

Government of Jharkhand
Urban Development & Housing Department

3141
15/05/17

NOTIFICATION

No.-7 / न०वि० / अधि / स०स० / 102 / 2013....., In exercise of the powers conferred under Section-89 of the Jharkhand Building Bye-laws, 2016, on the recommendation of duly constituted Building Bye-laws Review Committee, the Government of Jharkhand do hereby notify the Jharkhand Building (Amendment) Bye-laws, 2017 enclosed as **Annexure 'A'**.

By the order of the Governor of Jharkhand


15/05/17

(Rajesh Kumar Sharma)

Secretary to Government

Urban Development & Housing Department

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013.....³¹⁴¹ Ranchi, Dated---15/05/17

Copy to :- Superintendent, Govt. Press, Doranda, Ranchi for information and necessary action. It is requested to publish this notification in the extra ordinary Gazette and provide 100 copies of the same to the undersigned/Nodal Officer, E-Gazette, Urban Development & Housing Department, Government of Jharkhand for information and necessary action.


15/05/17

Secretary to Government

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013:3141- Ranchi, Dated---15/05/17

Copy to :- P.S to Hon'ble Departmental Minister/OSD to Chief Secretary, Jharkhand/All Additional Chief Secretary/Principal Secretary/ Secretary, Govt. of Jharkhand/All Divisional Commissioners, Jharkhand/Director, SUDA/Director DMA/VC, RRDA, Ranchi/All Deputy Commissioners, Jharkhand/Municipal Commissioners, All Municipal Corporations/Managing Directors all Industrial Area Development Authorities/MD, MADA, Dhanbad/Special Officer, Executive Officer, All Urban Local Bodies, Jharkhand for information and necessary action.


15/05/17

Secretary to Government

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Annexure 'A'

Jharkhand Building (Amendment) Bye-laws, 2017

Sl.	Chapter	Section	Sub-Section	Provision	Amended Provision						
1	I	2	2.25	“Carpet area” means the covered area of the usable rooms of an apartment unit at any floor (excluding the area covered by walls, columns and partitions;	“Carpet area” means the covered area of the usable space of an apartment unit at any floor (excluding the area covered by walls, columns and partitions;						
2	I	2	2.34	“Coverage” means percentage of covered area on the ground floor which is not open to sky excluding the chajja/roof/balcony projections up to 0.75 meter width overhanging the open space to the total plot area;	Coverage means percentage of covered area on the ground floor which is not open to sky excluding projections like chajja/terrace/ balcony/ canopy/ cupboards overhanging the open space to the total plot area.						
3	I	2	3.55	Risk based classification of Buildings-			Addendum:-				
				Criteria	High Risk	Medium Risk	Low Risk	Criteria	High Risk	Medium Risk	Low Risk
				Hazardous Building	Storing explosives and inflammable	Not so	Not so	Height of the building	Above 22m.	17-22m.	Below 16m.
				Fly Zone	Above 30 meters in any place and within funnel zone of Airport.	Less than 30 meters and within funnel zone of Airport	Outside funnel zone of Airport	Level of occupancy	Above 100 person	50-100 person	Less than 50 person
				Fire	Ground Coverage of more than 500 sqm. on any floor of building and more than 15 meters height	Ground coverage of more than 300 sqm. on any floor of building or more and 11 meters height	None				
				Building Stability (Concrete Building)	More than 60 year of age of building	50-70 years	Less than 50 years				
Type of usage	close assembly building	Open assembly building	Non assembly building								
4	II	5	5.4.2	Self Attested copy of the revenue receipt (Malguzari receipt) Municipal Holding Tax receipt with khesra/holding No., Khatiyani or mutation records.	Self-Attested copy of the revenue receipt (Malguzari receipt) Municipal Holding Tax receipt with khesra/holding No., Khatiyani and mutation records.						
5	II	6	6.5.2	Self Attested copy of the Revenue Survey sheet/Municipal Survey sheet with Khesra no. or mutation record.	Self-Attested copy of the Revenue Survey sheet/Municipal Survey sheet with Khesra no. and mutation record.						
6	II	9	9.2 Table-2	Municipal Corporation/RRDA/MADA/IADA (Rs)	Municipal Corporation/RRDA/MADA/IADA/NAC/Municipality (Rs)						
7	II	9	9.3 Table-3.1 & 3.2	Municipal Corporation/ Development Authorities/IADA	Municipal Corporation/ Development Authorities/IADA/NAC/Municipality						
8	II	10	10.2	Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 45 days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period.	Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 15 days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period.						

