **"Room Height"** means the verticle distance, measured from the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joints or beams or tie beams shall determine the upper point of measurement for deciding the clear head room.
- 2.42. **"Row Housing"** means a row of houses with only front, rear and interior open spaces.
- 2.43. **"Semi detached Building"** means a building detached on three sides (front, rear and side) with open spaces as specified.
- 2.44. **"Stair Cover"** means a cabin-like structure with a covering roof over a staircase and its landing, built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.45. **"Storey"** means the space between the surface of any floor and the surface of the adjacent floor vertically above or below it. Here the term 'floor' will include the 'roof' but will exclude the mezzanine floors.
- 2.46. **"To abut"** means to abut on a road such that any portion of the building is on the road boundary.
- 2.47. **"To erect"** means
- (a) to erect a new building or any site whether previously built upon or not;
  - (b) to re-erect any building or which portions above the plinth level have been pulled down, burnt or destroyed; and
  - (c) conversion from one occupancy to another.
- 2.48. **"Unsafe Buildings"** means buildings which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare by reason of inadequate maintenance dilapidation or abandonment.



2.49. "Water Closet" means a privy with arrangement for flushing the pan with water but does not include a bathroom.

2.50. "Zoning Regulations" means any regulations or plan governing land used *etc.*, approved by the Authority.

**3. Building Licence required.**—3.1. No person shall erect, re-erect or make material alterations or demolish any building or cause the same to be done without first obtaining a separate building licence for each such building from the Authority.

**4. Notice to be given**—4.1. Every person who intends to erect, re-erect or make material alteration or demolish any building shall give notice in writing to the Authority of such intention in the Form given in Schedule I and the notice shall be accompanied by plans and statements in triplicate drawn or prepared in accordance with Bye-laws 5 to 8. The plans may be ordinary prints on ferrow paper, Ammonia paper, blue print or on tracing cloth. One set of such plans shall be retained in the municipal office for record after the issue of a licence or refusal.

**5. Size of Drawing Sheets and Colouring of Plans—5.1. Size of Drawing Sheet.**—The size of drawing sheets for preparation of plans shall be as given in Table I.

**TABLE 1**  
Drawing Sheet Sizes

Sl. No.	Designation	Trimmed Size	Untrimmed Size, Min
		mm	mm
1	A0	841x1 189	880x1 230
2	A1	594x 841	625x 880
3	A2	420x 594	450x 625
4	A3	297x 420	330x 450
5	A4	210x 297	240x 330
6	A5	148x 210	165x 240

**5.2. Colouring of Plans.**—The Plans shall be coloured as given in Table 2.

**TABLE 2**  
Colouring Notations for Plans

Sl No.	Item	Site Plan		Building Plan	
		White Plan	Blue Print	White Plan	Blue Print
1	2	3	4	5	6
1.	Existing work	Black (out line)	White	Black	White
2.	Proposed work	Red filled-in	Red	Red	Red
3.	Drainage and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted

Sl No.	Item	Site Plan		Building Plan	
		White Plan	Blue Print	White Plan	Blue Print
1	2	3	4	5	6
4.	Water supply work	Black dotted	Black dotted	Black dotted	Black dotted
5.	Work proposed to be dismantled	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
6.	Open spaces	No colour	No colour	...	...
7.	Plot lines	Thick Black	Thick Black	...	...
8.	Permissible building lines	Thick dotted	Thick dotted	...	...
9.	Existing street(s)	Green	Green	...	...
10.	Future street(s) if any	Green dotted	Green dotted	...	...

**Note.**—The colouring notation for Blue Print and ammonia print shall be the same except in the case of "existing work (Sl. No. (1))", where the notation for ammonia print shall be blue.

**5.3.** The dimensions in the plans shall be in metric units

**6. Plans and other information accompanying Notice.**—6.1 Every person giving the notice referred to in bye-law 4 shall submit herewith the following:—

- (a) **Katha Certificate or Title Deed.**—A copy of the Katha Certificate and a copy of the title deed of the site on which the construction or reconstruction is proposed.
- (b) **Receipt for fees.**—A challan or receipt for having paid the specified licence fees to the Authority.
- (c) **Site Plan.**—A site plan in triplicate drawn to a scale of not less than 1 : 1000 and shall below :
  - (i) the north line;
  - (ii) the municipal number of the plot or premises, if any and the name and number of the block and street or road in which the site is situated : and if the site is in any approved lay out, the serial number of the site, and the reference number of the such approval;
  - (iii) the position of the site in relation to the neighbouring streets; where the site on which the building proposed to be erected abuts or street, the width of such street as measured between the outer edges of the drains, if any and the line of buildings on both sides. In addition, the width of the street (if any) at the side or rear of the building;
  - (iv) the boundaries of the site and of any contiguous land belonging to the owner thereof;

- (v) the name of the street in which the building is proposed to be situated;
- (vi) all existing buildings standing on the site;
- (vii) the position of the building, and of all other buildings (if any); which the applicant intends to erect upon his contiguous land in relation to :
  - (a) the boundaries of the site and in a case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by the other owners;
  - (b) all adjacent streets, buildings and premises within a distance of 12m of the site and of the contiguous land (if any); and
  - (c) if there is no street within a distance of 12m of the site, the nearest existing street.
- (viii) area to be occupied by the proposed building;
- (ix) the means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon his contiguous land;
- (x) the location of all buildings within the plot;
- (xi) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;
- (xii) the nature of the ground on which the proposed building is to be erected; whether made of natural, rock, clay ground, sand mixed as the case may be and in the case of made up ground, the time when it was so made up and the materials used in making it;
- (xiii) any physical features, such as wells, drains; *etc.*, and
- (xiv) such other particulars as may be prescribed by the Authority.
- (d) **Building plan.**—The plans of the building and elevations and sections accompanying the notice shall be accurately drawn to a scale of not less than 1 : 100. The plans shall include:
  - (i) floor plans of all floors together with the covered area, including accessory buildings and basement plan and such drawings shall clearly indicate the size and spacings of all supporting members, and size of rooms and the position of staircases, ramps and lift wells;
  - (ii) the use or occupancy of all parts of the building;

- (iii) exact location of essential service, *e.g.* sink, water-closet, bath and the like;
- (iv) sectional drawing showing clearly the sizes of footings thickness of basement walls and all roof slabs and floor slabs, wall construction, sizes and spacing of framing members, ceiling heights and parapet heights with their materials. The section should indicate the drainage and the slope of the roof. At least one section should be taken through the staircase;
- (v) all street elevations;
- (vi) details of service latrine, if any;
- (vii) dimensions of the projected portions beyond the permissible building line;
- (viii) indication of the north point relative to the plan;
- (ix) dimensions of all doors, windows and ventilators;
- (x) where the proposed construction is for the addition of any subsequent floor of an existing structure a certificate of soundness of the foundation and the existing structure by a qualified engineer shall be furnished along with the application if so desired;
- (xi) In case the proposal is to sub-divide an existing property, the whole property shall be shown and the proposed dividing walls shown in different colours;
- (xii) the position of aerial, electric supply line and water supply lines, if any;
- (xiii) the proposed method of drainage.
- (e) **Services plan.**—Plans and sections of private water supply and sewage disposal system, if any, shall also be included.
- (f) **Specifications.**—Specifications of proposed construction, both general and detailed giving type and grade of materials, duly signed by licensed architect/engineer/supervisor/group shall accompany the notice.
- (g) **Supervision.**—The notice shall be further accompanied by a certificate in the prescribed form as given in Schedule II by the licensed architect/engineer/supervisor/group who shall be undertaking the supervision.
- (h) **Commencement certificate of the planning Authority.**— The commencement certificate granted by the planning authority in respect of the proposed development shall be enclosed.

**7. Signing of Plans.**—7.1. All the plans shall be duly signed by the owner and the licensed architect/engineer/supervisor/group as the case may be

indicating name, address, qualification and licence number allotted by the Authority.

**8. Qualifications of the Architect/Engineer/Supervisor/Group.**—8.1. Architects, engineers, supervisors and groups referred to under bye-laws 6(f), (g) and 7 shall be licensed by the Authority as competent to do the work for which they are employed. The equivalent technical qualification, experience and competence of job required for such licensing by the Authority shall be as given in Schedule III.

