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THE KARNATAKA TOWN MUNICIPALITIES (BUILDING) MODEL BYE-LAWS, 1981

Whereas, the draft of the following model bye-laws was published as required under sub-section (1) of Section 325 of the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964) in the Karnataka Gazette, Extraordinary, dated the 14th March, 1979, inviting objections and suggestions from the persons likely to be affected thereby on or before 16th April, 1979.

And, whereas, the said Gazette was made available to the public on 14th March, 1979;

And, whereas, the objections and suggestions received in respect of the said draft notification have been considered;

Now, therefore, in exercise of the powers conferred by sub-section (1) of 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 said Act, and in supersession of the Karnataka Town Municipalities (Building) Model Bye-laws, 1967 issued in Notification No. LMA 43 MLR(1) 65, dated the 22nd February, 1967, the Government of Karnataka hereby make the following Model (Building) Bye-laws for the Town Municipalities in the State, namely.—

PART I Administration

1. Title, application and commencement.—1.1. These bye-laws may be called the **Karnataka Town Municipalities (Building) Model Bye-laws, 1981.**

1.2. The provisions of these bye-laws shall be applicable to the Town Municipalities in the State of Karnataka, having population of 50,000 or below.

1.3. They shall come into force at once.

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. "Authority" means the authority authorised by the Municipal Council to grant licences and performs the functions of the Authority under these Bye-laws.

2.3. **"Assembly Building"** means 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, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations, and terminals of air, surface and other public transportation services, recreation piers and stadia.

2.4. **"Balcony"** means horizontal projection, including a handrail, or balustrade, to serve as passage or sitting out place.

2.5. **"Building"** means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as 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 or 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 buildings.

2.6. **"Business Buildings"** means 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 shops, Town halls, Court houses, Libraries shall be classified in this group in so far as principal function of these in transaction of public business and the keeping of books and records.

2.7. **"Chajja or Sunshade"** means sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

2.8. **"Drain"** means a line of pipes including all fittings and equipments, such as manholes, inspection chambers, traps, gullies, and floor traps, used for the drainage of a building or a number of buildings, or yards appurtenant to the building within the same curtilage. Drain shall also include open channels used for conveying surface water.

2.9. **"Educational Building"** means any building used for school, college or dry-care purposes for more than 8 hours per week involving assembly for instruction, education or recreation.

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

2.11. **"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, watercloset compartments, laundries, serving and storage pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.

2.12. **"Industrial Buildings"** means 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.

2.13. **"Institutional Buildings"** means 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, convalescent or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanatoria, custodial institution and penal institutions like jails, prisons, mental hospitals, reformataries.

2.14. **"Latrine unconnected"** means latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment and disposal system.

2.15. **"Licence"** means a permission or authorisation in writing by the Authority to carry out work regulated by the Bye-laws.

2.16. **"Mercantile (Commercial) Building"** means any building or part of a building, which is used as shops, stores, market, for display and sale of merchandise either whole or retail. Office storage and located in the same building shall be included under this group.

2.17. **"Open Space"** means an area forming an integral part of the plot, left open to the sky.

2.18. **"Owner"** means the person who receives 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 a 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.

2.19. **"Planning Authority"** means the Planning Authority for the Planning area of the Town constituted under the Karnataka Country Planning Act, 1961.

2.20. **"Plinth"** means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.

2.21. **"Plot or Site"** means a parcel (piece) of land enclosed by definite boundaries.

2.22. **"Residential Building"** means 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 dwellings, lodging or rooming houses, dormitories, apartment houses and flats and hotels.

2.23. "Room Height" means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, under the side of joists or beams or tie beams shall determine the upper point of measurement and this distance would be the head room.

2.24. "Section" means section of the Act.

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

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 as required under Section 187, in writing to the authority of such intention in the Form given in Schedule 1 and the notice shall be accompanied by plans and statements in triplicate drawn or prepared in accordance with Bye-law. 5. The plans may be of ordinary prints on ferro paper, ammonia paper, blue print or on tracing cloth. One set of such plans shall be retained in the municipal office for record after issue of a licence or refusal.

