

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂಖ್ಯೆ: ಗ್ರಾಅಪ 788 ಗ್ರಾಪಂಅ 2014

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಚಿವಾಲಯ,  
ಬಹುಮಹಡಿ ಕಟ್ಟಡ,  
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 18-03-2015

ಇವರಿಂದ,

ಸರ್ಕಾರದ ಕಾರ್ಯದರ್ಶಿ,  
ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂ.ರಾಜ್ ಇಲಾಖೆ,  
ಬೆಂಗಳೂರು.

ಇವರಿಗೆ,

ಎಲ್ಲಾ ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಾಹಕಾಧಿಕಾರಿಗಳು,  
ರಾಜ್ಯದ ಎಲ್ಲಾ ಜಿಲ್ಲಾ ಪಂಚಾಯತಿ.

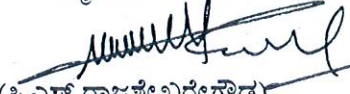
ಮಾನ್ಯರೆ,

ವಿಷಯ : ಕರ್ನಾಟಕ ಪಂಚಾಯತ್ ರಾಜ್ (ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಗಳ ಮೇಲೆ ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ನಿಯಂತ್ರಣ) (ನಿರಶನ) ಕರಡು ನಿಯಮಗಳು, 2015 ಹಾಗೂ ಕರ್ನಾಟಕ ಪಂಚಾಯತ್ ರಾಜ್ (ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಗಳ ಮೇಲೆ ಜಿಲ್ಲಾ ಪಂಚಾಯತಿಗಳ, ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿಗಳು ಮತ್ತು ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ನಿಯಂತ್ರಣ) ಮಾದರಿ ಕರಡು ವಿನಿಯಮಗಳನ್ನು ಪ್ರಕಟಿಸಿ ಆಕ್ಷೇಪಣೆ ಮತ್ತು ಸಲಹೆಗಳನ್ನು ಸ್ವೀಕರಿಸುವ ಬಗ್ಗೆ.

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ಕರ್ನಾಟಕ ಪಂಚಾಯತ್ ರಾಜ್ ಅಧಿನಿಯಮ 1993 ರ ಪ್ರಕರಣ 64 ರಡಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರದನ್ವಯ, ಕರ್ನಾಟಕ ಪಂಚಾಯತ್ ರಾಜ್ (ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಗಳ ಮೇಲೆ ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ನಿಯಂತ್ರಣ) (ನಿರಶನ) ಕರಡು ನಿಯಮಗಳು, 2015 ಹಾಗೂ ಕರ್ನಾಟಕ ಪಂಚಾಯತ್ ರಾಜ್ (ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಗಳ ಮೇಲೆ ಜಿಲ್ಲಾ ಪಂಚಾಯತಿಗಳ, ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿಗಳು ಮತ್ತು ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ನಿಯಂತ್ರಣ) ಮಾದರಿ ಕರಡು ವಿನಿಯಮಗಳನ್ನು ಸರ್ಕಾರ ಸಿದ್ಧಪಡಿಸಿರುತ್ತದೆ. ಇವುಗಳ ಪ್ರತಿಯನ್ನು ಈ ಪತ್ರದೊಡನೆ ಲಗತ್ತಿಸಿದೆ. ಈ ಕರಡು ನಿಯಮಗಳನ್ನು ಸಾರ್ವಜನಿಕರ ಮಾಹಿತಿಗಾಗಿ ಎಲ್ಲಾ ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳು, ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿಗಳು ಹಾಗೂ ಜಿಲ್ಲಾ ಪಂಚಾಯತಿಗಳ ಸೂಚನಾ ಫಲಕದಲ್ಲಿ ಪ್ರಕಟಿಸಲು ಕೋರಲಾಗಿದೆ. ಗ್ರಾಮ ಪಂಚಾಯತಿ ವ್ಯಾಪ್ತಿಯ ಸಾರ್ವಜನಿಕರಿಗೆ ಕರಡು ನಿಯಮಾವಳಿಗಳ ಬಗ್ಗೆ ವ್ಯಾಪಕ ಪ್ರಚಾರ ನೀಡಲು ಹಾಗೂ ಅವರುಗಳಿಂದ ಸಲಹೆ ಹಾಗೂ ಆಕ್ಷೇಪಣೆಗಳನ್ನು ಆಹ್ವಾನಿಸಿ, ಅವುಗಳನ್ನು ತಮ್ಮ ಅಭಿಪ್ರಾಯ ಹಾಗೂ ಶಿಫಾರಸ್ಸಿನೊಂದಿಗೆ ಕರಡು ನಿಯಮಗಳಲ್ಲಿ ನಿಗದಿಪಡಿಸಿರುವ ದಿನಾಂಕದೊಳಗೆ ಸರ್ಕಾರಕ್ಕೆ ಕಳುಹಿಸಿಕೊಡುವಂತೆ ಈ ಮೂಲಕ ಕೋರಲಾಗಿದೆ.