**9. Notice for alterations only.**—9.1. When the notice is for an alteration of the building, only such plans and statements as may be necessary, shall accompany the notice.

**10. Repairs.**—10.1. No such notice shall be deemed necessary for the following repairs in any existing building in accordance with these bye-laws except the repairs which affect the exterior elevation of the buildings or violates any provisions regarding general building requirements, structural safety or fire safety requirements;

- (a) Providing and closing of window or door or ventilator not opening directly towards other's property,
- (b) Providing intercommunication doors;
- (c) Providing partitions;
- (d) White washing;
- (e) Painting;
- (f) Re-tiling and re-terracing;
- (g) Plastering and patch work; and
- (h) Re-flooring.

**11. Fees.**—11.1. No notice shall be deemed valid unless and until the person giving such notice encloses the challan or receipt for having paid the necessary licence fee as prescribed below.—

(i) **Residential Buildings**

Total Covered area on all floors	Fees in Rupees
Upto 60 sq. m. .. ..	10
Upto 150 sq. m. .. ..	25
Above 150 sq. m. and upto 300 sq. m. .. ..	50

For above 300 sq. m. charge at the rate of Rs. 5/- for every additional 50 sq. m. or part thereof above Rs. 50/-.

(ii) **Commercial and Business Buildings and Assembly Buildings**

(i.e., shops, show-rooms, business offices, godowns, warehouses, banks, cinema theatres, clubs etc.)

Total covered area on all floors	Fees in Rupees
Upto 20 sq. m. .. ..	50
21 to 50 sq. m. .. ..	100

For above 50 sq. m. charge at the rate of Rs. 100 for every additional 50 sq. m. or part thereof above Rs. 100.

(iii) **Public Buildings for Educational, Religious and Charitable use**

Total covered area on all floors	Fees in Rupees
Upto 150 sq.m. .. ..	15
More than 150 sq. m. .. ..	25

(iv) **Industrial Buildings**

Total covered area on all floors	Fees in Rupees
Upto 150 sq. m .. ..	100

For above 150 sq.m. charge at the rate of Rs. 50 for every additional 150 sq m or part thereof above Rs. 100.

(v) **The fixation of these fees shall be governed by the following:**

- (a) For re-erection of existing buildings, the fees chargeable shall be the same as for erection of new buildings.
- (b) For additions and alterations in the existing building, the fees shall be chargeable on the added portions only on the same scale as for a new building.
- (c) For revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be 1/4 of the fees chargeable on the original plans subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.
- (d) In case of additions and alterations of buildings, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.
- (e) In case of basements, for the purpose of calculating fees, the area covered under the basement shall be counted towards the covered area.

(vi) **The licence fee for depositing building materials on public road, highways, etc., shall be as follows:**

- (a) For construction of residential buildings Rs. 5 per sq.m. per week.
- (b) For construction of non-residential buildings Rs. 10 per sq.m. per week.

**Note.**—As soon as any building is completed, all rubbish, refuse or debris of any description shall be removed by the owner from the site or sites on which building operations have been carried out or from any adjoining land which may have been used for deposition of materials or debris. The above shall be permitted till the completion of the construction, after which the Authority shall have sufficient powers to take necessary action against the owner and to retrieve any cost from the owner incurred in the removal of such materials, which has been carried out by the local body.

11.2. When a building permit is not issued, the fees so paid shall not be returned to the owner, but he shall be allowed to re-submit it without any fees after complying with all the objections raised by the Authority within a period of one year from the date of rejection after which fresh fees shall have to be paid. Further, the applicant may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees shall, in no case, be refunded.

**12. Grant of licence or refusal.**—12.1. The Authority may either sanction or refuse to sanction the plans and statements or may sanction them with such modifications or directions as may deem necessary and thereupon shall communicate his decision to the persons giving the notice. In the case of refusal, the Authority shall quote the reasons and the relevant provisions which the plans contravene. That Authority shall (as far as possible) advise all the objections to the plans and specifications in the first instance itself and ensure that no new objections are raised when they are resubmitted after compliance of earlier objections.

12.2. Save as provided in Section 187, if within 60 days of the receipt of the notice, the Authority fails to intimate in writing to the person, who has given the notice, of his refusal or sanctions, the notice with its plans and statements shall be deemed to have been sanctioned provided the fact is immediately brought to the notice of the Authority in writing by the person who has given notice and who has not received any intimation from the Authority within 15 days of giving such notice. Subject to the conditions mentioned in this Bye-laws, nothing shall be construed to authorise any person to do anything in contravention of or against the terms or lease or titles of the land or against any other Bye-laws, Rule or Act operating on the site of the work.

12.3. Once the plan has been scrutinised and objections have been pointed out the owner giving notice shall modify the plan to comply with the objections raised and re-submit it. The Authority shall scrutinise the re-submitted plan and shall notify the result within 30 days of the receipt of the replies to the objections.

12.4. The decision of the Authority shall be communicated to the person giving the notice or to his legally authorised agent in writing in Form given in Schedule IV, within the period prescribed in Section 187 and one set of the drawing and specifications duly endorsed shall be returned to him.

12.5. All buildings more than 15 m. in height and other building for assembly, storage and hazardous uses shall also be subject to the approval of the Chief Fire Officer for the city.

**13. Duration of sanction.**—13.1. The sanction once accorded shall remain valid for a period of years during which period non-completion certificate from the qualified architect or engineer or owner as the case may be submitted and if this is not done, the sanction shall be got revalidated before the expiration of this period.

Revalidation shall be subject to the rules then in force. The application for revalidation shall be treated as for a new building licence.

**14. Revocation or suspension of licence.**—14.1. The Authority may revoke or suspend any licence issued under these provisions, wherever there has been any false statement or any misrepresentation of any material fact in the application on which the permit was based.

**15. Notice for commencement of work.**—15.1. The owner shall give notice to the Authority of the intention to start work on the building site in the prescribed proforma given in Schedule V. Further, the owner shall give a notice to the Authority on completion of footings of foundations and before erection of foundation walls.

**16. Deviations during construction.**—16.1. If during the construction of a building any departure of a substantial nature from the sanctioned plan is intended to be made, sanction of the Authority shall be obtained before the change is made. The revised plan showing the deviation shall be submitted and the procedure laid down for the original plan heretofore shall apply to all such amended plans except that the time limit specified under bye-law 12.2 shall be three weeks for such cases.

16.2. Minor alterations of the nature of shifting of doors and windows, pillars or fireplaces, which do not conflict with these bye-laws may however, be made by the owner and stated in the completion report. The decision of the Authority as to whether the alterations made are of a minor or substantial nature shall be final.

**17. Construction not according to Plan.**—17.1. If the Authority decides at any stage that the construction is not proceeding according to the sanctioned plan or is in violation of any of the provisions of these bye-laws, rules or Act, he shall notify the owner, and all further construction shall be stayed until correction has been effected and got approved.

17.2. If the owner fails to comply with the requirements at any stage of construction, the Authority may cancel the building licence issued and shall cause notice of such cancellation to be securely posted upon the said construction, if the owner is not traceable at his address given in the notice. Posting of

such a notice shall be considered sufficient notification of cancellation to the owner thereof. No further work shall be undertaken or permitted upon such construction until a valid building licence thereafter has been issued.

**18. Documents at Site.**—18.1. Where tests of any materials are made to ensure conformity with the requirements of bye-laws, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Authority.

18.2. The owner shall during construction keep :

- (a) posted in a conspicuous place on the property in respect of which the licence was issued, a copy of the building licence, and
- (b) a copy of the approved plans and specification on the property in respect of which the licence was issued.

**19. Completion Certificate.**—19.1. Every person erecting a building shall, within one month after completion of such building shall give written notice to the Authority through the Registered Architect/Engineer/Licensed Supervisor, regarding completion of work prescribed in the licence in the prescribed form given in Schedule VI.

**20. Occupancy Certificate.**—20.1. Within a period of one month after receipt of the notice of completion, the Authority shall communicate in prescribed Form given in Schedule VII, the requisite permission to occupy any such building or to use any building or part thereof effected by any such worker.