5. **Information accompanying notice.**—5.1. Every person given notice referred in Bye-law 4 shall submit therewith 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.**—(i) A challan or receipt for having paid specified licence fees to the Authority.
(ii) Proof of having paid taxes due on the site or the building up-to-date which may be in the form of up-to-date tax paid receipt.
- (c) **Site plan.**—A site plan in triplicate drawn to a scale of not less than 1: 1,000 and shall show:
 - (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 layout, the serial number of the site, and the reference number of 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 a 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;
 - (viii) area to be occupied by the proposed building;
 - (ix) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;
 - (x) 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 material used in making it.
- (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 drawing shall clearly indicate the size and spacing of all supporting members, and size of rooms and the position of staircases;
 - (ii) the use or occupancy of all parts of the building;
 - (iii) exact location of essential service, water-closet, bath and the like;
 - (iv) sectional drawings showing clearly the sizes of footings, thickness of basement walls and all roof slabs; and the floor slabs-wall construction, staircases 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;
 - (v) street elevation;
 - (vi) details of service latrine, if any;
 - (vii) dimensions of the projected portions beyond the permissible building line;

- (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;
 - (xiv) commencement certificate of the Planning Authority: The Commencement Certificate granted by the Planning Authority in respect of the proposed development shall be enclosed.
- (e) **Specification.**—Specifications of proposed construction giving type of materials used, duly signed by qualified architect/engineer/supervisor shall accompany the notice.
- (f) **Supervision.**—The notice shall be further accompanied by certificate of supervision by the qualified architect/engineer/supervisor who shall undertake supervision, in the prescribed form given in Schedule II.

6. Signing of plans.—6.1. The plans shall be signed by the owner and the qualified architect/engineer/supervisor and their qualification shall be as per Schedule III.

7. Colouring of plans.—7.1. The plans shall be drawn in the following colours:

- (i) Proposed work-Red.
- (ii) Existing work-Black in tracing cloth and white or grey or natural tint in blue on ferro print.
- (iii) Existing work to be removed-Yellow.

Note.—At the bottom of the plan it shall be clearly shown as to what each colour indicate.

8. Notice for alteration only.—8.1. When the notice is for an alteration of the building, only such plans and statements, as may be necessary, shall accompany the notice.

8.2. Repairs.—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 effect the exterior elevation of the buildings or violates any provisions regarding general building or safety requirements.—

- (a) providing or closing of a window or door or ventilator not opening towards other's property;
- (b) providing inter communication;
- (c) providing partitions;
- (d) white washing;
- (e) painting;
- (f) re-tilling and re-terracing;
- (g) plastering and patch work, and;
- (h) re-flooring.

9. Fees.—9.1. 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 Area Covered on all floors	Fees in Rupees
Upto 60 sq.m.	5
Upto 150 sq.m.	15
Above 150 sq.m. and Upto 300 sq.m.	25
Above 300 sq.m. charge Rs. 5 for every 50 sq.m.	

(ii) **Commercial and Business Buildings and Assembly Buildings:**
(i.e. shops, show rooms, business offices, godowns, warehouses, banks, cinemas, theatres, club etc.)

Total covered area on all floors	Fees in Rupees
Upto 20 sq.m.	25
21 to 50 sq.m.	100

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

(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.

- (v) The fixation of these fees shall be governed by the following:
- For re-erection of existing buildings, the fees chargeable shall be the same as for erection of new building.
 - 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.
 - For revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be $\frac{1}{4}$ 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.
 - 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.
 - In case of basement, for the purpose of calculating fees, the area covered under the basement shall be counted towards the covered area.

9.2. When a building licence 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.

10. Grant or refusal of licence.—10.1. The Authority/Chief Officer shall consider every notice given under Section 187 and may either sanction or refuse to sanction the plans and statements or may sanction with such modification or directions as he may deem necessary.