ನಿಮ್ಮ ನಂಬುಗೆಯು,

  
(ಸಿ.ಎಸ್.ರಾಜಶೇಖರೇಗೌಡ) 18/03/15

ಉಪನಿರ್ದೇಶಕರು ಹಾಗೂ

ಸರ್ಕಾರದ ಪದನಿಮಿತ್ತ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ  
ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂ.ರಾಜ್ ಇಲಾಖೆ.

ಪ್ರತಿ:

1. ಎಲ್ಲಾ ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿ ಕಾರ್ಯನಿರ್ವಾಹಕ ಅಧಿಕಾರಿಗಳು, ರಾಜ್ಯದ ಎಲ್ಲಾ ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿ ರವರ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಲಾಗಿದ್ದು, ಈ ಕರಡು ನಿಯಮಾವಳಿಗಳ ಪ್ರತಿಯನ್ನು ತಮ್ಮ ತಾಲ್ಲೂಕಿನ ಎಲ್ಲಾ

ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳಿಗೆ ಕಳುಹಿಸಿ, ಸಾರ್ವಜನಿಕರ ಮಾಹಿತಿಗಾಗಿ ಪ್ರಕಟಿಸಲು ನಿರ್ದೇಶನ ನೀಡುವಂತೆ ಕೋರಲಾಗಿದೆ.

2. ಎಲ್ಲಾ ಪಂಚಾಯತಿ ಅಭಿವೃದ್ಧಿ ಅಧಿಕಾರಿಗಳು, ರಾಜ್ಯದ ಎಲ್ಲಾ ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳು ರವರ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಲಾಗಿದೆ ಹಾಗೂ ಸಾರ್ವಜನಿಕರ ಮಾಹಿತಿಗಾಗಿ ಪ್ರಕಟಿಸಲು ಸೂಚಿಸಲಾಗಿದೆ.
3. ಸಂಪಾದಕರು, ಕರ್ನಾಟಕ ವಿಕಾಸ ರವರ ಮಾಹಿತಿಗಾಗಿ ಹಾಗೂ ಮುಂದಿನ ಕರ್ನಾಟಕ ವಿಕಾಸ ಮಾಸಿಕ ಪತ್ರಿಕೆಯಲ್ಲಿ ಪ್ರಕಟಿಸಲು ಕೋರಲಾಗಿದೆ.
4. ಇಲಾಖಾ web site ನಲ್ಲಿ ಪ್ರಕಟಿಸಲು ಗಣಕ ಕೋಶ, ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂ.ರಾಜ್ ಇಲಾಖೆ ರವರಿಗೆ ಕಳುಹಿಸಲಾಗಿದೆ.



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು  
ಬಿಶೇಷ ರಾಜ್ಯ ಪತ್ರ

ಭಾಗ - IV-A	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ಮಾರ್ಚ್ ೧೭, ೨೦೧೫ (ಫಾಲ್ಗುಣ ೨೬, ಶಕ ವರ್ಷ ೧೯೩೬)	ನಂ. ೨೨೨
Part - IV-A	Bengaluru, Tuesday, March 17, 2015 (Phalguna 26, Shaka Varsha 1936)	No. 222

## RURAL DEVELOPMENT & PANCHAYAT RAJ SECRETARIAT

### NOTIFICATION-I

No: RDP 788 GPA 2014, Bangalore, dated: 17.03.2015

The draft of the Karnataka Panchayat Raj (Grama Panchayats Control Over Erection of Buildings) (Repeal) Rules, 2015, which the Government of Karnataka proposes to make in exercise of the powers conferred by section 64 of Karnataka Panchayat Raj Act, 1993 (Karnataka Act No.14 of 1993) read with section 311 of the said Act, is hereby published as required by sub-section (1) of section 311 of the said Act, for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken in to consideration after fifteen days from the date of its publication in the Official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Principal Secretary to Government, Rural Development and Panchayat Raj Department, 3<sup>rd</sup> Floor, M.S.Buildings, Ambedkar Veedhi, Bangalore - 560 001.