**20.2. Temporary Occupancy.**—Upon the request of the owner, the Authority may issue a temporary certificate of occupancy for a building or part thereof before the entire work covered by the licence shall have been completed, provided such portion or portions may be occupied safely prior to full completion of building without endangering life or public welfare.

20.3. For buildings given under bye-law 12.5, the occupancy certificate shall be issued by the Authority only after the approval of the Chief Fire Officer.

**21. Inspection.**—21.1. For the purpose of facilitating inspection by the Authority, the following shall be the recognised stages in the construction of any building;

- (i) digging of the foundation;
- (ii) filling in the foundation and raising the basement wall;
- (iii) construction of the superstructure; and
- (iv) all subsequent works.

21.2. The Authority (Municipal Commissioner or Chief Officer and all officers of the Health Department of the Municipal Council of and above the grade of Health Inspectors and all or any officers of Engineering Department of the Municipal Council of and above the grade of sub-overseers) shall be competent to inspect the building at all reasonable hours during the day to

satisfy themselves that such construction is not inconsistent with provisions of the Act, Rules or Bye-laws.

**22. Offences and Penalties.**—22.1. Whoever contravenes any of these bye-laws shall be guilty of an offence and upon conviction shall;

- (a) be punished by a fine which may extend to two hundred rupees and in the case of a continuing contravention with an additional fine which may be extend to ten rupees for every day during which such contravention continues after the conviction for the first of such contravention;
- (b) take suitable actions including demolition of unauthorised work as decided by the Authority; and
- (c) take suitable actions against the licensed technical personnel which may include cancellation of the licence and debarring him from further practice for a period of 5 years.

**23. Maintenance of Buildings.**—The Authority shall be empowered to demand that owners undertake at their own expense any maintenance work that he deems necessary for the decorative and structural repair of buildings. Such work shall be completed within the period prescribed in the covering notice.

**24. Architectural Control.**—24.1. **Appearance and disfigurement.**—No building shall be erected which in the opinion of the Authority constitutes a disfigurement to or interfere with the aesthetics or other amenities of the area, no construction or alterations which in the opinion of the authority will depreciate neighbouring properties or cause annoyance to residents in the neighbourhood shall be permitted. The appearance of all new buildings shall be subject to the approval of the Authority. The Authority shall also have powers to ensure the architectural aesthetics of buildings and neighbourhood with respect to projecting masts, poles, wires; use of unsightly materials in buildings construction of private parks and gardens.

**24.2. Unfinished buildings.**—No building shall be left with unfinished portions including projecting reinforcing bars, which in the opinion of the Authority are unsightly unless covered by the permission prescribing conditions with respect in the structure and the period for which such permissions remain valid.

**24.3. Advertising signs.**—Save as otherwise provided, the appearance of all advertising signs and similar projections shall be subject to the approval of the Authority who may demand that such existing structure be altered where necessary at the owner's expense so as to conform harmoniously with the neighbouring area and the requirements of part X Signs and outdoor Display Structures of National Building Code of India published by the Indian Standards Institution.



**PART II**  
**General Building Requirements**

**25. Requirements of Sites.—25.1. Building Sites.**—No permission to construct a building on a site shall be granted if :

- (i) the site is insanitary or it is dangerous to construct a building on it;
- (ii) the site is within 9 (nine) metres of the highest watermark of a tank, unless the owner satisfies the Authority that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank. Further, the Authority may require the floor of the lowest storey of such building to be raised above the maximum floor level of the adjoining ground or to such other level as the Authority may specify;
- (iii) the owner of the building has not taken all the measures required to safeguard the construction from constantly getting damp;
- (iv) the construction of the building thereon is for public worship, which in the opinion of the Authority will wound the religious feelings of any class of persons in vicinity thereof ;
- (v) the site is not drained properly or is incapable of being well drained;
- (vi) the site is a filled up tank or has been filled up with or used for depositing excrementitious matter, caracasses of dead animals, rubbish or filthy and offensive matter, or sewage, unless the Authority has examined the site and granted a certificate to the effect that it is from a sanitary point of view, fit to be built upon;
- (vii) the building is to abut on a street, unless the site is of such shape that the face of the building can be made parallel to the line of the street or as nearly parallel to the said line. Further, in no new building shall the foundation of the external wall along the street be located less than 0.45 metre from the edge of the street or road margin including the drain;
- (viii) the use of the said site is for the purpose of establishing a factory, warehouse or work-place which will be a source of annoyance to the health of the inhabitants of the neighbourhood. Save as otherwise provided, no factory workshop, work place or cinema house in which it is proposed to employ steam power or electrical power, shall be constructed until and unless the conditions under the relevant Act are satisfied and permission obtained thereof;

- (ix) the plot has not been approved as a building site either by the Municipal Council or by an Improvement Board or by Government;
- (x) the building has to be constructed over a municipal drain, sewer line or water mains.

**25.2. Distance of Site from Electric Lines.**—No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building in a site within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line;

	Vertically m	Horizontally m
(a) Low and medium voltage lines and service lines...	2.5	1.2
(b) High voltage lines upto and including 33,000 V.	3.7	2.0
(c) Extra high Voltage lines beyond 33,000 V.	3.7 (plus 0.3 m for every additional 33,000 V or part thereof)	2.0 (plus 0.3 m for every additional 33,000 V or part thereof)

**25.3. Means of Access.**—(i) Every person who erects a building shall provide as means of access to the site on which the building is constructed a clear way not less than 3.6 m in width so long as it used as means of access to that building maintained free from any obstruction and shall not at any time cause or permit any portion of any building below a height of 5 m to overhang or project over or into such way provided that an access not less than 1.8 m is allowed from the edge of the site to the main door of the building;

- (ii) No building shall be erected so as to deprive any other building of the means of access as provided in the bye-law;
- (iii) Every person who erects a building shall not at any time erect or cause or permit to be erected or re-erected any building which in any way encroaches upon or diminishes the area so set apart for this purpose.
- (iv) 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 be flush with the finished surface level so as not to obstruct to safe travel over the same.
- (v) A person who undertakes construction work on building shall not reduce the access to any building previously existing below the minimum width as required under sub-clause (i).

26. Open Spaces and Area/Height limitations.—26.1. Residential Buildings.—(1) The open spaces to be left around buildings shall be as given in Table 3.

TABLE 3  
Open Spaces for Residential Buildings

Sl. No.	Depth or width of site in m.	Minimum spaces in m.			
		front	rear	left side	right side
1.	Upto 9	1.5	1.0	1.0	1.0
2.	Above 9 to 12	1.5	1.0	1.5	1.5
3.	Above 12 to 15	1.5	1.5	1.5	2.0
4.	Above 15 to 18	2.0	2.0	2.0	3.0
5.	Above 18 to 25	3.0	2.0	2.0	3.0
6.	Above 25	5.0	2.0	2.0	3.0
7.	Above 25 (for multi-storeyed buildings above 5 storeys)	7.0	4.0	5.0	5.0

Notes.—

1. The front and rear open spaces shall be with reference to the depth of the site.
2. The left and right side open spaces shall be with reference to the width of the site.
3. This Table shall be read along with Table 4 prescribing maximum plot coverage, F.A.R. height of buildings *etc.* and the open spaces shall satisfy the maximum plot coverage and F.A.R.
4. When building lines are fixed, the front and rear setback shall be decided by the higher of the two.
5. In case of corner sites and single row sites, both the sites facing the roads shall be treated as front side and regulations apply accordingly.

(2) The F.A.R. maximum plot coverage maximum height of buildings with respect to width of streets shall be as given in Table 4.

TABLE 4  
Area and Height Limitations for Residential Buildings

Sl. No.	Area of Plot Sq. m.	Maximum No. of floors	Height of buildings in m.	Maximum percentage coverage	Maximum F.A.R.	Minimum road width in m.
1.	100 to 200	3	11.0	70	1.50	7.0
2.	200 to 300	3	11.0	65	1.50	12.0
3.	300 to 400	4	14.0	60	2.00	12.0
4.	400 to 500	5	17.0	50	2.00	15.0
5.	500 to 750	5	17.0	50	2.00	18.0
6.	750 to 1000	5	17.0	50	2.50	18.0
7.	1000 to 1250	5	17.0	50	2.50	18.0
8.	above 1250	5	17.0	50	2.50	18.0

- Notes.—1. In the reckoning of height of buildings, stair cover lift room, water tanks on terrace *etc.*, may be excluded.
2. When sites do not face road of required width noted against each F.A.R. and the maximum height of buildings applicable to other categories of sites facing corresponding width of road, shall apply.