9	II	10	10.4	All clarifications with respect to deficiency in the plan, documents will be sought for from the applicant within 30 days.	All clarifications with respect to deficiency in the plan, documents will be sought for from the applicant within 7 (Seven) days.
10	II	10	10.5	Once the plan has been scrutinized and objections have been pointed out, the applicant shall modify the plan to comply with the objections raised and resubmit it. The Competent Authority shall scrutinize the re-submitted plan and if there will be further objections, the applicant should be given one more chance to comply with the objections raised within a period of 30 days after which if the final revised plan are not resubmitted the plan shall be rejected	Once the plan has been scrutinized and objections have been pointed out, the applicant shall modify the plan to comply with the objections raised and resubmit it within 7 (Seven) days.
11	II	10	10.6	The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 60 days from date of receipt of application under Bye Law-5 or within 30 days from the compliance of objection raised by the Competent Authority.	The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 15 (Fifteen) days from date of receipt of application under Bye Laws. The authority may ask for modification in drawing/documents etc. within 7 (Seven) days of receipt of application and the applicant must respond within 7 (Seven) days from date of such communication. If the applicant fails to comply on the queries within the stipulated period, the authority shall proceed as per merit of the application. The Building plan shall be deemed to be sanctioned, if the authority, fails to dispose off the plan within 15 (Fifteen) days without assigning any reason in writing to the applicant.
12	II	10	10.8.6	A notice in Form-X is submitted to the Authority, with a copy of the plan, documents mentioned at above and the record of rights, statement of compliances made to the objection raised by the Authority (if any) 60 days prior to commencement of construction; and	A notice in Form-X is submitted to the Authority, with a copy of the plan, documents mentioned at above and the record of rights, statement of compliances made to the objection raised by the Authority (if any) 15 (Fifteen) days prior to commencement of construction; and Added- 10.11 Form-X shall also be signed by the architect/town planner/engineer/draftsman.
13	II	11	11.1	Every permission granted under these bye laws shall remain valid up to three years from the date such permission is granted for buildings more than 10,000 sqm. built up area the validity duration will be of 5 years. The completion certificate shall have to be submitted within this period. However, in case of failure to submit the completion certificate within the prescribed period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed by the authority and such revalidation shall be valid for another two years.	Every permission granted under these Bye laws shall remain valid up to three years from the date such permission is granted. For buildings more than 10,000 sqm. built up area, the validity duration will be of 5 years. The completion certificate shall have to be submitted within this period. However, in case of failure to submit the completion certificate within the prescribed period, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as mentioned in section-9.7.3 and such revalidation shall be valid for another two years. Addendum:- If the application for revalidation is filed after the expiry of 3 years, the sanctioned plan may be revalidated for the next 3 years counting from the date of the expiry of the original sanctioned period with the revalidation fee mentioned in section-9.7.3 plus 15% additional fee per