### DRAFT RULES

**1. Title and commencement.-** (1) These rules may be called the Karnataka Panchayat Raj (Grama Panchayats Control over erection of Buildings) (Repeal) Rules, 2015.

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

**2. Repeal and savings.-** The Karnataka Panchayat Raj (Grama Panchayats control over erection of Buildings) Rules, 1994 are hereby repealed:

Provided that, such repeal shall not affect,-

- The previous operation of the said rules or anything duly done or suffered there under; or
- Any right, privilege, obligation or liability acquired accrued or incurred under the said rule.

By order and in the name of the Governor of Karnataka,

**C.S. Rajashekhare Gowda**

Deputy Director and Ex-officio

Under Secretary to Government

Rural Development & Panchayat Raj Department.

## RURAL DEVELOPMENT & PANCHAYAT RAJ SECRETARIAT

### NOTIFICATION-II

No: RDP 788 GPA 2014, Bangalore, dated: 17.03.2015

The draft of the karnataka Panchayat Raj (Zilla Panchayats, Taluk Panchayats an Grama Panchayat Control Over ersion of buildings) Model Bye-laws, 2015, which the Government of Karnataka proposes to make in exercise of the powers conferred by section 311 read with section 315 of the Karnataka Panchayat Raj Act, 1993 (Karnataka Act No.14 of 1993) is here by published as required by sub-section(5) of the section 315 of the said Act, for the information of all persons likely to be

affected thereby and notice is hereby given that the said draft will be taken into consideration after thirty days from the date of its publication in the official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Additional Chief Secretary to Government, Rural Development and Panchayat Raj Department, 3<sup>rd</sup> Floor, 3<sup>rd</sup> Gate, Multistoried Buildings, Dr. Ambedkar Veedhi, Bangalore-560001.

## DRAFT RULES

### PART I

**1. Title and commencement.** - (1) These bye-laws may be called the Karnataka Panchayat Raj (Zilla Panchayats, Taluk Panchayats and Grama Panchayat Control Over erection of buildings) Model Bye-laws, 2015.

(2) They shall come into force at once.

**2. Definitions.** - In these bye-laws, unless the context otherwise requires,-

(a) "**Act**" means the Karnataka Panchayath Raj Act, 1993. (Karnataka Act 14 of 1993)

(b) "**Authority**" means the authority authorised by the Grama Panchayath to grant licenses and performs the functions of the Authority Under these Bye-laws.

(c) "**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.

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

(e) "**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.

(f) "**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, 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.

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

(h) "**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.

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

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

(k) "**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.

(l) "**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.

(m) "**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, sanitarium, custodial institution and penal institutions like jails, prisons, mental hospitals, reformatories.

(n) "**Latrine unconnected**" means latrine not connected to the sewerage system; it may be connected to a septic tank or leach pit or suitable treatment and disposal system.

(o) "**License**" means a permission or authorisation in writing by the Authority to carry out work regulated by the Bye-laws.

(p) "**Mercantile (Commercial) Building**" means any building or part of, 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.

(q) "**Open Space**" means an area forming an integral part of the plot, let open to the sky.

(r) "**Owner**" means the person who receives rent for the use of the Land or building is 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, 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.

(s) "**Planning Authority**" means the Planning Authority for the local Planning area limits of Authority constituted under the Karnataka Town and Country Planning Act, 1964 and TalukPanchayath for areas outside planning area limits.

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

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

(v) "**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 dwelling lodging or rooming houses, dormitories, apartment houses and flats a hotels.

(w) "**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.

(x) "**Section**" means section of the Act.

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

**3. Building License required.** - 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 license for each such building from the Authority.

