



**Building Calculation Table**

Item	Description	Value	Unit
1	Basement	1000	m <sup>2</sup>
2	Ground Floor	1000	m <sup>2</sup>
3	Upper Floors	1000	m <sup>2</sup>
4	Total	3000	m <sup>2</sup>

- 1. Conditions**
1. Section is accorded for the proposed Modified Residential Use Only.
  2. Section is accorded for Modified Residential use only. The use of the building shall not be deviated to any other use.
  3. Basement floor area reserved for car parking shall not be converted for any other purpose.
  4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BESCOM if any.
  5. Necessary ducts for control telephone cables, cables at ground level for prepaid services & space for dumping garbage within the premises shall be provided.
  6. The applicant shall construct temporary tanks for the use of construction workers and it should be demarcated after the completion of the work.
  7. The applicant shall insure all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
  8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
  9. The applicant / builder is prohibited from selling the setbacks area / open spaces and the common lobby areas, which shall be accessible to all the tenants and occupants.
  10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per F.E.R. (E & D) code being 4.00 m, from the building within the premises.
  11. The applicant shall provide a separate room preferably 4.00 x 3.60 m in the basement for installation of liftiron equipment and also to make provisions for liftiron storage as per Bylaw No. 23.
  12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials endangering the safety of the premises etc. & around the site.
  13. The applicant shall plant at least two trees in the premises.
  14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  15. License and approval plans shall be posted in a conspicuous place of the premises reserved. The building license and the copies of sanctioned plans with specifications shall be mounted on a board and displayed and they shall be made available during construction.
  16. If owner / builder contravenes the provisions of Building Bye-laws and rules to be made, the Architect / Engineer / Supervisor will be informed by the authority in the first instance, warned in the second instance and cancelling the registration if the same is repeated for the third time.
  17. Control personnel, architect or owner or any other person shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 23) under section 164 of the Act.
  18. The building shall be constructed under the supervision of a registered structural engineer.
  19. On completion of foundation or before the erection of walls on the foundation and in the case of column structures after erecting the columns, the COMMENCEMENT CERTIFICATE shall be obtained.
  20. Construction or reconstruction of the building shall start within two years and completed before the expiry of the years from the date of issue of license - shall apply for permission to occupy the building after its completion.
  21. The building shall not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
  22. Drinking water supplied by BWSB should not be used for the construction activities of the building.
  23. The applicant shall ensure that the Rain Water Harvesting Structures are properly & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity of 10000 litres.
  24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Code of sustainable residential design of residential Building No. 18' (2013) published by the Ministry of Urban Development, Government of Karnataka.
  25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 23 of the building.
  26. Facilities for physically handicapped persons prescribed in schedule III of bye-law 23 of the building should be provided.
  27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
  28. The Occupancy Certificate will be considered only after ensuring that the provisions of sections 16, 18, 23, 24, 25 & 26 are provided in the building.
  29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM & avoid increase during late hours.
  30. Changes originating from Apartments / Commercial buildings shall be segregated into separate and separate units and shall be presented to the respective engineering unit (BMAP) zonal health officer.
  31. The structures with elements which are designed for structural stability and safety to ensure wall stabilization during the course of excavation for basements with the structures as well as adjacent property, public roads and footpaths, shall ensure safety of workman and general public by erecting safety barricades.
  32. The consent of Sub-division from the Ministry of Environmental and Forest (MCEF) / MSP CB shall be taken wherever applicable.
  33. Structural and other drawings shall be provided as per requirement.
  34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the competent authority if necessary.
  35. The owner / Association of righting building shall obtain clearance certificate from the Fire Force Department with our inspection regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission.
  36. The Owner / Association of the righting building shall get the building inspected by authorized agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition and an annual fire safety audit shall be conducted by the Fire Force Department every year.
  37. The owner / Association of righting building shall obtain clearance certificate from the Electrical Inspectorate, with our inspection by the department regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission from every year.
  38. The Owner / Association of the righting building shall conduct two mock-ups in the building, once before the start of construction and another during the summer and assure complete safety in respect of the hazards.
  39. As an Building Under 2025 Schedule IV, it shall be registered for Architect Engineer / Supervisor the validity of every registration is granted for the above categories by the authority shall be for a period of five years and