					year for the late filing. The total period of the sanctioned plan will not exceed 6 yrs for construction less than 10,000 sqm. & 8 yrs for construction more than 10,000 sqm. from the date of the original sanction in any case.
14	II	13	13.1	In case of high rise buildings the builder/owner/applicant authority will issue a go ahead certificate to the applicant within 10 days of inspection.	In case of high rise buildings, inspection is to be mandatorily carried out by the authority at plinth level. The developer shall mandatorily submit self-certificate for every slab level, which may be inspected by the authority at its discretion.
15	II	14	14.3	Joint inspection will be done by concerned ULB's Authority, Fire Service Department, Airport Authority and Environment authority as and when required. Applicant applies individual NOC to respective department for availing NOC through carry out joint inspection at least time. The relevant authorities will intimate the date and time to inspect and inform the same to applicant to present at site on specified date and time. A team of authorities shall jointly come and inspect and issue NOC certificates to applicant after inspection	Joint inspection will be done by concerned ULB's Authority, Fire Service Department, Airport Authority, NMA (National Monument Authority) and Environment authority as and when required. Applicant applies individual NOC to respective department for availing NOC through carry out joint inspection at least time. The relevant authorities will intimate the date and time to inspect and inform the same to applicant to present at site on specified date and time. A team of authorities shall jointly come and inspect and issue NOC certificates to applicant after inspection
16	II	14	14.6	Such establishment or proposal comes under high risk building classification as per bye-laws specified inspection mentioned in section-3.55 is mandatory and will be conducted by concern authority.	Such establishment or proposal comes under high risk building classification as per these Bye-laws. Specific inspection mentioned in section-3.56 is mandatory and will be conducted by concern authority.
17	II	14	14.7	Such establishment or proposal comes under moderate risk building classification as per Bye-laws, specified inspection mentioned in section 3.55 is not mandatory and will be conducted by concern authority based on their observation.	Such establishment or proposal comes under moderate risk building classification as per these Bye-laws, Specific inspection mentioned in section 3.56 is mandatory and will be conducted by concern authority based on their observation.
18	II	14	14.8	Such establishment or proposal comes under low risk building classification as per Bye-laws, specified inspection mentioned in section 3.55 is not applicable for this category.	Such establishment or proposal comes under low risk building classification as per these Bye-laws, Specific inspection mentioned in section 3.56 is applicable for this category.
19	II	16	16.1	The accreditation of architects/engineers shall be done by the authority on the basis of their professional experience. The person concerned should have minimum experience of 5 years as registered architect/engineers/technical person in any ULBs/Authorities.	The accreditation of architects/engineers shall be done by the authority on the basis of their professional experience. The person concerned should have minimum experience of 3 years as registered architect/engineers/technical person in any ULBs/Authorities.
20	IV	34	34.1 Table-6	Serial No.-3 Exceeding 100 up to 300 meter-6.6m.	Serial No.-3 Exceeding 100m up to 300 meter-6.1m.
21	IV	34	34.1 Table-6	Similarly 1.80 m. and 2.55 m. land from each Revenue plot on either side will be taken into account to make it 3.1 m. and 5.1 m. wide road correspondingly	Similarly 1.80 m. and 2.55 m. land from each Revenue plot on either side will be taken into account to make it 3.6 m. and 5.1 m. wide road correspondingly
22	IV	34	34.5	In case of institutional, administrative, assembly, industrial and other non-residential and commercial activities, the minimum road width shall be 9.0 meters.	In case of institutional, administrative, assembly and industrial activities, the minimum road width shall be 9.0 meters.
23	IV	36	Table 10	Serial No.-2, minimum rear setback 3.0m.	Serial No.-2, minimum rear setback 2.0m.
24	IV	37	(1) Table-14	Serial No.-4, In case of buildings of more than 30m height, for every increase in height of 3.35m. or fraction thereof or addition of one floor,	Serial No.-4, In case of buildings of more than 30m height, for every increase in height of 6.7m. or fraction thereof or addition of