26.2. Commercial Buildings.—The open spaces to be left around maximum number of floors, maximum percentage of coverage, F.A.R., maximum height of buildings shall be as given in Table 5.

TABLE 5  
Open Spaces and Area/Height Limitations

Sl. No.	Area of Plot in Sq. m.	Max. No. of floor	Max. percentage co-verage	F.A.R.	Max. height of buildings in m.	Min. road width	Min. front open space in m.
1	2	3	4	5	6	7	8
1.	Upto 100	3	80	1.0	11	7	1.0
2.	100 to 200	5	75	1.5	16	9	1.5
3.	200 to 300	7	75	2.0	22	12	1.5
4.	300 to 400	9	70	2.5	28	14	2.0
5.	400 to 500	10	65	2.5	33	18	2.0
6.	500 to 1000	10	55	2.5	33	18	3.0
7.	1000 to 2000	10	45	2.5	33	24	4.0*
8.	2000 and above	10	40	3.0	33	30	5.0**

- Notes.—1. \* The rear, left side, right side open spaces shall be minimum of 2 m.
2. \*\* The rear, left side, right side open spaces shall be 3, 2, 3 m. respectively.
3. In the reckoning of height of buildings stair cover, lift room, water tanks on terrace may be excluded.

4. When sites do not face roads of required width noted against each, the F.A.R. and the maximum number of floors (height of buildings) applicable to other categories in sites facing corresponding width of road, shall apply.

**26.3. Public and semi-public buildings.**—Buildings of Business, Assembly, Educational, Institutional groups shall have open spaces in front, sides, rear of 5 m., 3 m. and 2 m. in width upto 10m height of buildings. The open spaces shall be increased for heights of buildings above 10 m., at the rate of 1 m. for every 3 m. or fraction thereof for heights above 10 m.

The height limits for public and semi-public buildings shall be as given below :

- (i) Public buildings like Schools 3 Storeys  
(ii) Other public buildings including hospitals 5 Storeys

The F.A.R. limits for educational buildings shall be 2.5 and in the case of other public buildings, F.A.R shall be 3.0.

**26.4. Industrial Buildings.**—The Open space shall be as given in Table 6.

**TABLE 6**  
**Open Spaces and F.A.R. Limits for Industrial Buildings**

Sl.No.	Plot Size	Front	Rear	Side	F.A.R.
1.	from 550 sq. m. to 1,000 sq. m.	6 m.	4.5 m.	4.5 m.	0.5
2.	from 1,000 sq.m. to 5,000 sq. m.	9 m.	4.5 m.	4.5 m.	0.5
3.	from 5,000 sq. m. to 30,000 sq. m.	9 m.	9 m.	4.5 m.	0.4
4.	Above 30,000 sq. m.	15 m.	15 m.	10 m.	0.3

**Note.**— In addition, the open space provisions included in the Master Plans for industrial zones may also be adhered to.

**26.5. Interior Open Spaces.**—The whole of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width shall be 3 m. upto a height of 10 m. and further the same shall be increased at the rate of 1 m. for every 3 m. height above 10 m. This shall be applicable to all buildings in 26.1, 26.2, 26.3 and 26.4.

**26.6. Height Limitation.**—The height of the building shall be governed by the limitations of F.A.R. Open spaces and the width of the street fronting the plot as per details given below :

- (a) The absolute height of a building shall not exceed 1.5 times the width of the road abutting plus the front open space.
- (b) If a building abuts on two or more streets, of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to the height to a depth of 24 m. along the narrower street.
- (c) For buildings in the vicinity of aerodromes, the maximum height of such buildings shall be as given in Table 7.

**TABLE 7**  
**Height Restrictions near Aerodrome**

Sl.No.	Limits of Distance from the Aerodrome Measured Buildings, Installations.	Difference between the Elevation of the Top of the Buildings, Structures or Installations and the Elevation of the Aerodrome (Aerodrome Reference Point)
1	2	3

(a) International Civil Airports and their Alternates

(i)	Between 8,534 m and 22,224 m	... Less than 152 m
(ii)	Between 7,315 m and 8,534 m	... Less than 122 m
(iii)	Between 6,096 m and 7,315 m	... Less than 91 m
(iv)	Between 4,877 m and 6,096 m	... Less than 61 m
(v)	Between 4,267 m and 4,877 m	... Less than 49 m
(vi)	Between 3,658 m and 4,267 m	... Less than 37 m
(vii)	Between 3,048 m and 3,658 m	... Less than 24 m
(viii)	Between 2,438 m and 3,048 m	... Less than 12 m
(ix)	Between 2,438 m and less	Nil, except with the prior concurrence of the local aerodrome authorities.

(b) Other Civil Airports and Civil Aerodromes

(i)	Between 7,925 m and 22,224 m	... Less than 152 m
(ii)	Between 6,706 m and 7,925 m	... Less than 122 m
(iii)	Between 5,486 m and 6,706 m	... Less than 91 m
(iv)	Between 4,267 m and 5,486 m	... Less than 61 m
(v)	Between 3,658 m and 4,267 m	... Less than 49 m
(vi)	Between 3,804 m and 3,658 m	... Less than 37 m

- (viii) Between 1,829 m and 2,438 m ... Less than 12 m
- (ix) Between 1,829 m and less Nil, except with the prior concurrence of local aerodrome authorities.

**Notes.**—1. For Serial No. (vii), (viii) and (ix) no trees should be planted within the limits of the distance indicated thereto.

2. Irrespective of their distance from the aerodrome (that is, beyond 22,224 m of the aerodrome/aerodrome reference point) no radiomasts or such similar type of installations exceeding 152 m in height should be erected without prior permission of the concerned Civil Aviation Authority.
3. No building, structure or installation exceeding the heights indicated in (a) and (b) should be permitted without prior consultation with the local aerodrome authority.
4. The location of slaughter/butcher house and other areas of activities like depositing of garbage in garbage dumps which would generate the collection of high flying birds like eagles/hawks *etc.* shall not be permitted within a radius of 10 km. from aerodrome reference point.
- (d) **Height Exceptions.**—The following appurtenant structures shall not be included in the height of the building. Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment; roof structures other than penthouses, chimneys and parapet walls not exceeding 1 m in height;

Unless the aggregate area of such structures including penthouses, exceeds one-third of the roof of the building upon which they are erected.

**26.7. Exemption to open spaces.**—The following exemptions to open spaces shall be permitted.

- (a) **Projections into open spaces.**—Every open spaces provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, roof or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required and these projections shall be permitted within one's own plot boundaries.
- (b) **Cantilever portico.**—A cantilever portico of upto 2.4 m width and 4.5 m length may be permitted within the side setback with no access to the top of the portico for use as a sitout place and the height of the portico shall be 2.1 m from the plinth level. A garage with a room on top may be permitted at the rear end of the side open spaces provided no openings

are located on the side and rear boundary. The area covered will be considered in F.A.R. calculations.

- (c) **Corner site.**—When the site fronts on two streets, the frontage would be as on the streets having the larger width. In cases where the two streets are the same in width then the larger depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot) if provided within the open space shall be located diagonally opposite the point of inter-sections.

**27. Parking Spaces.**—27.1. Each off-street parking space provided for motor vehicles shall not be less than 20 sq.m area, and for scooters and cycles, the parking spaces provided shall not be less than 3 sq. m. and 1.4 sq. m.

27.2. For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated below.

- (a) **Motor Vehicles.**—Space shall be provided as specified in Table 8 for parking Motor Vehicles.