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

10.3. 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 resubmitted plan and shall notify the result within 30 days of the receipt of the replies to the objections.

10.4. Any one aggrieved by an order passed under clause (i) may within thirty days of the date of communication of the order appeal to the Standing Committee and the decision of the Standing Committee shall be final.

10.5. The building licence is valid foryears by which the building should be completed. For further period it shall be got revalidated and the application would be treated as for new building licence and the rules then in force shall apply.

11. Suspension of licence.—11.1. 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.

12. Inspection.—12.1. For the purpose of facilitating inspection, by the Authority, the following shall be the recognised stages in the construction of any building.

- digging of the foundation,
- filling in the foundation and raising the basement wall,
- construction of the superstructure, and
- all subsequent works.

12.2. The Authority or his technical representative shall be competent to inspect the building at all reasonable hours during the day to satisfy themselves that such construction is not inconsistent with the provisions of the Act or Rules or Bye-laws.

13. Completion Certificate.—13.1. Every person erecting a building shall, within one month after completion of such building shall give written notice to the Authority through the qualified Architect/Engineer/Supervisor, regarding completion of work prescribed in the licence in the prescribed form given in Schedule V.

14. Occupancy Certificate.—14.1. Within a period of one month after receipt of the notice of completion, the Authority shall communicate in prescribed form given in Schedule VI the requisite permission to occupy any such building or to use any building or part thereof effected by any such work.

15. Offences and penalties.—15.1. Whoever contravenes any of these bye-laws shall be guilty of an offence and upon conviction shall.—

- 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 extend to ten rupees for every day during which such contravention continues after the conviction for the first of such contravention;
- 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.

16. Unsafe Buildings.—16.1. The provisions of Section 213 of the Act shall apply for all unsafe buildings which shall be considered to constitute danger to public safety and for restoration by repairs of demolition or other actions as directed by the Authority.

17. Architectural Control.—17.1. For the buildings coming up in important areas or fronting major roads or streets or in the case of important monumental buildings, the buildings schemes may be cleared by a special body (Arts Commission) separately set up from the architectural aesthetics point of view and the Authority shall have powers to frame suitable rules for ensuing the above.

PART II

General Building requirements

18. Requirements of site.—18.1. **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 water mark 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 flood 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 the vicinity thereof;
- (v) the site is not drained properly or is incapable of being well drained;
- (vi) the site is filled up tank or has been filled up with or used for depositing excrementitious matter, carcasses 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 be about on a street, unless the site is of such shape, 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 workplace which will be a source or annoyance to the health of the inhabitants of the neighbourhood. Save as otherwise provided, no factory, workshop, workplace 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 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;
- (xi) if the applicant for construction does not establish his title to the property and his ownership.

19. Open space, area and height limitations.—19.1. **Residential Buildings.**—There shall be a minimum open space of 1.5 m in the front and 1 m. on left, right sides and rear of the plots upto 100 sq.m. area. For plots above 100 sq.m. and upto 300 sq.m. there shall be a minimum open space of 2 m. all around. For plots above 300 sq.m. there shall be a minimum open space of 3 m. all around. The maximum coverage for plots upto 100 sq.m. shall be 75 per cent, for plots of 100 to 300 sq.m., the coverage shall be 65% and for plots above 300 sq.m. the coverage shall be 50. The maximum height of buildings shall be 3 storeys (11.0 m.)

19.2. Mercantile or commercial Buildings.—The coverage on plots upto 200 sq.m. shall be maximum of 80 per cent. For plots upto 300 sq.m., the coverage shall be maximum of 70 per cent. For plots above 300 sq.m. and upto 1,000 sq.m. coverage shall be 60 per cent. For plots above 1,000 sq.m. the coverage shall be 50 per cent. The minimum open space on all sides shall be 1 m. for plots upto 200 sq.m., 2 m. for plots upto 300 sq.m. and 3 m. for plots above 300 sq.m. For buildings above 10 m., the same shall be increased by 1 m. for every 3 m. height above 10 m.