				1m. in the front set back and 0.75 m. in the sides and rear setbacks shall be added.	two floor, 1m. in the front set back and 0.75 m. in the sides and rear setbacks shall be added.
25	IV	37	37 (1) Note (1)	In no case the minimum setbacks shall be less than those specified in sub-section 42.1 of these Bye Law for high rise buildings in the mentioned category.	In no case the minimum setbacks shall be less than those specified in sub-section 37.1 of these Bye Law for high rise buildings in the mentioned category.
26	IV	39	39.1 Table-15	Category 0-III, road width- 6.10 (20 ft.) to less than 7.5m, FAR for residential-2.0 and for non-residential-2.0, Floor-G+4 and S+4, Maximum Height- 16.4m.	Category 0-III, road width- 6.10 (20 ft.) to less than 7.5m, FAR for residential-2.5 and for non-residential-2.5, Floor-G+4 and S+4, Maximum Height- 16.4m.
27	IV	39	39.1 Table-16	Category N-II, road width- 7.5 (25 ft.) to less than 9.10m, FAR for residential-2.5 and for non-residential-2.5, Floor-G+4 and S+4, Maximum Height- 19.25m.	Category N-II, road width- 7.5 (25 ft.) to less than 9.10m, FAR for residential-2.5 and for non-residential-2.5, Floor-G+5 and S+5, Maximum Height- 19.25m.
28	IV	39	39.1 Table-16	Category N-III, road width- 9.10 (30 ft.) to less than 12.20m, FAR for residential-2.5 and for non-residential-2.5, Floor-S+4, Maximum Height- 23.10m.	Category N-III, road width- 9.10 (30 ft.) to less than 12.20m, FAR for residential-2.5 and for non-residential-2.5, Floor-G+6 and S+6, Maximum Height- 23.10m.
29	IV	39	39.1 Table-16	Note: In all cases the height of any building shall be not more than as prescribed in 40.1.1	Addendum:- In New Area, FAR for plot which lies on road less than 6.10 m., the width shall be taken as in case of Old Area.
30	IV	40	40.1	The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of the street facing the plot described as detailed below:	The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of means of access described as detailed below:
31	IV	41	Table-19 (5) (a), (b), (c)	75 sq.m. of built up area excluding parking and services areas	50 sq.m. of built up area excluding parking and services areas
32	IV	46	46.4	No projected balcony shall be allowed, on setback less than 2.0m. Projected balcony shall be allowed with a width of 0.9 meters where the setback is between 2.0 meters to 2.5 meters. For setback more than 2.5 meters projected balcony shall be allowed with a width of 1.2 meters. Projected balcony shall only be allowed on the second floor and above floors. It may be allowed on first floor subject to condition that it shall not obstruct the clear vehicular and pedestrian movement around the building including movement of fire tender. 50% of the area on the projected balcony shall be taken into account for calculation of floor area. No balcony should be provided with fixed grill as it works as fire refuse areas.	No projected balcony shall be allowed, on setback less than 2.0m. Projected balcony shall be allowed with a width of 0.9m., where the setback is between 2.0m to 2.5m. For setback more than 2.5m projected balcony shall be allowed with a width of 1.2 m. Projected balcony shall only be allowed on the second floor and above floors. Balcony may be allowed on the first floor subject to condition that the side and rear setback of the building is more than 4.5 m. & 4.5m. clear driveway is available for Fire tender movement. 50% of the area on the projected balcony shall be taken into account for calculation of the Floor Area Ratio. No balcony should be provided with fixed grill as it works as fire refuse areas. Addendum:- 600mm. wide projection in setback is permitted as cupboards and it is to be counted in calculating FAR (Floor Area Ratio).
33	IV	48	48.6.6	The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors shall be provided. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floor.	The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous, the same shall be of enclosed type serving as a fire separation from the basement and higher floors.
34	IV	49	49.1.2	For every 16 flats and part thereof one lift of the capacity of 6 passengers shall be provided for residential buildings up to G+4 or of the height of 12 meters and above.	For every 16 flats and part thereof one lift of the capacity of 6 passengers shall be mandatorily provided for residential buildings up to G+4 or of the height of 12 meters and above.