**4. Application for erection, re-erection, material alternation or demolition of the building.- (1)** Every person who intends to erect, re-erect or make material alteration or demolish any building, shall give in writing to the authority of such intention in the form given in Schedule 1 and shall be accompanied by plans and statements in triplicate drawn or prepared along with 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 license 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 Grama Panchayat property 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; and Hakku Patra No if it is a site given under government Ashraya scheme or In any other Government Scheme.

(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;
- (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;
- (xiv) commencement certificate of the Planning Authority: The Commencement Certificate granted by the Planning Authority in respect of the proposed development shall be enclosed in case of the building Plan to be constructed exceeds 3 floors. Gramapanchayat has authority to sanction upto 3 rd floor .

(e) **Specification.**-Specifications of proposed construction giving type of materials used, duly signed by qualified architect/qualified empanelled engineer /supervisor (Civil Diploma holder) 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.

(2) The plans may be of ordinary prints on Ferro paper, ammonia paper, blue print or on tracing cloth and plain sheet in case of thatch or Mud house. One set of such plans shall be retained in the GramaPanchayat office for record after issue of a license or refusal.

5. **Signing of plans.** - The plans shall be signed by the owner and the qualified architect/ qualified empanelled engineer / supervisor (Civil Diploma holder) and their qualification shall be as per Schedule III.

6. **Colouring of plans.**- 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.

7. **Application for alteration only.**-(1) When the application is for an alteration of the building, only such plans and statements specified in sub bye law (2) as may be necessary, shall accompany the application.

(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.

8. **Fees.** - (1) No application under bye law (4) an (7) shall be valid unless and until the person giving such application encloses the challan or receipt for having paid the necessary licence fee as specified below.-

(i) **Residential buildings:**

- (a) Fee to be imposed on different types of residential buildings is shown in schedule v11

(b) If the Estimation exceeds Rs. 10 lac, 1% of total estimated amount shall be paid as labour cess in addition to the amount shown in schedule v11

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

(i.e. shops, show rooms, business offices, godowns, warehouses, banks, cinemas, theatres, club etc.)

(a) Fee to be imposed on different types of commercial and business and Assembly buildings is shown in schedule v111

(b) If the Estimation exceeds Rs. 10 lac, 1% of total estimated amount shall be paid as labour cess in addition to the amount shown in schedule v111

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

(a) Fee to be imposed on different types of public buildings for educational, Religious and charitable use buildings is shown in schedule 1x

(b) If the Estimation exceeds Rs. 10 lac, 1% of total estimated amount shall be paid as labour cess in addition to the amount shown in schedule 1x

**(iv) Industrial Buildings:**

(a) Fee to be imposed on different types of industrial buildings is shown in schedule x

(b) If the Estimation exceeds Rs. 10 lac, 1% of total estimated amount shall be paid as labour cess in addition to the amount shown in schedule x

Explanation.- for the purpose of this byelaw, labour cess shall be in Accordance with building and other construction workers welfare cess Act, 1996.

(2) The fixation of fees shall be governed by the following:-

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

(ii) 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.

(iii) 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.

(iv) 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.

(v) In case of basement, for the purpose of calculating fees, the area covered under the basement shall be counted towards the covered area.

(3) When a building license 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.

**9. Grant or refusal of license.-**

(1) The Authority/PDO shall consider every application and after satisfying the requirements of part II may either sanction or refuse to sanction the plans and statements or may sanction with such modification or directions as he may deem necessary.

(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 64 and one set of the drawings and specifications duly endorsed shall be returned to him.

(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.

(4) Anyone aggrieved by an order passed under clause (i) may within thirty days of the date of communication of the order appeal to the executive officer and the decision of the executive officer shall be final.

(5) The building license is valid for three years 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 license and the rules then in force shall apply.

**10. Cancellation of license.-**The Authority may cancel any license issued under these provisions, wherever there has been any false statement or any misrepresentation of any material fact in the application on which the licence was based.

**11. Inspection.-**

(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.

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

**12. Completion Certificate.** -Every person erecting, reerecting, making material alteration, demolition a building shall, within one month after completion of such building shall give written notice to the Authority through the qualified Architect/ qualified empanelled engineer / supervisor (Civil Diploma holder) regarding completion of work prescribed in the license in the prescribed form given in Schedule V.

**13. Occupancy Certificate.** - Within a period of one month after receipt of the notice of completion, the Authority shall communicate in the 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.