The maximum height of buildings shall be 3 storeys (11.0 m.) for plots upto 300 sq.m. and shall be 5 storeys (16 m.) for plots above 300 sq.m.

19.3. Public and Semi-Public Buildings.—Buildings of Assembly, Business, Educational, Hospital Groups shall have open space of 5 m. at front and 3 m. on side and rear. The maximum coverage shall not exceed 60 per cent. The maximum height of Educational Buildings (Schools, Colleges), shall be 2 storeys (8 m.).

The maximum height for other Public Buildings shall be 3 storeys (11 m.).

19.4. **Industrial Buildings.**—The minimum open space shall be 6 m. on front and 4.5 m. on side and rear for plots upto 1,000 sq.m. and for plots upto 5,000 sq.m. the front space shall be 9 m. For plots above 5,000 sq.m. the open space shall be 9 m. on all sides. Further the maximum coverage on plots shall not exceed 40 per cent. The maximum height of buildings shall be 2 storeys.

19.5. The height limitations specified in 19.1, 19.2, 19.3 and 19.4 may be relaxed for different occupancy use groups under special circumstances with the special approval of the Authority.

19.6. **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 space shall about on an interior open space whose minimum width shall be 3 m.

19.7. **Height limitations.**—The absolute height of any building shall not be more than 1.5 times the width of road fronting plus front open space.

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 set 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.

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

(a) **Projections into open spaces.**—Every open space 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 set back with no access to the top of the portico for use as a sit-out place and the height of the portico shall be 2.1 m. from the pinth level. A garage with a room on top may be permitted at the rear end of side open spaces provided no openings are located on the side and rear boundaries.

20. **Parking spaces.**—20.1. 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. respectively.

20.2. For Building of different occupancies, off-street parking spaces shall be provided as stipulated below (a) Motor vehicles space shall be provided as provided in table for parking Motor Vehicles.

Table Off-Street Parking Spaces

Sl. No.	Occupancy	One Parking-Space for every
1	2	3
1) Residential:		
	(i) Multi family Residential	(a) 2 Tenements each having 2 Carpet area of 101 to 200 sq.m. (b) Tenements exceeding 200 sq.m. Carpet Area.
	(ii) Lodging Establishments, Tourists Homes and Accommodation	6 Guest Rooms
2) Educational		100 sq.m. Carpet Area or fraction thereof Administrative Office area and Public Service Areas.
3) Institution (Medical)		20 beds
4) Assembly		30 Seats
5) Government or Semi-Public business		100 sq.m. carpet area or fraction thereof
6) Mercantile		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. there- after.

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

Note.—2. For plots up to 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 occupations in addition to the parking spaces provided under Bye-laws 20.2(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.

20.3. 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.

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

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

20.6. Parking lock-up garage shall be included in the calculation for floor space of Bye-law 21 unless they are provided in the basement of a building or under a building constructed on stilts with no external wall.

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

Types of vehicles	No. of vehicles for which parking space shall be provided
Cars	3.3%
Scooters	10%
Cycles	25%

See Sl. No. 4 of the Table.

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

21. Plinth.—21.1. 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 court-yard shall be raised at least 15 cm. above the level of the surrounding ground. The plinth of garage shall be minimum 15 cm. above the surrounding ground level.

22. Requirements of parts of Buildings—22.1. Size and Area Requirements.—22.1.1. **Habitable Rooms.**—No habitable rooms shall have a floor area of less than 8.0 sq.m. and the minimum width of a room shall be 2.4 m. for plot sizes upto 120 sq.m. For larger plots, the minimum size of habitable room shall be 9.5 sq.m.

22.1.2. **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 of 2.4 m.

22.1.3. **Bathrooms and Water-closets.**—The size of a bath room 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.

22.1.4. **Mezzanine Floor.**—The minimum size of a mezzanine floor if it is used as a living room shall be 8.0 sq.m. The aggregate area of such mezzanine floor shall be 33.3 per cent of the plinth area of the building.