35	IV	49	49.1.3	However in case, where part thereof is less than 50%, then the requirement can be met by increasing the passenger capacity of lift.	If part thereof is 50% or more than and additional separate lift shall have to be mandatorily provided. However in case, where part thereof is less than 50%, then the requirement can be met by increasing the passenger capacity of lift.											
36	IV	49	49.2	<p>For Non-Residential:</p> <p>49.2.1 Building above ground + 2 floor</p> <p>49.2.2 1 person capacity per 500 sqm. or fraction thereof of built-up area excluding ground floor and covered parking area</p> <p>49.2.3 Minimum number of lifts to be 2 for all non-residential building above ground + 3 and the minimum capacity shall be 6 persons per floor.</p>	<p>For Non-Residential Building above G+2 floor</p> <p>49.2.1 1 person capacity per 500 sqm. or fraction thereof of built-up area excluding ground floor and covered parking area</p> <p>49.2.2 Minimum number of lifts to be 2 for all non-residential building above G+2 and the minimum capacity shall be 6 persons per floor.</p>											
37	V	41	41.2	Parking spaces may be provided in the following areas (minimum width of driveway should not be less than 4.5m)	<p>Parking spaces may be provided in the following areas</p> <p>41.2.7 Provision of driveway :</p> <table border="1"> <thead> <tr> <th>Plot size</th> <th>driveway</th> <th>parking size</th> <th>Two wheeler</th> </tr> </thead> <tbody> <tr> <td>upto 2,000sqm.</td> <td>3.6 m.</td> <td>2.5x5.0 m.</td> <td rowspan="2">One two wheeler for each flat</td> </tr> <tr> <td>More than 2,000sqm.</td> <td>4.5m.</td> <td>2.5x5.0 m.</td> </tr> </tbody> </table>	Plot size	driveway	parking size	Two wheeler	upto 2,000sqm.	3.6 m.	2.5x5.0 m.	One two wheeler for each flat	More than 2,000sqm.	4.5m.	2.5x5.0 m.
Plot size	driveway	parking size	Two wheeler													
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More than 2,000sqm.	4.5m.	2.5x5.0 m.														
38	V	41	41.2 (Note) 4 (a)	Extra 15 % of the total car parking requirement should be reserved for visitors and should not be sold /settled. Such parking space shall be indicated by painting "Visitor's parking" on the floor.	Extra 10 % of the total car parking requirement should be reserved for visitors and should not be sold/settled. Such parking space shall be indicated by painting "Visitor's parking" on the floor.											
39	V	41	41.2 (Note) 6	In addition to the parking spaces provided for building of mercantile (commercial) Industrial and storage type, one space of 3.50x7.50 meters for loading and unloading activities, for each 2000sqm. of total area (as per FAR calculation) or fraction thereof shall be provided	In addition to the parking spaces provided for building of mercantile (commercial) Industrial and storage type, one space of 3.50x7.50 meters for loading and unloading activities, for each 6000 sq.m. of area (as per FAR calculation) or fraction thereof shall be provided for plots sizes 2000 sq.m. and above.											
40	V	41	41.8	<p>For parking spaces in basements and upper storey of parking floors, at least two ramps of minimum of 3.00m width if it is strait and 3.6 width if it is curved at any point, or ramp provided it has minimum gradient requirements.</p> <p>Access to the basement or terrace parking may also be accomplished through provisions of mechanical lifts.</p> <p>In case of roof slabs or over the basement on which of fire engine/ fire vehicle of at least 45 tones.</p>	<p>For parking spaces in basements and upper storey of parking floors:</p> <p>A) If the number of cars parking is more than 40 in any parking floor, minimum of two ramps shall be provided of minimum 3.30M width if it is straight and 3.6M width if it is curved at any point, alternatively one single ramp of 5.4M width can be provided.</p> <p>B) If the number of cars parking is less than 40 any parking floor, one ramp of minimum width of 3.30M width if it is straight and 4.5M width if it is curved at any point.</p> <p>C) ALL RAMPS MUST HAVE PROVISION OF CONVEX MIRRORS AT BOTH ENDS OF THE RAMPS AND AT STRATEGIC POINTS.</p>											
41	V	43	43.3.3	Capacities of Exits	Capacities of Exits shall be as per provisions of NBC.											
42	V	43	43.5.5.1	Minimum gradient for the ramps going down to the basement only for parking purposes of maximum of 2.4m. depth should be 1:7 and for depth more than 2.4m. it should be 1:10	<p>Minimum ramp gradient for the ramps going down to the basement only for parking purposes of maximum of 1.8m. depth should be 1:7 and for depth more than 1.8m. it should be 1:10.</p> <p>For any height more than 2.4m. the slope of ramp shall not exceed 1:20.</p>											