**TABLE 8**  
**Off-Street Parking Spaces**

Sl. No.	Occupancy	One parking space for every
1	2	3
1	<b>Residential</b>	
	(i) Multi-family residential	(a) 2 tenements each having a carpet area of 101 to 200 sq.m.
		(b) tenements exceeding 200 sq.m. carpet area.
	(ii) Lodging establishments, tourist homes and accommodation	6 Guest rooms
2	<b>Educational*</b>	100 sq. m. carpet area or fraction thereof the Administrative office areas and public service areas.
3	<b>Institutional (Medical)</b>	20 beds
4	<b>Assembly</b>	30 seats
5	<b>Governmental or Semi-public business</b>	100 sq. m. carpet area or fraction thereof
6	<b>Mercantile**</b>	100 sq. m. carpet area or fraction thereof

7	Industrial	200 sq. m. carpet area or fraction thereof
8	Storage	100 sq.m. upto 500 sq.m. area and every 200 sq.m. thereafter.

\*Note 1 In the case of auditoria for educational buildings, parking space shall be provided as per Sl. No. 4.

\*\*Note 2 For plots upto 100 sq.m. in the case of shops parking spaces need not be insisted.

(b) **Other Types of Vehicles.**—For non-residential and non-assembly occupancies, in addition to the parking spaces, provided under Bye-law No. 27.2 (a), 100 per cent additional space shall be provided for parking other types of vehicles. Of this, a minimum of 60 per cent shall be set apart exclusively for cycles.

27.3. Off-street parking space shall be provided with adequate vehicular access to a street; and the area of the drives, aisles and such other provisions required for adequate manoeuvring of vehicles shall be exclusive of the parking space stipulated in these bye-laws.

27.4. If the total parking space required by these bye-laws is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off street parking requirements under these bye-laws, subject to the approval of the Authority.

27.5. In addition to the parking spaces, provide for building of Mercantile (Commercial) Industrial and Storage at the rate of one such space for loading and unloading activities for each 1,000 sq. m. of floor area or fraction thereof exceeding the first 200 sq.m. of floor area.

27.6. Parking lock-up garages shall be included in the calculation for floor space of Bye-law 28 unless they are provided in the basement of a building, or under a building constructed on stilts with no external wall.

27.7. The parking space in cinemas, theatres and places of public assembly shall be as under

Type of Vehicle	No. of Vehicles for which parking space shall be provided
Cars	3.3%*
Scooters	10% of the seating capacity
Cycles	25%

\*See Sl.No. 4 of Table 8.

27.8. The spaces to be left out for parking shall be in addition to the open spaces left out for lighting and ventilation purposes.

28. **Plinth.**—28.1. The height of the plinth shall be not less than 45 cm above central line of street. In case of sloping street, the 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 as determined by the Authority with respect to the surrounding ground level, so that adequate drainage of the site is assured. Every interior courtyard shall be raised at least 15 cm above the level of the surrounding ground. The plinth of garages shall be minimum 15 cm above the surrounding ground level.

28.2. In cases 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 power to impose conditions on the building scheme prescribing the location of the building and of any steps or ramps leading from the street to the proposed building within the plot. Such access way shall be kept completely free of obstructions and open to the sky.

29. **Requirements of Parts of Buildings.**—29.1. **Size and Area Requirements.**—29.1.1. **Habitable Rooms.**—No habitable room shall have a floor area of less than 8.0 sq. m. and the minimum width of room shall be 2.4 m. for plot sizes upto 20 sq. m. for larger plots, the minimum size of habitable room shall be 9.5 sq. m.

29.1.2. **Kitchen.**—The area of kitchen shall be not less than 5.5 sq. m. with the minimum width of 1.8 m. Where there is a separate store, the size of the kitchen may be reduced to 4.5 sq. m. A kitchen which is intended for use as a dining room also shall have a floor area of not less than 8.0 sq.m with a minimum width of 2.4 m.

29.1.3. **Bath Rooms and Water-closets.**—The size of a bathroom shall not be less than 1.8 sq.m. with the minimum width of 1.2 m. If it is a combined bath and water-closet, its floor area shall not be less than 2.8 sq. m. with the minimum width of 1.2 m. The minimum floor area for water-closet shall be 1.1 sq.m. with a minimum width of 0.9 m.

29.1.4. **Mezzanine Floor.**—The minimum size of a mezzanine floor if it is used as a living room shall be 9.5 sq. m. The aggregate area of such mezzanine floor shall be 33.3 per cent of the plinth area of the building.

29.1.5. **Loft.**—Where lofts are provided in kitchen and in other habitable areas, the maximum coverage shall be limited to 25 per cent of the room size. Lofts provided above corridors, water-closets and bathrooms, shall be for 100 per cent coverage.

29.1.6. **Special Housing Scheme.**—The authority may relax the minimum size, area and height requirements given under 29.1.1 to 29.1.3 and 29.2.1 to 29.2.3 for housing schemes for low income group economically weaker sections of society undertaken by public agencies.

29.2. **Height Requirements.**—29.2.1. **Habitable Room.**—The 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 of slab). In case of air conditioned rooms a height of not less than 2.4 m measured from the surface



of the floor to the lowest point of air conditioning duct or false ceiling shall be provided. Where beams are provided, the minimum head room shall be 2.4 m.

29.2.2. **Kitchen.**—The room height of the kitchen shall not be less than 2.75 m and where beams are provided, the minimum head room shall be 2.4 m.

29.2.3. **Bath Rooms and Water-closets.**—Height of a bath room or water-closet measured from the surface of floor to the lowest point of ceiling shall be not less than 2.2 m.

29.2.4. **Loft.**—The head room for the loft shall be not more than 1.5 m.

29.2.5. **Mezzanine Floor.**—The minimum height of mezzanine floor shall be 2.2 m.

29.2.6. **Staircase.**—The minimum head room in a passage under the landing of a staircase shall be 2.2 m.

29.2.7. **Industrial Building.**—The minimum height of room shall not be less than 3.6 m.

29.3. **Other requirements of Parts of Building.**—29.3.1. **Kitchen.**—Every room to be used for kitchen shall have

- (a) Unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to waste pipe;
- (b) an impermeable floor; and
- (c) a flue

29.3.2. **Bath Rooms and Water-closets.**—(i) every bath room or water closet shall :

- (a) be so situated that at least one of its walls shall open to external air (see Bye-law 29.4.3);
  - (b) not be directly over or under any room other than another latrine, washing place, bath or terrace, unless it has a water-tight floor;
  - (c) have the plot form or seat made of water-tight non-absorbent material;
  - (d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room; and
  - (e) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- (ii) No room containing water-closets shall 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 opening. Every room containing water-closet shall have a door completely closing the entrance to it.

29.3.3. **Mezzanine Floor.**—A mezzanine floor may be permitted over a room or a compartment provided that:

- (a) It conform to the standards of living rooms as regards lighting and ventilation;
- (b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) such mezzanine floor is not subdivided into smaller compartments;
- (d) such mezzanine floor or any part of it shall not be used as a kitchen; and
- (e) in no case a mezzanine floor shall be closed so as to make it liable to be converted into un-ventilated compartments.

29.3.4. **Roofs.**—(d) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom by means of sufficient rain-water pipes of adequate size; wherever required, 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 walls or foundations of the building or those of an adjacent building or causing annoyance or inconvenience to neighbours or passers by;

- (b) The authority may require rain-water pipes to be connected to a drain or sewer to a covered channel formed beneath the public footpath to connect the rain-water pipe to the road gutter or in any other approved manner, without causing any damage to the property of the municipality; and
- (c) Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases out or formed in such external walls or in such other manner as may be approved by the authority.

29.3.5. **Boundary Walls.**—(a) Except with the special permission of the Authority, the maximum height of the compound wall shall be 1.5 m. above the central line of the main street;

- (b) The rear and side walls shall not have the height more than 2 m. above the central line of the service road in case it exists; otherwise 2 m. shall be measured above the central line of the main street;
- (c) In case of corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 5 m. on front and side of the intersection and the remaining height upto 1.5 m. shall be made up of railings;

- (d) However, the provisions of (a), (b) and (c) are not applicable to boundary walls of jails, sanatoria, factories and hostels of educational institutions; and
- (e) No building boundaries shall be surrounded by a barbed wirefence, prickly-pear or other objectionable plant or milk-hedge.

**29.4. Lighting and Ventilation Requirements.—29.4.1. Lighting and Ventilation of Rooms.**—Rooms shall have for the admission of light and air, one or more apertures, such as windows and fan lights, 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.

29.4.2. Where the light and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Part VIII Building Service, Section 1, Lighting and Ventilation of National Building Code of India, 1970, published by the Indian Standards Institution.