- 1. Conditions**
1. Section is accorded for the proposed Modified Residential Use Only.
  2. Section is accorded for Modified Residential use only. The use of the building shall not be deviated to any other use.
  3. Basement floor area reserved for car parking shall not be converted for any other purpose.
  4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BESCOM if any.
  5. Necessary ducts for control telephone cables, cables at ground level for prepaid services & space for dumping garbage within the premises shall be provided.
  6. The applicant shall construct temporary tanks for the use of construction workers and it should be demarcated after the completion of the work.
  7. The applicant shall insure all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
  8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
  9. The applicant / builder is prohibited from selling the setbacks area / open spaces and the common lobby areas, which shall be accessible to all the tenants and occupants.
  10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per F.E.R. (E & D) code being 4.00 m, from the building within the premises.
  11. The applicant shall provide a separate room preferably 4.00 x 3.60 m in the basement for installation of liftiron equipment and also to make provisions for liftiron storage as per Bylaw No. 23.
  12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials endangering the safety of the premises etc. & around the site.
  13. The applicant shall plant at least two trees in the premises.
  14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  15. License and approval plans shall be posted in a conspicuous place of the premises reserved. The building license and the copies of sanctioned plans with specifications shall be mounted on a board and displayed and they shall be made available during construction.
  16. If owner / builder contravenes the provisions of Building Bye-laws and rules to be made, the Architect / Engineer / Supervisor will be informed by the authority in the first instance, warned in the second instance and cancelling the registration if the same is repeated for the third time.
  17. Control personnel, architect or owner or any other person shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 23) under section 164 of the Act.
  18. The building shall be constructed under the supervision of a registered structural engineer.
  19. On completion of foundation or before the erection of walls on the foundation and in the case of column structures after erecting the columns, the COMMENCEMENT CERTIFICATE shall be obtained.
  20. Construction or reconstruction of the building shall start within two years and completed before the expiry of the years from the date of issue of license - shall apply for permission to occupy the building after its completion.
  21. The building shall not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
  22. Drinking water supplied by BWSB should not be used for the construction activities of the building.
  23. The applicant shall ensure that the Rain Water Harvesting Structures are properly & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity of 10000 litres.
  24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Code of sustainable residential design of residential Building No. 18' (2013) published by the Ministry of Urban Development, Government of Karnataka.
  25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 23 of the building.
  26. Facilities for physically handicapped persons prescribed in schedule III of bye-law 23 of the building should be provided.
  27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
  28. The Occupancy Certificate will be considered only after ensuring that the provisions of sections 16, 18, 23, 24, 25 & 26 are provided in the building.
  29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM & avoid increase during late hours.
  30. Changes originating from Apartments / Commercial buildings shall be segregated into separate and separate units and shall be presented to the respective engineering unit (BMAP) zonal health officer.
  31. The structures with elements which are designed for structural stability and safety to ensure wall stabilization during the course of excavation for basements with the structures as well as adjacent property, public roads and footpaths, shall ensure safety of workman and general public by erecting safety barricades.
  32. The consent of Sub-division from the Ministry of Environmental and Forest (MCEF) / MSP CB shall be taken wherever applicable.
  33. Structural and other drawings shall be provided as per requirement.
  34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the competent authority if necessary.
  35. The owner / Association of righting building shall obtain clearance certificate from the Fire Force Department with our inspection regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission.
  36. The Owner / Association of the righting building shall get the building inspected by authorized agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition and an annual fire safety audit shall be conducted by the Fire Force Department every year.
  37. The owner / Association of righting building shall obtain clearance certificate from the Electrical Inspectorate, with our inspection by the department regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission from every year.
  38. The Owner / Association of the righting building shall conduct two mock-ups in the building, once before the start of construction and another during the summer and assure complete safety in respect of the hazards.
  39. As an Building Under 2025 Schedule IV, it shall be registered for Architect Engineer / Supervisor the validity of every registration is granted for the above categories by the authority shall be for a period of five years and

**1. Conditions**

1. Section is accorded for the proposed Modified Residential Use Only.
2. Section is accorded for Modified Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BESCOM if any.
5. Necessary ducts for control telephone cables, cables at ground level for prepaid services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary tanks for the use of construction workers and it should be demarcated after the completion of the work.
7. The applicant shall insure all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setbacks area / open spaces and the common lobby areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per F.E.R. (E & D) code being 4.00 m, from the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.60 m in the basement for installation of liftiron equipment and also to make provisions for liftiron storage as per Bylaw No. 23.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials endangering the safety of the premises etc. & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approval plans shall be posted in a conspicuous place of the premises reserved. The building license and the copies of sanctioned plans with specifications shall be mounted on a board and displayed and they shall be made available during construction.
16. If owner / builder contravenes the provisions of Building Bye-laws and rules to be made, the Architect / Engineer / Supervisor will be informed by the authority in the first instance, warned in the second instance and cancelling the registration if the same is repeated for the third time.
17. Control personnel, architect or owner or any other person shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 23) under section 164 of the Act.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or before the erection of walls on the foundation and in the case of column structures after erecting the columns, the COMMENCEMENT CERTIFICATE shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of the years from the date of issue of license - shall apply for permission to occupy the building after its completion.
21. The building shall not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
22. Drinking water supplied by BWSB should not be used for the construction activities of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are properly & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity of 10000 litres.
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Code of sustainable residential design of residential Building No. 18' (2013) published by the Ministry of Urban Development, Government of Karnataka.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 23 of the building.
26. Facilities for physically handicapped persons prescribed in schedule III of bye-law 23 of the building should be provided.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of sections 16, 18, 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM & avoid increase during late hours.
30. Changes originating from Apartments / Commercial buildings shall be segregated into separate and separate units and shall be presented to the respective engineering unit (BMAP) zonal health officer.
31. The structures with elements which are designed for structural stability and safety to ensure wall stabilization during the course of excavation for basements with the structures as well as adjacent property, public roads and footpaths, shall ensure safety of workman and general public by erecting safety barricades.
32. The consent of Sub-division from the Ministry of Environmental and Forest (MCEF) / MSP CB shall be taken wherever applicable.
33. Structural and other drawings shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the competent authority if necessary.
35. The owner / Association of righting building shall obtain clearance certificate from the Fire Force Department with our inspection regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission.
36. The Owner / Association of the righting building shall get the building inspected by authorized agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition and an annual fire safety audit shall be conducted by the Fire Force Department every year.
37. The owner / Association of righting building shall obtain clearance certificate from the Electrical Inspectorate, with our inspection by the department regarding working conditions in the Safety Measures provided. The certificate should be produced to the corporation and shall get the renewal of the permission from every year.
38. The Owner / Association of the righting building shall conduct two mock-ups in the building, once before the start of construction and another during the summer and assure complete safety in respect of the hazards.
39. As an Building Under 2025 Schedule IV, it shall be registered for Architect Engineer / Supervisor the validity of every registration is granted for the above categories by the authority shall be for a period of five years and