43	V	58	58.6.20	Ventilation requirements can be met by the mechanical ventilation system like air conditioning etc. Toilets may be permitted without any exterior openings for the buildings like hotels, commercial complexes etc. as per N.B.C, but not for apartments and residences.	Ventilation requirements can be met by the mechanical ventilation system like air conditioning etc. Toilets may be permitted without any exterior openings for the buildings like hotels, commercial complexes etc. as per N.B.C.																																								
44	V	58	58.6.15	Minimum 50% of all paving around the building the driveway etc. should be soft paving in the form of interlocking, concrete block (without mortar or solid sub base) or such other systems to insure surface water percolation into the subsoil.	Minimum 40% of all paving around the building the driveway etc. should be soft paving in the form of interlocking, concrete block (without mortar or solid sub base) or such other systems to insure surface water percolation into the subsoil.																																								
45	V	60	60.8	<p>Addendum:-</p> <p><u>Provisions for City and Site level greening</u></p> <p>In alignment with <i>National Sustainable Habitat Mission</i>, the Authority shall encourage augmentation of green cover in the city/plot, by following: The Urban Greening Guidelines, 2014 (MoUD, GoI) and other provisions as given below -</p> <ol style="list-style-type: none"> Provision of minimum 1 tree / every 80sqmt of plot area for plot sizes > 100sqmt and planted within the setback of the plot. Compensatory Plantation for felled/transplanted trees in the ratio 1:3 within the premises under consideration. <p>Choice of species for plantation in site and abutting the road to be adopted as per Section 8 of the <i>Urban Green Guidelines, 2014</i>.</p> <p><u>Roof Top Solar Energy Installations</u></p> <p>Rooftop photovoltaic power station, or rooftop PV system, is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories. Rooftop PV systems are faster than other types of renewable power plants. They're clean, quiet, and visually unobtrusive. Table below stipulates the Norms for Roof Top Solar PV Installation-</p> <p>Table-Norms for Roof Top Solar PV Installation and generation</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Category of buildings/area</th> <th>Area standards</th> <th>Generation requirement *</th> </tr> </thead> <tbody> <tr> <td colspan="4">Residential</td> </tr> <tr> <td>1</td> <td>Plotted Houses</td> <td>For HIG Plots and above</td> <td>Minimum 5% of connected load</td> </tr> <tr> <td>2</td> <td>Group Housing</td> <td>As per Group Housing Norms</td> <td>Minimum 5% of connected load</td> </tr> <tr> <td colspan="4">Government Buildings</td> </tr> <tr> <td>3</td> <td>Office, Educational Institution, College, Training Institute, Universities</td> <td>Plot size of 600 sqmt and above</td> <td>Minimum 5% of connected load</td> </tr> <tr> <td colspan="4">Private Buildings</td> </tr> <tr> <td>4</td> <td>Educational (Schools/Colleges/Hostels), Technical Institutes /Vocational Education Institutes, Universities</td> <td>Plot size of 600 sqmt and above</td> <td>Minimum 5% of connected load</td> </tr> <tr> <td>5</td> <td>Commercial Office and other similar business Industrial establishments Shopping Malls/Hotels/Motels Banquet Halls and others</td> <td>Plot size of 600 sqmt and above</td> <td>Minimum 5% of connected load</td> </tr> <tr> <td>6</td> <td>Health care Hospitals and Nursing Homes</td> <td>Plot size of 600 sqmt and above</td> <td>Minimum 5% of connected load</td> </tr> </tbody> </table> <p>* Area provisions on roof top shall be @12 sqmt per 1KWp, as suggested by Ministry of New and Renewable Energy.</p>	S.No.	Category of buildings/area	Area standards	Generation requirement *	Residential				1	Plotted Houses	For HIG Plots and above	Minimum 5% of connected load	2	Group Housing	As per Group Housing Norms	Minimum 5% of connected load	Government Buildings				3	Office, Educational Institution, College, Training Institute, Universities	Plot size of 600 sqmt and above	Minimum 5% of connected load	Private Buildings				4	Educational (Schools/Colleges/Hostels), Technical Institutes /Vocational Education Institutes, Universities	Plot size of 600 sqmt and above	Minimum 5% of connected load	5	Commercial Office and other similar business Industrial establishments Shopping Malls/Hotels/Motels Banquet Halls and others	Plot size of 600 sqmt and above	Minimum 5% of connected load	6	Health care Hospitals and Nursing Homes	Plot size of 600 sqmt and above	Minimum 5% of connected load	
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46	VI	61	61.5	Means of Access would be minimum of 6.1m with a provision of strip of land of 6.1m with along the side contiguously abutting the road,	Means of Access-minimum of 6.1 m subject to a maximum length of 1500 m from the wider road at the beginning of																																								