Notwithstanding the above, a minimum aggregate area of openings excluding doors, shall be not less than  $1/6$  of the floor area in the case of residential buildings. In the case of other public buildings like business use group, offices, educational institutional and hospital buildings, the minimum aggregate area of openings shall be not less than  $1/5$  of floor area.

No portion of room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting that portion.

**29.4.3. Ventilation Shaft.**—For lighting and ventilation the spaces for water-closet and bath room, if not opening on the front, side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than as indicated below :

No. of storeys	Size of Ventilation Shaft in sq. m.	Minimum Width in m.
1, 2	1.2	0.9
1, 2, 3, 4	2.8	1.2
1, 2, 3, 4, 5, 6	4.0	1.5
1, 2, 3, 4, 5, 6, 7, 8	5.4	1.8
1 to 10	8.0	2.4
More than 10	9.0	3.0

**30. Exit Requirements.—30.1. General.**—(i) 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.

(ii) All exits shall be free of obstructions.

(iii) No building shall be altered so as to reduce the number, width

- (iv) Where necessary, adequate and reliable illumination shall be provided for exits.
- (v) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- (vi) Exits shall be so arranged that they may be reached without passing through another occupied unit.

**30.2. Other requirements of exits.—(i) Doorways.—**

- (a) 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.
- (b) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm.
- (c) Exit door shall not open immediately upon a flight of stairs.

**(ii) Stairways.—**

- (a) Interior stairs shall be constructed of non-combustible materials throughout.
- (b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- (c) The minimum width of an internal staircase shall be 75 cm. in the case of residential buildings, 100 cm. in the case of commercial (mercantile) buildings and 125 cm. in the case of public and semi- public buildings.
- (d) The minimum width of treads without nosing shall be 25 cm. for an internal staircase of residential buildings. In the case of other buildings the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- (e) The maximum height of raise shall be 19 cm. in the case of residential buildings and 15 cm. in case of other buildings. They shall be limited to 12 per flight.
- (f) Handrails shall be provided with a minimum height of 75 cm. in the case of residential buildings and 100 cm. in case of other buildings and shall be firmly supported.
- (g) No windings should be provided in a public building except in the case of emergency exits.

- (iii) **Ramps.**—Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Larger slopes shall be provided for special uses but in no case greater than 1 in 8. For all slopes exceeding 1 in 10 and wherever the use is such as to involve danger of slipping, the ramps shall be surfaced with approved non-slipping material.

**30.3. Detailed Exit Requirements.**—For buildings above 15 m. in height and special occupancies like cinema theatres, assembly halls, factory building *etc.*, number and details of exits shall be in accordance with Part IV, Fire Protection of National Building Code of India, 1970, published by the Indian Standards Institution.

**31. Provision of Lifts.**—31.1. Provision of lifts shall be made for buildings more than 15 m. in height.

31.2. The number and type of lifts, their planning, design and installation shall be in accordance with Part VIII, Building Services, Section 5, Installation of Lifts and Escalators of National Building Code of India 1970.

### PART III

#### Structural Design and other requirements

**32. Structural Design.**—32.1. The loads and forces coming on buildings shall be in accordance with Part VI, Structural Design, Section 1, Loads of National Building Code of India.

32.2. The structural design of foundation and elements in substructure and superstructure of wood, masonry, reinforced and prestressed concrete and steel shall be in accordance with Part VI, Structural Design, Section 2, Foundations, Section 3, Wood, Section 4, Masonry, Section 5, Concrete and Section 6, Steel of National Building Code of India.

**33. Fire safety requirements.**—33.1. 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 National Building Code of India, 1970, for buildings above 5 storeys in height. The fire-fighting requirements, arrangements and installations required in buildings shall also conform to the provisions of Part IV, Fire Protection of National Building Code of India, 1970.

**34. Building Services.**—34.1. Further to the provisions of 29.4.2 and 31.2, the planning design and installation of electrical installation, air-conditioning and heating installations in buildings shall be in accordance with Part VIII, Building Services, Section 2, Electrical Installations and Section 3, Air-conditioning and Heating of National Building Code of India.

**35. Plumbing Services.**—35.1. The planning, design and installation of water supply system, drainage and sanitation installation and gas supply installation 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 National Building Code of India.

**35.2. Wells.**—35.2.1. **Situation of Wells.**—Wells intended to supply water for human consumption or domestic purposes shall comply with the following requirements:—

- (a) the wells shall be not less than 15 m from any ash pit, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy.
- (b) not less than 18 m. from any cesspit, soakway or borehole latrine and shall be located on a site upwards from the earth closet or privy,
- (c) the well shall be so situated that contamination by the movement of sub-soil or other water is unlikely.
- (d) the well shall be of a minimum internal diameter of not less than 1 m.
- (e) the well shall be not under a tree otherwise it should have a canopy over it, so that leaves and twigs may not fall into the well and rot.

**35.2.2. Well head.**—The head of the well shall be raised above the level of the adjoining ground to form a parapet or kerb and to prevent surface water from flowing into a well be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

**35.2.3. Rendered lining.**—The interior surface of the lining or walls of the well shall be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well head.

**35.2.4. Bucket wells.**—A well from which water is drawn by means of a bucket or other similar apparatus shall be provided with the following.—

- (a) a mosquito-proof type of cover to be approved by the Authority.
- (b) stand for the bucket, raised not less than 15 cm. above the level of the surrounding paving.

**35.2.5. Tube wells.**—Where sources of water is from tube well installations, the tube well head shall be surrounded with a paving constructed of impervious material for an area not less than 1 m. square around the outlet point and the water on paving shall on suitably drained.

**35.3. Septic tanks.**—Where the drainage is carried out through septic tank installation, the location, design and construction of the septic tank shall be conforming to requirements of IS 2470 (Part-I) 1968 and IS 2470 (Part-II), 1971, Indian Standards Code of Practice for Design and Construction of Septic Tanks,

Part I, Small Installations (upto 50 persons) and Part II Large Installations (upto 300 persons). The requirements of 35.3.1 to 35.5.2 shall be fulfilled.

**35.3.1. Location of Septic Tank and Subsurface Absorption Systems.**—Septic tank should be located at a place open to sky, as far away as possible for the exterior of the wall of building. It should also be accessible for cleaning.

A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

### 35.3.2. Requirements

- (i) **Dimensions of Septic Tanks.**—Septic tank shall have minimum width 75 cm., minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre. Length of tanks shall be 2 to 4 times the width.
- (ii) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Authority.
- (iii) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (iv) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45° with the direction of flow in the main pipe.
- (v) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soakways should be between 1 : 300 and 1 : 400.
- (vi) Every septic tank shall be provided with ventilating pipe of at least 50 mm. diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.

The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above top of the building when it is located closer than 15 metres.

- (vii) When the disposal of septic tank effluent is to seepage pit the seepage pit may be of any suitable shape with the least cross-sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 75 cm. of clean

course aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees the entire pit should be filled with loose stones masonryring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. from the top as an anti-mosquito measure.

- (viii) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

### 35.4. Privy

**35.4.1. Private Privy.**—Every private privy shall :

- (a) be situated at a distance of not less than 2 m. from the nearest habitable room and not less than 4.5 m. from the cooking house/kitchen.
- (b) be so situated or constructed as to allow of easy access for removal or cleaning by the municipal conservancy staff.
- (c) be constructed on a *pucca* platform rendered impervious by cement or other impervious material raised at least 25 cm. above the ground level and with an inclination of not less than 1 in 24 towards the drain.
- (d) be provided for night soil and urine with separate removal water-tight receptacles of a shape and size to be approved by the Authority in writing and so placed that their base may not be below the drainage level.
- (e) be so constructed as to leave a space of at least 0.5 sq. m. for the ventilation between the walls and roof, or in the alternative be ventilated through windows of sufficient size and also leave space of at least 15 cm. between the lower end of the door and floor to allow through ventilation and:
- (f) be provided with an adequate *pucca* drain for the discharge of water from the platform to a sewer or cesspool with a spout 15 cm. long where it discharges.