**14. Offences and penalties.** - Whoever contravenes any of these byelaws shall be guilty of an offence and upon conviction shall.-

(a) be punished with a fine which may extend to two thousand rupees and in the case of a continuing contravention with an additional fine which may extend to hundred 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 action against the licensed technical personnel which may include cancellation of the licence.

**15. Unsafe Buildings.** - The provisions of Section 65 of the KPR 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.

**16. Architectural Control.** - For the buildings coming up in important areas or fronting major roads or streets or in the case of important monumental buildings, the buildings may be cleared by a special body separately set up from the architectural aesthetics point of view and the Authority shall have powers to recommend suitable bye laws for ensuring the above.

## PART II

### General Building requirements

**17. Requirements of site.** - 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) meters 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 meter 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 Gram Panchayat or by an Planning Authority 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.



### 18. Open space, area and height limitations.-

(1) **Residential Buildings.**- There shall be a minimum open space of 1 mtr in the front and 1/2 mtr. 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 1 mtr all around. For plots above 300 sq.m. there shall be minimum open space of 2 mtr 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 q.m. the coverage shall be 50. The maximum height of buildings shall be 3 storeys (11.0 mtr.)

(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 mtr for plots upto 200 sq.m., 2 mtr for plots upto 300 sq.m. and 3 mtr for plots above 300 sq.m. For buildings above 10 mtr the same shall be increased by 1 mtr for every 3 mtr height above 10 mtr.

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

(3) **Public and Semi-Public Buildings.**-Buildings of Assembly, Business, Educational, Hospital Groups shall have open space of 5 mtr. at front and 3 mtr. on side and rear. The maximum coverage shall not exceed 60 per cent. The maximum height of Educational Buildings (Schools, Colleges), shall be 3 storeys (11 mtr.). If lift is not provided.

The maximum height for other Public Buildings shall be 3 storeys (11 mtr.). If lift is not provided.

(4) **Industrial Buildings.**-The minimum open space shall be 6 mtr. on front and 4.5 mtr. 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 mtr. For plots above 5,000 sq.m. the open space shall be 9 mtr. on all sides. Further the maximum coverage on plots shall not exceed 40 per cent. The maximum height of buildings shall be 2 storeys. If lift is not provided.

(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.

(6) **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, left 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.

(7) **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 mtr. 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 mtr. width and 4.5 mtr. 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 mtr. 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.

### 19. Parking spaces.-

(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.

(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 sqmtr
	(ii) Lodging establishments, tourist homes and Accommodation	(b) Tenements exceeding 200 sq m Carpet area

Sl.No	Occupancy	One Parking-Space for every
2.Educational		100 sq m carpet area or fraction thereof Administrative office area and public service area
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 rea 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 additions for educational buildings, parking space shall be provided as per Sl. No.4

Note.-2. For plots up to 100 sq.m. and 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.

(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 manicing of vehicles shall be exclusive of the parking space stipulated in these bye-laws.

(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.

(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.

(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.

(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	5% of the seating capacity
Scooters/Motorcycles	20% of the seating capacity
Cycles	10% of the seating capacity

See Sl. No.4 of the Table.

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

20. **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.

## 21. **Requirements of parts of Buildings-**

### (i) **Size and Area Requirements.-**

(1) **Habitable Rooms.**- a habitable rooms shall have a floor area of not less than 8.0 sq.m. and the minimum width of a room shall be 2.4 mtr. for plot sizes upto 120 sq.m. For larger plots, the minimum size of habitable room shall be 9.5 sq.m.

(2) **Kitchen.**-The area of kitchen shall be not less than 5.5 sq.m. with the minimum width of 1.8 mtr. 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 10 sq.m. with a minimum width of 2.4 mtr.

(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 mtr. 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 mtr. The minimum floor area for water-closet shall be 1.1 sq.m. with a minimum width of 0.9 mtr.

(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.

(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.

(6) **Special Housing Schemes.**-The Authority may relax the minimum open space, size, area and height requirements given under 19.1, 22.1.1. to 22.1.3. and 22.2.1. to 22.2.3. for residential buildings in housing schemes for low income group, economically weaker section of society undertaken by public agency and erstwhile residential buildings/thatch/mud/tilled houses situated in gramathana area .

(ii) **Height Requirements.**-(1) **Habitable Room.**-The height of all rooms used for human habitation shall be 2.75 mtr. 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 mtr.