				which shall be paved and in same level as of the existing road. FAR admissible such strip may be additionally utilized for same project.	<p>the plot frontage, with a provision of strip of land contiguous to the road, having a minimum dimension of 6.1m x total length of plot abutting the road which shall be paved in the same level as of the existing road, for turning of vehicles and fire engines. The minimum clear distance of the building line from such paved strip should be 4.5m. This area of paved strip will be taken into account for calculating FAR.</p> <p>A) In case where the road width in the front of the plot proposed to be used for group housing is less than 12 M, than the boundary of the plot, all along the road shall be shifted to make the road 12M wide.</p> <p>B) In case where the road approaching the plot, proposed to be used for group housing, is of width less than 12 M and a dead end road, ending at the front boundary of such plot , there shall be provision made, out of the plot, for a cul-de-sac of minimum size of 9M(width) and "A" meter long, where "A" = length of the front boundary multiplied by 6 and divided by 9 subject to minimum of 9MX9M.</p> <p>C) These part of land left for road widening or for cul-de-sac, shall be hard paved in level of the existing road and the area shall be counted for FAR purpose.</p>
47	VI	61	61.9	At least 5% of the electrical energy requirement of the Group Housing Schemes shall mandatorily come from "Solar Energy". Provisions of Solar Water Heating System.	Minimum 5% of connected load or 20W/sq.ft. for "available roof space", whichever is less.
48	VI	61	61.12	In all Group Housing and Group Development Scheme Projects, whose land extent is more than 5 acres (2.023 Hectares), the Developer/ Builder shall provide 15% of the total built up area towards the EWS or 35% of the total number of units of the housing project towards EWS. The option is given to the Builder/ Developer to provide either 15% of the total build up area or 35% of total number of units. Minimum plinth area of each EWS Unit shall be 30sqm. The following norms shall be adhered to:	In all Group Housing and Group Development Scheme Projects, whose land extent is more than 5 acres (2.023 Hectares), the Developer/ Builder shall provide the total built up area towards the EWS as per relevant provision of Jharkhand Municipal Act as existing or amended from time to time. The total number of units of the housing project towards EWS should not be less than the number of LIG units. Maximum plinth area of each EWS Unit shall be 30sqm and that of LIG units shall be 60sqm. The following norms shall be adhered to:
49	VI	61	61.12.1	In case of Ranchi Municipal Corporation/ Dhanbad Municipal Corporation areas, 15% of the total built up area or 35% of the total number of units towards EWS, shall be provided within the site or within the radius of 5 km. of the project site subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.	In case of Ranchi Municipal Corporation/ Dhanbad Municipal Corporation/Regional Development Authorities of State/MADA areas, total built up area or the total number of units towards EWS as well as LIG, shall be provided as per relevant provision of Jharkhand Municipal Act as existing or amended from time to time within the site or within the radius of 5 km. of the project site subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.
50	VI	61	61.12.2	In case of other Urban Local Bodies, 15% of the total built up area or 35% of the total number of units towards EWS shall be	In case of other Urban Local Bodies, the total built up area or the total number of units towards EWS as well as LIG shall be

				provided within the site or within the radius of 2 km of the project site, subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.	provided as per relevant provision of Jharkhand Municipal Act as existing or amended from time to time within the site or within the radius of 2 km of the project site, subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.
51	VI	61	61.14.2	The shelter fee shall be collected for 20% of total site area of the project.	The shelter fee shall be collected for 20% of total site area of the project. 50% of the fees shall be collected at the time of issue of Building Plan Approval (BPA) and rest 50% at a time of plinth level completion before issue of NOC.
52	VIII	76	76	Duly admissible incentive for installing Solar Heating, Lighting and Waste Water Recycling may be given by the Authority after assessing the installation.	Duly admissible incentive for Green Building and Sustainability provisions (installing Solar Heating, Lighting and Waste Water Recycling, City & Site Level Greenery, Roof Top Solar Energy installation.) may be given by the Authority after assessing the installation. The system for Green Rating for buildings shall be adopted as guidelines issued under Green Rating for Integrated Habitat Assessment (GRIHA) by the Ministry of New and Renewable Energy, GoI.
53	IX	78	78	Addendum:- 78.2	Before commencement of the JBBL-2016, construction made and other deviations shall be dealt as per provisions laid down in the Building Bye-laws prevailing at that time.
54	XI	83	83.2	Economically Weaker Section (EWS): EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs) or state shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.	Economically Weaker Section (EWS) and Lower Income Group (LIG): EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs) or state shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre and LIG households having an annual income from Rs. 3,00,001 to Rs.6,00,000 (Rupees Three Lakhs one to Six Lakhs) or state shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.
55	XI	83	83.3	EWS House : An all-weather single unit or a unit in a multi-storied super structure having carpet area of up to 30 sqm. with adequate basic civic services and infrastructure services like toilet, water, electricity etc.	EWS & LIG House: EWS House, an all-weather single unit or a unit in a multi-storied super structure having carpet area of up to 30sqm. with adequate basic civic services and infrastructure services like toilet, water, electricity etc. and LIG House, an all-weather single unit or a unit in a multi-storied super structure having carpet area of up to 60 sqm. with adequate basic civic services and infrastructure services like toilet, water, electricity etc.
56	XI	83	83.6	In order to facilitate affordable housing following deviations from Jharkhand Building Bylaws shall be permitted.	In order to facilitate affordable housing, following deviations from Jharkhand Building Bylaws shall be permitted, which shall be applicable only for affordable housing complex.
57	XI	83	83.12	Parking: EWS: car parking for 50% of the units, balance 2 wheeler parking LIG & MIG: car parking for 100% of the units	Parking: EWS: car parking for 20% of the units, balance 2 wheeler parking LIG: car parking for 50% of the units, balance 2 wheeler parking
58	XII	89	89	Relaxation and modification by the Government	Relaxation and modification by the Government