22.1.5. **Loft.**—Where lofts are provided in kitchen and in other habitable area, the maximum coverage shall be limited to 25 per cent of the room size. Lofts provided over corridors, water-closets and bath rooms shall be for 100 per cent coverage.

22.1.6 **Special Housing Schemes.**—The Authority may relax the minimum size, area and height requirements given under 22.1.1. to 22.1.3. and 22.2.1. to 22.2.3. for housing schemes for low income group, economically weaker section of society undertaken by public agency.

22.2. **Height Requirements.**—22.2.1. **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). Where beams are provided, the minimum headroom shall be 2.4 m.

22.2.2. **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.

22.2.3. **Bathroom and Water-closets.**—Height of a bathroom or water closet measured from the surface of floor to the lowest point of ceiling shall be not less than 2.2 m.

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

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

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

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

22.3. **Other Requirements of Parts of Building.**—22.3.1. **Kitchen.**—Every room to be used as kitchen shall have:

- (a) Unless separately provide 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 the waste pipe;
- (b) An impermeable floor; and

- (c) A flue.—The flue shall be so constructed, that the upper outlet shall be at least 1.2 m. higher than any part of the building and within 1.5 m. horizontal radius of the flue.

22.3.2. **Bathrooms 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;
 - (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 platform 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.

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

- (a) it conforms 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 sub-divided 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.

22.3.4. **Roofs.**—(a) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater therefrom by means of sufficient rain water pipes of adequate size, wherever required, so arranged, joined 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 passer by,

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

22.3.5. **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, sanatorium, factories and hostels of educational institutions.
- (e) No Building boundaries shall be surrounded by a barbed wire fence, prickly-pear or other objectionable plant or milk-hedge.

22.3.6. **Drainage of Subsoil.**—(a) Whenever in the opinion of the Authority, the site of a building so requires, the subsoil be drained effectively by means of subsoil drains or by other means to the satisfaction of such authority.

(b) **Surface Water Drains.**—

- (i) Any land passage or other area within the curtilage of a building shall, if the Authority so requires be effectively drained by surface water drains or other means to his satisfaction.
 - (ii) The written approval of the Authority shall be obtained for connecting any sub-soil or surface water drain to a sewer.
- (c) **Drainage below ground floor level.**—In every building, any basement cellar or other space below the ground floor shall be directly drained or drained by a sump provided with a

22.4. Lighting and Ventilation Requirements.—22.4.1. Lighting and Ventilation 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.

A minimum aggregate area of opening excluding doors, not less than $\frac{1}{6}$ of the floor area in the case of residential buildings shall be provided for openings. In the case of other public buildings like business use group offices, educational institution and hospital buildings, the minimum aggregate area of opening shall be not less than $\frac{1}{5}$ of floor area.

No portion of a room shall be assumed to be lighted if it is more than $\frac{1}{5}$ m. from the opening assumed for lighting that portion.

23. Exit Requirements.—23.1. Door way.—No door way shall be less than 7.5 cm. in width in the case of residential buildings and 100 cm. in the case of other buildings.

Door ways shall not be less than 200 cm. in height. No door gate, bar, ground-floor, window shall be placed so as to open outwards upon any street.

23.2 Staircase.—(a) 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;

- (b) 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.
- (c) The maximum height of riser 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.
- (d) Handrails shall be provided with a minimum height of 75 cm. in the case of residential buildings and 100 cm. in the case of other buildings and shall be firmly supported.
- (e) No windings should be provided in public buildings except in the case of emergency exists.

23.3 Detailed Exit Requirements.—For all buildings above 5 storeys (15 m.) in height and for special occupancies like cinema theatres, assembly hall, mercantile buildings, factory buildings *etc.*, the number and details of exits shall be as specified by the Authority in accordance with the provisions relating to Fire Protection in the National Building Code of India, 1970 published by the Indian Standards Institution.

PART III Services, Design and other Requirements

24. Wells.—24.1 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 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 subsoil 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 or otherwise it should have canopy over it, so that leaves and twigs may not fall into the well and rot.