(iii) **Kitchen.**- The room height of the kitchen shall not be less than 2.75 mtr. and where beams are provided, the minimum head-room shall be 2.4 mtr.

(iv) **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 mtr.

(v) **Loft.**- The head room for the loft shall be not more than 1.5 mtr.

(vi) **Mezzanine Floor.**-The minimum height of mezzanine floor shall be 2.2mtr.

(vii) **Staircase.**- The minimum head room in a passage under the landing of a staircase shall be 2.2 mtr.

22. **Industrial Building.**- The minimum height of room shall not be less than 3.6mtr.

### 23. Other Requirements of Parts of Building.-

(1) **Kitchen.**-Every room to be used as kitchen shall have:

(a) Unless separately provided in a pantry, meant for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the waste pipe or soak pit.

(b) An impermeable floor; and

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

(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.

(f) No room containing water-closets shall be used for any purpose except as a lavatory. Every room containing water-closet shall have a door completely closing the entrance to it.

(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.

(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 let into recharge pit or 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 passerby,

(b) The Authority may require rain water pipes to be connected to a rain water recharge pit or a drain or sewer to a covered channel formed beneath the public footpath to connect the rainwater pipe to the road gutter or on in 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 out or formed in such external walls or in such other manner as may be approved by the Authority.

**(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 mtr. 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 comer plot, the height of the boundary wall shall be restricted to 0.75 mtr. for a length of 5 mtr. on front and side of the intersection and the remaining height upto 1.5 mtr. 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.

**(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 compound wall of a building shall, if the Authority so requires be effectively let in to recharge pits or 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 suitable pump.

**24. Concurrence of Aerodrome Authorities in certain cases.-**In the case of a building proposed to be erected within a radius of twenty kilometers from any aerodrome reference point the Grama Panchayat shall obtain the prior concurrence of the local Aerodrome Authority, before granting permission for erection of such building.

By order and in the name of the Governor of Karnataka,

**C.S. Rajashekhare Gowda**

Deputy Director and Ex-officio

Under Secretary to Government

Rural Development & Panchayat Raj Department.

**Form - I**

**(See clause 4)**

Application Form for Building License (New/Alteration/Additions)

To  
Panchayath Development Officer  
----- GramaPanchayath  
-----Taluk

01	Applicant Name and Address	
02	Building Construction Details(New/Alteration/Addition)	
03	Survey No/House No/Property No. In case Alteration /Addition measurement and plan previously given by GP	
04	Chekbandhi  1. East:- 2. West:- 3. South:- 4. North:-	
05	No of Rooms to be formed as given the Building Plan	

06	Type of Building (Thatch/Mud/sheet/Rcc)	
07	The direction to which Main door is to be constructed.	
08	Ground Details	
09	Roof Details	
10	Built up area in Sq.Mts	
11	Estimation of Building	
12	Building and Site plan (Two sets)	
13	Any Information to be Demanded by GP	
14	Documents attached to this Application Form (list)	1. 2. 3. 4.

I hereby give notice that I intend erect/re-erect/to make alterations in the building property No----- plot No-----village Name----- in accordance with the Building byelaws of karnataka Panchayat Raj (Zilla Panchayats, Taluk Panchayats an Grama Panchayat Control Over erection of buildings) Model Bye-laws, 2015. I forward herewith the following Plans and specifications duly signed by me. Sri / Smt ----- will supervise the construction and I undertake that details and documents submitted by me to the Grama Panchayath are true and in accordance with the rules/acts/ laws of the land .

Place:

Date:

Applicant Signature

**Form-II**  
**(See Clause 5(f))**  
**Form of Supervision**

I hereby certify that the erection, re-erection material alteration in the building bearing property No ----Plot No----- survey No----House No---- Locality/Street ----- Village----- will be carried out under my supervision and I certify that all the materials (type and Grade) and the workmanship of the work will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plans.

I hereby undertake to report to the authority within 3 days of any deviations from the sanctioned plan or violation of building bye-laws.Zoning regulations observed during the construction of the aforesaid building. Applicable to high rise buildings or the buildings specified in the bye -law No---. I also certify that the building has been designed as per the specifications prescribed in the present rules of the govt.