**35.4.2. Privy on Upper Floor.**—No person shall build :

- (a) a privy on any upper floor of a building unless it be of the water closet type; provided that if a private sweeper is maintained, the Authority may give permission in writing for erecting a served privy containing a commode.
- (b) a room other than a bath-room or privy over or below a served privy; and
- (c) a 'sandas' or drop privy.

**Note.**—A 'sandás' or drop privy is a privy on upper storey the excreta from which falls through an opening to the ground floor.

**35.4.3. Excavation of Well Near Latrine.**—No person shall excavate or construct any well within 18 m. from any latrine, privy, fatti sink or cesspool.

### 36. Constructional Practices and Safety

**36.1.** The various construction activities like demolition, excavation blasting, actual construction from foundation to completion shall be in accordance with Part VII, Constructional Practices and Safety of National Building Code of India.

**36.2.** The safety measures to be adopted during various construction, operations, including storage of materials in construction site and Corporation land shall be in accordance with Part VII, Constructional Practices and Safety of National Building Code of India.

**36.3.** The requirements of Building Materials to be used in construction shall conform to Part V, Building Materials of National Building Code of India.

**37. Alternative Materials, Methods of Design and Construction.**—**37.1.** Notwithstanding the provisions of Bye-law Nos. 20, 21, 22, 23 and 24 the provisions of the Bye-laws are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the Bye-laws, provided any such alternative has been approved.

**37.2.** The Authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provisions of relevant parts regarding material, design and construction and that material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in the Bye-law in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

**37.3. Tests.**—Whenever there is insufficient evidence of compliance with the provisions of the Bye-laws or evidence that any material or method of design or construction does not conform to the requirements of the Bye-laws or in order to substantiate claims 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.

**37.3.1.** Tests methods shall be as specified by the Bye-laws for the materials or design or construction in question. If there are no appropriate tests methods specified in the Bye-laws, the Authority shall determine the test procedure. For

methods of test for building materials, reference may be made to relevant Indian Standards as given in the National Building Code of India.

**37.3.2.** Copies of the results of all such tests shall be retained by the Authority for a period of not less than two years after the acceptance of the alternative material.

**38. Special requirements of individual occupancies.**—**38.1. Cinemas, Theatres and Public Assembly Halls.**—(i) No permission for construction of a building for a cinema or other purposes shall be granted by the Authority unless the construction of such building conforms to the rules under the Karnataka Cinema (Regulation) Act, 1964 or other relevant enactment.

- (ii) No person shall erect a building intended to be used for as a cinema, theatre, or public assembly halls or convert the use of any existing to any such purpose unless such building is set back at least 6 m. from the regular line of the street or from the street if no such regular line exists. The cinema theatre shall be constructed as per the relevant rules under the Karnataka Cinema (Regulation) Act, 1964.
- (iii) In addition, assembly buildings shall conform to IS : 4878 1968 Bye-laws for Construction of Cinema Buildings.
- (iv) Exit and fire safety requirement shall be in accordance with Part IV, Fire Protection of National Building Code of India, 1970.

**38.2. Factories and Industrial Buildings.**—Notwithstanding any provisions provided in the bye-laws and the relevant Acts and Rules framed under them every factory building or part thereof shall comply with the following additional requirements :—

- (i) The location of the factory site shall be governed by the provisions of the development plan (if any). For municipalities having no development plans, the factory site shall have to be approved by the Municipal Council.
- (ii) In the case of factories constructed or converted for use as a factory after the date of enforcement of these bye-laws the following additional requirements shall apply.
  - (a) Exit and Fire Safety Requirements shall conform to Part IV, Fire Protection of National Building Code of India, 1970.
  - (b) **Disposal of trade waste and effluent.**—In the case of a factory, where the drainage system is proposed to be connected to the public sewerage system prior approval of the arrangements shall be obtained from the Authority and a copy of the approval shall be attached with the notice. All drainage systems shall be connected by a suitable trap as to exclude volatile and other objectionable matters.



- (c) The number and location of the spittoons to be provided shall be to the satisfaction of the Chief Inspector of Factories or other appropriate authority.

### SCHEDULE I

(Bye-law No. 4)

#### Form for First Application to erect, re-erect or to make alteration any place in a building

To  
The Municipal Commissioner/Chief Officer  
.....City Municipality  
.....  
Sir,

I hereby give notice that I intend to erect, re-erect or to make alteration in the building No.....or to.....on/in plot No...../Block No.....situated in Colony/Street.....MOHALLA/BAZAR/Road..... City No..... and in accordance with the building bye-laws of Municipality of Karnataka, Bye-law No. 4, and I forward herewith the following plans and specifications in triplicate duly signed by me and..... (name in block letters) the Licensed Architect/Engineer/Supervisor Group.....who will supervise its erection

1. No Objection Certificate, where applicable
2. Katha Certificate
3. Licence fee challan
4. Site Plan
5. Building plans
6. Specifications, General and Detailed

I further give the following information :

- (a) The occupancy of building.....
- (b) The source of water to be used for construction
- (c) Distance from the sewer.....
- (d) Extent of Municipal land.....  
to be used for stocking building materials.

I request that the construction may be approved and permission accorded to me to execute the work.

Date.....  
Signature of Owner.....  
Name of Owner.....  
(in block letters)  
Address of Owner.....  
.....  
.....

### SCHEDULE II

(Bye-law No. 6.1(g))

#### Form for Supervision

To  
The Municipal Commissioner/Chief Officer,  
.....City Municipality  
.....  
.....

Sir,

I hereby certify that the erection, re-erection or material alteration in/or building No.....on/in Plot No..... Block No.....situated in Colony/Street.....MOHALLA/BAZAR/Road..... City No..... shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed, specifications submitted along with, and that the work shall be carried out according to the sanctioned plans.

Signature of Licensed Architect/Engineer/Supervisor/Group.....  
Name of Licensed Architect/Engineer/Supervisor/Group.....  
(in block letters)  
Licence No. of Architect/Engineer/Supervisor/Group.....  
Address of Licensed Architect/Engineer/Supervisor/Group.....  
.....  
Date.....

### SCHEDULE III

(Bye-law No. 8)

#### Qualifications of licensed Technical Personnel for Preparation of Schemes for building licence and Supervision and Procedure for Licensing and Duties

III—1. General.—III—1.1. The qualifications of the technical personnel and their competence to carry out different jobs for building licence and supervision shall be as given in III 2 to III 5.

**III—2. Architect.**—III-2.1. **Qualification.**—The qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or which is recognised by the Karnataka Public Service Commission for the post of an Architect or by Government of India for registration as Architect as per Schedule XIV of the Architect Bill, 1972.

**III—2.2 Competence.**—The licensed Architect will be entitled to submit :—

- (i) all plans and related information connected with building licence.
- (ii) structural details and calculation for buildings on plots upto 500 sq. m. and upto 3 storeys. (See Bye-law No. III-5).
- (iii) service plan for buildings.
- (iv) certificate of supervision subject to the provision of (ii) above (see Bye-law No. III-5).

**III—3. Engineer.**—III—3.1. **Qualifications.**—The qualifications for licensing of Engineer will be the corporate membership (civil) of the Institution of Engineers or such degree or diploma in Civil or Municipal or Structural Engineering which makes him eligible for such membership or which is recognised by Karnataka Public Service Commission for the post of graduate Junior Engineer.

**III—3.2. Competence.**—The licensed Engineer will be entitled to submit :

- (i) all plans and related information connected with building licence on plots upto 500 sq. m. and upto 3 storeys. (See Bye-law No. III-5).
- (ii) structural details and calculations for all buildings.
- (iii) services plans for water supply and sewerage disposal systems for all buildings.
- (iv) certificates of supervision for all buildings.

**III—4. Supervisor.**—III-4.1. **Qualifications.**—The qualification for registration of licensed Supervisor will be diploma or certificate in Civil Engineering, Civil Draughtsmanship and equivalent course recognised by Karnataka Public Service Commission with an experience of not less than 3 years in preparation of plans, designs and construction of building.

**III-4.2. Competence.**—The licenced Supervisor will be entitled to submit:

- (i) all plans and related information for building licence on plots upto 250 sq. m. and upto two storeys.
- (ii) certificate of supervision upto two storeys.