24.2. Well head.—The wall of the head of the well shall be raised above the level of the adjoining ground from a parapet of kerb and to prevent surface water from flowing into a well, and shall 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 from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

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

24.4. 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 1.5 cm. above the level of the surrounding paving;

25. Drainage.—25.1. In localities where facilities for drainage and daily conservancy have not been provided, no dwelling house shall be constructed unless sufficient facilities for drainage and daily conservancy are provided by the owner to the satisfaction of the Authority.

25.2. 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 Tank.

Part I—Small Installations (upto 50 persons) and Part II—Large Installations (upto 300 persons) The requirements of 25.2.1. to 25.2.2. shall be fulfilled.

25.2.1. Location of Septic Tanks and Subsurface Absorption System.—Septic tank should be located at a place open to sky, as far away as possible from 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.

25.2.2. Requirements.—

- (i) **Dimensions of Septic Tanks.—**Septic tank shall have minimum width of 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 brickwork, 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 floor from a branch connection should not make an angle exceeding 45' with the direction of flow in the main pipe.
- (v) The gradients of lane 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 suitable cage of mosquito-proof wire mesh.

The ventilating pipe shall extend to a height which would cause no small 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 the 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 avert 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 7.5 cm. of clean coarse 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. A masonry ring 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 22 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.

25.3 Privy.—25.3.1. 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 25 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 window 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. on where it discharges.

25.3.2. Privy on Upper Floor.—No person shall build.—

- (a) a privy on any upper floor of a building unless it be of the

maintained, the Authority may give permission in writing for erecting a served privy containing a commode;

- (b) a room other than a bathroom or privy over or below a served privy; and
- (c) a 'sandas' or drop privy.

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

25.3.3. Excavation of well near latrine.—No person shall excavate or construct any well within 18 m. from any latrine, privy, fati sink or cesspool.

26. Structural design.—26.1. The structural design of buildings and safety of structure shall be to the satisfaction of the authority. All buildings more than 2 storeys and non-masonry and non-timber buildings shall be designed in accordance with Part VI-Structural Design of National Building Code of India, 1970.

27. Conformity of National Building Code.—27.1. Any aspects not covered in the bye-laws or in particular the planning, design and construction of the buildings and its appertenant services shall be done to the satisfaction of the Authority. The National Building Code of India, 1970 shall be the reference document for conformity regarding the various aspects. The latest version to the National Building Code shall be referred at the time of enforcement of the Bye-laws.

28. Special Requirements of individual Occupancies.—28.1. **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 conform to the rules under the Karnataka Cinemas (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 hall 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 Cinemas (Regulation) Act, 1964.
- (iii) In addition, assembly building shall be protected by fire-resisting materials conforming to I.S. specifications such as those specified in the Schedule VII.
- (iv) Exit and fire safety requirements shall be in accordance with relating to Fire Protection in the National Building Code of India, 1970.

28.2. Factories and Industrial Buildings.—Notwithstanding any provi-

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 Authority.
- (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 the provisions relating to Fire Protection in the 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 so 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 in any place in a building under Section 187 of the Act

To
The Authority,
.....Municipal Council,
.....Town Municipality.
(Name of Town)
KARNATAKA

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/Bazaar/Road..... Town No..... and in accordance with the building bye-law 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 qualified Architect/Engineer/Supervisor.... 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 stacking 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. 5.1(f))

Form for Supervision

To
 The Authority,
Municipal Council,
Town Municipality
 (Name of Town)
 KARNATAKA

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/Bazaar/Road..... Town 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 mentioned plans.

Signature of Architect/Engineer/.....
 Supervisor

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

Address of Architect/Engineer/Supervisor.....

Date.....

SCHEDULE III

(Bye-law No. 6.1)

Qualifications of Technical Personnel for Preparation of Schemes for Building Licence and Supervision

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-4.

III-2. Architect

III-2.1. **Qualification.**—The qualifications of Architect will be the Associate Membership of the Indian Institute of Architects of 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 the Government of India for registration as Architect under Schedule XIV of the Architect Act, 1972.