				<p>The Authority may recommend to the Government for relaxation/ modification of any of the clauses of these Bye laws in the general interest of the public pertaining to projects/schemes developed by the Govt. agencies and the decision of the Government in this regard shall be final.</p> <p>A Building Bye Laws Review Committee shall be constituted by the Urban Development and Housing Department for periodic review and reconsideration and necessary modification of these Bye Laws.</p>	<p>89.1 The Authority may recommend to the Government for relaxation/ modification of any of the clauses of these Bye laws in the general interest of the public pertaining to projects/ schemes developed by the Govt. agencies and the decision of the Government in this regard shall be final.</p> <p>89.2 A Building Bye Laws Review Committee shall be constituted by the Urban Development and Housing Department for periodic review and reconsideration and necessary modification of these Bye Laws.</p> <p>89.3 The Urban Development & Housing Department shall have the power to issue clarification from time to time so as to implement these Building Bye-laws in true spirit. Such clarification shall be issued after obtaining approval from the Chief Secretary.</p> <p>89.4 The Urban Development & Housing Department shall have the power to issue notification regarding adoption of any direction issued by MoUD, Gol in light of reforms implementation process under any schemes of the department and under 'Ease of Doing Business', proposal by DIPP, Gol.</p>
59	Annexure-1	1	B (i)	All plans and information connected with the building permit subject to section-16.3.1	All plans and information connected with the building permit.
60	Annexure-1	2	B (i)	All plans and information connected with the building permit subject to section-16.3.2	All plans and information connected with the building permit.
61	Annexure-I	5	(B) (i)	All plans and related information connected with building permit for residential buildings on plot up to 100 sq. m. and up to two storeys.	All plans and related information connected with building permit for residential buildings on plot up to 500 sq. m. and up to two storied.
62	Annexure-I	7	(A)	<p>Qualification</p> <p>i) A person/firm engaged in construction activities/ building activities in an urban area.</p> <p>ii) A person or group of persons having qualification of Civil Engineering, Architecture and Town Planning.</p> <p>iii) The Authority may classify the builders into different categories considering their experience, expertise and annual turnover.</p>	<p>Qualification (any of the following)</p> <p>i) A person/firm engaged in construction activities/ building activities in an urban area.</p> <p>ii) A person or group of persons having qualification of Civil Engineering, Architecture and Town Planning.</p> <p>(B) The Authority may classify the builders into different categories considering their experience, expertise and annual turnover.</p>
63	Annexure-I	7	(B)	<u>Registration/Renewal:</u>	<u>C) Registration/Renewal:</u>
64	Annexure-I	7 (Builder)	Form (Section-14) Page-122	Details of Registration fee by way of DD payable in favour the Authority. For ₹50,000/- in case of new registration & ₹10,000/- in case of renewal.	Details of Registration fee by way of DD payable in favour the Authority. For ₹ 75,000/- in case of new registration & ₹ 15,000/- in case of renewal.
65		Form-III		1. That the building has been constructed according to the structural design and specification prepared by me, which incorporates the provisions of structural safety norms as specified in part 6 (Structural Design) of the national building code of India, 2005 and other relevant codes and the design complies with the Earthquake safety requirement.	1. That the building shall be constructed according to the structural design and specification prepared by me, which incorporates the provisions of structural safety norms as specified in part 6 (Structural Design) of the national building code of India, 2005 and other relevant codes and the design complies with the Earthquake

		<p>2. That the construction has been done under my supervision and guidance and adheres to the structural drawings and specifications prepared by me and records of supervision have been maintained.</p>	<p>safety requirement.</p> <p>2. That the construction shall be done under my supervision and guidance and adheres to the structural drawings and specifications prepared by me and records of supervision shall be maintained.</p>
66	Form-XIV	<p>1. Certified that the building plans submitted for approval will satisfy the safety requirements as stipulated under Building Bye-laws 59 and the information given there in is factually correct to the best of our knowledge and understanding.</p>	<p>1. Certified that the building plans submitted for approval will satisfy the safety requirements as stipulated under Building Bye-laws 60 and the information given therein is factually correct to the best of our knowledge and understanding.</p>

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