**III-5 Group or Agency.**—III—5.1. When an agency or group, comprising of qualified Architect/Engineer is practicing there the qualification and competence of work will be the combination of the individual qualification and

competence, given under Bye-law Nos. III-2 and III-3 and the agency or group shall be decided by the Authority.

**III-6. Licence fee for Registration.**—III-6.1. Every application for registration shall be accompanied by a treasury challan for having credited licence fee as specified below:

(a)	Licensed Supervisor	Rs. 25/- per year
(b)	Engineer or Architect	Rs. 50/- per year
(c)	Agency or Group of consultancy Firms with Engineers and Architects	Rs. 125/- per year

The above fee shall be for one year. The renewal fee shall also be in accordance with the above scale for each year of renewal. The renewal should be got done before the 31st of March of every calendar year.

**III—7. Validity of Licence.**—III—7.1. The validity of every licence so granted for the above categories by the Authority shall be for a period of one year, (*i.e.*, 1st of April to 31st March of every Calendar year) and renewable thereafter annually, unless the same is cancelled by the Authority for sufficient cause. Further the Authority may suspend for a specified period, the licence of registration, in the initial stage, if anybody contravenes the provisions of Bye-law and rules in force.

**III—8. Duties and Responsibilities of Technical Personnel.**— III—8.1. In case where the technical personnel undertake only preparation of plans and design :

- (a) They shall be conversant with the provisions of the Karnataka Municipalities Act, 1964, Rules and Bye-laws made thereunder and as well as the Karnataka Town and Country Planning Act and regulations made therein and shall prepare plans, sections, elevations and other structural details as per the requirements of the clauses of the above to prescribed scales marking clearly all the dimensions *etc.*, furnishing the area table, draw specifications, *etc.*
- (b) They shall prepare and submit all plans either new or renewed when necessary, documents and other details they are required to do so, in a neat, clean and legible manner without any scratches, erasions or corrections. Only small corrections will be permitted with proper initials and on a durable paper properly arranged and folded and in accordance with provisions mentioned in the Bye-laws.
- (c) They shall personally comply with all requisitions received from the Municipality in connection with the work under their charge promptly, expeditiously and fully at one time. When they do not agree with requisitions, they shall state objections in writing otherwise for non-compliance of any requisition

within stipulated time; the plans and application shall be filed forthwith and shall not be re-opened.

- (d) They shall immediately intimate to the owners, the corrections or other changes they make on the plans documents and details as per requisitions from the Municipality.
- (e) They or their authorised agent or employees, shall not accept the employment for preparation and submission of plans and 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 Municipalities Act, 1964 and Karnataka Town and Country Planning Act, Rules, Bye-laws and regulations and other orders made thereunder.
- (f) They shall give all facilities to the Municipality staff to inspect and examine the work-in-progress.
- (g) They shall be held responsible for any work executed on site in contravention of provisions of the Karnataka Municipalities Act, 1964, and Karnataka Town and Country Planning Act, Rules and Bye-laws.
- (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 Municipality staff. They shall fully comply with the requisitions issued after examination of the work.

*As per Gazette*

- (j) They shall not materially and structurally deviate from the approved plan without previous approval of the Municipality and without explaining to the owners, the risk of the work being removed if they happen to contravene the provisions of the Act, Rules, Bye-laws, Model Regulations, Scheme Regulation, Zoning Regulation, Standing Orders and Policy Orders.
- (k) They shall submit the completion certificate and completion plan (in the case of deviations) immediately when the work is completed. They shall fully comply with the requisitions issued from the Municipality in connection with the completion certificate within stipulated time.

*As per Gazette*

- (m) They shall be deemed to have continued their supervision unless they have given in writing to the Municipality, that they have ceased as employees and further that they shall be held responsible for the work executed upto the date of intimation, the Municipality has accepted their registration.

**SCHEDULE IV**  
(Bye-law No. 12.4)

**Form for Sanction or Refusal of Licence**

From:

The Municipal Commissioner/Chief Officer  
.....City Municipality  
.....

To

.....  
.....  
.....

Sir,

With reference to your application.....dated.....  
for grant of licence for the erection/re-erection/making alteration in any place  
in a building on/in Plot No..... Block No..... situ-  
ated in Colony/Street..... Mo-  
halla/Bazar/Road..... City No..... I have to  
inform you that the sanction has been granted/refused by the Authority on the  
following grounds.—

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Office (Communication) No..... Signature of the  
Office Stamp..... Name, designation.....  
and address of the Authority.....  
Date.....

**SCHEDULE V**  
(Bye-law No. 15.1)

**Form of Notice for Commencement of work**

To

The Municipal Commissioner/Chief Officer,  
.....City Municipality,  
.....

Sir,

I hereby certify that the erection, re-erection or material alteration in/of building No..... on/in Plot No..... Block No.....situated in Colony/Street.....Mohalla/Bazar/Road.....City No..... will be commenced on..... under the supervision of..... Licensed Architect/Engineer/Supervisor/Group, Licence No..... and in accordance with the plans sanctioned and as per your permission *vide* No..... dated.....

Signature of owner.....

Name of owner.....  
(in block letters)

Address of owner.....

dated.....

**SCHEDULE VI***(Bye-law No. 19.1)***Form for Completion Certificate**

To

The Municipal Commissioner/Chief Officer,  
.....City Municipality,  
.....

Sir,

I hereby certify that the erection, re-erection or material alteration in/of building No.... on/in Plot No.....Block No..... situated in Colony/ Street.....Mohalla/Bazar/Road..... City No.....has been supervised by me and has been completed on .....according to the plans sanctioned, *vide* No..... dated.... The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Building Bye-laws no requisitions made, 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, constructed and enlarged. I request that the occupancy certificate for the premises may be issued.

Signature of Licensed Architect.....  
/Engineer/Supervisor/Group.Name of Licensed Architect/.....  
Engineer/Supervisor/Group

(in block letters)

Licence No. of Licensed Architect/.....  
Engineer/Supervisor/Group

Address of Licensed Architect.....

Date..... /Engineers/Supervisor/Group

**SCHEDULE VII***(Bye-law No. 20.1)***Form for Occupancy Certificate**

From:

The Municipal Commissioner/Chief Officer,  
.....City Municipality,  
.....

To

.....  
.....

Sir,

I hereby certify that the erection, re-erection or alteration in/of building No..... or the..... on/in Plot No..... Block No..... situated in Colony/Street.....Mohalla/Bazar/Road..... City No.....completed under the supervision of.....Licensed Architect/Engineer/Supervisor/Group has been inspected by me and I declare that the building conforms in all respects to the requirements of the bye-laws in respect of us group, structural safety, fire safety, hygenic and sanitary conditions inside and in the surroundings and is fit for occupation.

Office (Communication) No.....

Signature of

Office Stamp.....

Name, Designation  
and Address of Authority.....

Date.....

.....

<sup>1</sup>THE  
KARNATAKA  
CITY MUNICIPALITIES (MODEL) BUILDING  
(AMENDMENT) BYE-LAWS, 1985

GSR 139.—Whereas a draft of the proclamation proposing to further amend the Karnataka City Municipalities (Model) Building Bye-laws, 1979 was published in Notification No. HUD 55 LRB 82, dated 6th March, 1984 in Part IV, Section 2-C(i) of the Karnataka Gazette, dated 8th March, 1984 inviting objections and suggestions to the said proposal from persons likely to be affected thereby before 9th April, 1984.

Whereas, the said Gazette was made available to the public on 8th March, 1984, and whereas no suggestions were received with reference to the said proclamation.

Now, therefore, in exercise of the powers conferred by Section 325 read with clauses (u), (v), (w), (x), (y), (z) and (dd) of sub-section (1) of Section 324 of Karnataka Municipalities Act, 1964, (Karnataka Act 22 of 1964), the Government of Karnataka hereby amend the Karnataka City Municipalities (Model) Building Bye-laws, 1979 with immediate effect.

**1. Title and commencement.**—(1) These Bye-laws may be called the Karnataka City Municipalities (Model) Building (Amendment) Bye-laws, 1985.

**2. Amendment of Bye-law 1.2.**—In Bye-law 1.2 of the Karnataka City Municipalities (Model) Building Bye-laws, 1979, the words and figures "and less than 2,00,000" shall be *omitted*.