Signature-----

Name of The Supervisor (Civil Diploma Holder)

Dated:

**Form- III**  
**(See Clause 6)**  
**Signing of Plans**

1. Architect

Qualification: Must be a holder of a degree in Architecture from a recognized University in India.

2. Engineer

Qualification: Must be a holder of degree in Civil Engineering or equivalent qualification from a recognized University in India.

3. Supervisor

Qualification: Must be a holder of a Diploma in Civil Engineering given by Directorate of Technical Education.

**Form -IV**  
(See Clause )

Form of Grant OR Refusal of License (As given in the Format)

**REFUSAL of License**

**From**  
PDO  
-----GP  
-----TP

**TO**

Sir /madam,

With reference to your Application No----Dated-----For grant of License for the erection/re-erection /making alteration /renewal of the building bearing property No -----Plot No-----survey No----- Village----- Locality.Street ----- I have to inform that sanction has been refused by the authority on the following grounds.

- 1.
- 2.
- 3.

**Form - V**  
(See Clause 13)

**COMPLETION CERTIFICATE**

I hereby certify that the development/erection/re-erection or material alteration in /of building on plot no -----belonging to Mr/Mrs/Ms----- in street ----- In ----village 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&grade) have been used strictly in accordance with general and detailed specifications.

All conditions stipulated in the agreement form ----- dated ----- have been fulfilled .

The building is fit for use for which it has been erected/re-erected /altered, constructed and enlarged

-----  
Signature of Supervisor  
With official seal  
Date:

signature & name of the owner

**Form - VI**  
(See Clause 14)

**Occupancy certificate**

A plan was sanctioned for the construction of -----building consisting of -----at ----- vide GP resolution No----- Dated-----

On receipt of the intimation of the completion of the building from the owner, The building was inspected by the ----- and it was found that the applicant has built the building according to the sanctioned plan /effected certain changes from the sanctioned plan .these changes was regularized by PDO in his Note dated ---- as recommended by the ----- by levying a penalty of Rs -----after ensuring that the deviations are within the permissible limit of 5% from the sanctioned plan.

The applicant has paid a sum of Rs ------(Rupees-----) vide challan No/receipt No----dated ----- towards the compounding fine. Hence ,the deviations by the applicant are regularized

Therefore permission is granted to occupy thebuilding for ----- purpose at----- vide GP resolution No----- consisting of -----with the following details.

Floor description	Area	No of the units/use of floor	Remarks

Conditions apply.  
Signature of the authority.

**Schedule VII**  
**Residential building fee slab (per Sq.mtr)**  
**(in Rs)**

S. No	Type of Building construction	Gps that come with in the 20 kms of BBMP border		Gps with in 5 kms of District head quarters		Gps with in 3 Kms of Taluk Head qutrs.		Gps with in 2 Kms of town panchayath/hobli head qutrs		Remaining Gps not come under these 4 types	
		3	4	5	6	7	8	9	10	11	12
1	2	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
01	RCC ,Granite floor ,teak wood	23	28	22	27	21	26	20	25	19	24
02	RCC, Marble floor, Teak wood	21	26	20	25	19	24	18	23	17	22
03	Rcc, mosaic floor, Vitrified ceramic	19	24	18	23	17	22	16	21	15	20
04	RCC Mosaic, polish kadapa/Shahabad/betham, jelly, iron windows, wood	17	22	16	21	15	20	14	19	13	18
05	RCC red oxide floor all types of wood/Iron window	15	20	14	19	13	18	12	17	11	16
06	Madras tarasi/mangalore red sheets, Ac sheets, red oxide floor forest wood concrete flooring	13	18	12	17	11	16	10	15	9	14
07	Madras Tarasi /Mangalore red sheets/Ac sheets	11	16	10	15	9	14	8	13	7	12
08	Thari sheet/Mud roof with kadapa coating and thatch	2	4	2	4	2	4	2	4	2	4
09	Apartment buildings vehicle parking	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof
		16	18	15	17	14	16	13	15	12	14