III-3. Engineer

III-3.1. **Qualifications.**—The qualifications 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-4. Supervisor

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

III-5. Competence of work for major buildings

III-5.1. —In buildings above 3 storeys in height and on plots above 500 sq m, an architect and engineer shall only be competent to sign the plans, carry

out supervision and give the completion certificate for buildings of smaller sizes. Architects, Engineers and Supervisors shall be competent to carry out the different work identified above.

III-6. Duties and Responsibilities of Technical Personnel

III-6.1.—In case where the technical personnel undertake only preparation of plans and designs:

- (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 Planning and Country Planning Act and the 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 property arranged and folded and in accordance with provisions mentioned in the Bye-laws.
- (c) They shall personally comply with all requisitions received from the Town 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 reopened.
- (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 preparations 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 in 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 provision 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 examinations of the work.
- (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 Regulations, Zoning Regulations, 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.
- (l) They shall be deemed to have continued their supervision unless they give in writing to the Municipality that they 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 resignation.

SCHEDULE IV

(Bye-law No.10.2)

Form For Sanction or Refusal of Licence

From

The Authority
 (Office of the Chief Officer)
Town Municipality
 (Name of Town)
 KARNATAKA

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.....situated in Col-

ony/Street.....Mohalla/Bazaar/Road.....Town
No.....I have to inform you that the sanction has been granted / re-
fused by the Authority on the following grounds:

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

Office (Communication) No.....
Office Stamp.....
Date.....

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

SCHEDULE V

(Bye-law No. 13.1)

Form for Completion Certificate

To
The Authority
.....Municipal Council
.....Town Municipality
(Name of Town)
KARNATAKA

Sir,
I hereby certify that the erection, re-erection or material alteration in/of building
No.....on/in Plot No.....situated in Colony/Street..... Mohalla/Ba-
zaar/Road.....Town 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 thereun-
der have been transgressed in the course of 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 Architect/Engineer/Supervisor

Name of Architect/Engineer/Supervisor (in Block letters).....
Address of Architect/Engineer/Supervisor.....
Date.....

SCHEDULE VI

(Bye-law No. 14.1)

Form for Occupancy Certificate

From
The Authority,
(Office of the Chief Officer)
.....Town Municipality
(Name of Town)
KARNATAKA

To
.....
.....
.....

Sir,
I hereby certify that the erection, re-erection or alteration in/or building
No..... or the on/in Plot No Block No in Col-
ony/Street.....Mohalla/Bazaar/Road.....Town
No.....ompleted under the supervision of.....Registered Ar-
chitect/Engineer/Supervisor 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 use group structural safety, fire safety, hygienic conditions inside and in the
surroundings and is fit for occupation.

Office (Communication No.....
Office Stamp.....
Date.....

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

SCHEDULE VII

[Bye-law No. 28.1(iii)]

Fire Resisting Materials

1. Any material and any part of a building may be considered as fire-resis-
tant. if without themselves burning, they are capable of resisting fire for quarter

of an hour and of preventing the passage and spreading of the fire during this period.

2. Among others, the following are considered fire-resisting, namely.—

- (a) Walls, ceilings, beams, stanchions, pillars and trusses of wood if they are covered by twenty-five millimetres thickness of lime plaster or by cement asbestos sheets of five millimetres.
- (b) Stairs of granite, other stone, iron or wood, if their bottom surface is covered from underneath with twenty-five millimetres thickness of lime plaster or with cement asbestos sheet supported on wire netting or wooden reepers at some distance from the steps.
- (c) Battened wooden-doors of not less than twenty-five millimetres thickness if shutters and frames are covered on both sides with thin sheet iron or plain cement asbestos sheets which are screwed on to the wood, if they are made to close automatically and if the depth of the base in the frame is at least twenty millimetres.

3. Materials other than those mentioned above may be accepted by the licensing authority as fire-resisting provided that they correspond to the description given above.