**Schedule VIII**  
**Commercial building fee slab (per Sq.mtr)**  
**(in Rs)**

S.No	Type of Building construction	Gps that come with in the 20 kms of BBMP border		Gps with in 5 kms of District head quarters		Gps with in 3 Kms of Taluk Head qutrs.		Gps with in 2 Kms of town panchayath/hobli head qutrs		Remaining Gps not come under these 4 types	
		3	4	5	6	7	8	9	10	11	12
1	2	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
01	RCC ,Granite floor ,teak wood	43	48	42	47	41	46	40	45	39	44
02	RCC, Marble floor, Teak wood	42	47	41	46	40	45	39	44	38	43
03	Rcc, mosaic floor, Vitrified ceramic	41	46	40	45	39	44	38	43	37	42
04	RCC Mosaic, polish kadapa/Shahabad/betham, jelly, iron windows, wood	40	45	39	44	38	43	37	42	36	41
05	RCC red oxide floor all types of wood/Iron window	39	44	38	43	37	42	36	41	35	40
06	Madras tarasi/mangalore red sheets, Ac sheets, red oxide floor forest wood concrete flooring	28	33	27	32	26	31	25	30	24	29
07	Madras Tarasi /Mangalore red sheets/Ac sheets	23	28	22	27	21	26	20	25	19	24
08	Thari sheet/Mud roof with kadapa coating and thatch	18	23	18	23	18	23	18	23	18	23
09	Apartment buildings vehicle parking	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof
		33	38	31	36	29	34	28	32	26	30



**Schedule IX**  
**Company/Educational/Trust/society/ building fee slab (per Sq.mtr)**  
**(in Rs)**

S.No	Type of Building construction	Gps that come with in the 20 kms of BBMP border		Gps with in 5 kms of District head quarters		Gps with in 3 Kms of Taluk Head qtrs.		Gps with in 2 Kms of town panchayath/hobli head qtrs		Remaining Gps not come under these 4 types	
		3	4	5	6	7	8	9	10	11	12
1	2	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
01	RCC, Granite floor ,teak wood	43	48	42	47	41	46	40	45	39	44
02	RCC, Marble floor, Teak wood	42	47	41	46	40	45	39	44	38	43
03	Rcc, mosaic floor, Vitrified ceramic	41	46	40	45	39	44	38	43	37	42
04	RCC Mosaic, polish kadapa/Shahabad/betham, jelly, iron windows, wood	40	45	39	44	38	43	37	42	36	41
05	RCC red oxide floor all types of wood/Iron window	39	44	38	43	37	42	36	41	35	40
06	Madras tarasi/mangalore red sheets, Ac sheets, red oxide floor forest wood concrete flooring	28	33	27	32	26	31	25	30	24	29
07	Madras Tarasi /Mangalore red sheets/Ac sheets	23	28	22	27	21	26	20	25	19	24
08	Thari sheet/Mud roof with kadapa coating and thatch	18	23	18	23	18	23	18	23	18	23
09	Apartment buildings vehicle parking	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof
		33	38	31	36	29	34	28	32	26	30

**Schedule X**  
**Industrial building fee slab (per Sq.mtr)**  
**(in Rs)**

S.No	Type of Building construction	Gps that come with in the 20 kms of BBMP border		Gps with in 5 kms of District head quarters		Gps with in 3 Kms of Taluk Head qtrs.		Gps with in 2 Kms of town panchayath/h obli head qtrs		Remaining Gps not come under these 4 types	
		3	4	5	6	7	8	9	10	11	12
1	2	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
01	RCC, Granite floor, teak wood	43	48	42	47	41	46	40	45	39	44
02	RCC, Marble floor, Teak wood	42	47	41	46	40	45	39	44	38	43
03	Rcc, mosaic floor, Vitrified ceramic	41	46	40	45	39	44	38	43	37	42
04	RCC Mosaic, polish kadapa/Shahabad/betham, jelly, iron windows, wood	40	45	39	44	38	43	37	42	36	41
05	RCC red oxide floor all types of wood/Iron window	39	44	38	43	37	42	36	41	35	40
06	Madras tarasi/mangalore red sheets, Ac sheets, red oxide floor forest wood concrete flooring	28	33	27	32	26	31	25	30	24	29
07	Madras Tarasi /Mangalore red sheets/Ac sheets	23	28	22	27	21	26	20	25	19	24
08	Thari sheet/Mud roof with kadapa coating and thatch	18	23	18	23	18	23	18	23	18	23
09	Apartment buildings vehicle parking	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof	With roof	With out roof
		33	38	31	36	29	34	28	32	26	30