

2269
28-06-19



Government of Jharkhand
Urban Development & Housing Department

NOTIFICATION

No. 7 / नववि / अवि / संसो / 102 / 2013....., In exercise of the powers conferred under clause-89 of the Jharkhand Building Bye-laws, 2016; as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (Vth Amendment) Bye-laws, 2019.

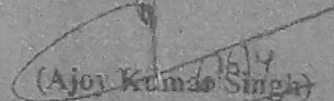
Sl.	Chapter	Clause	Sub-clause	Provision	Amended Provision
			39.7	<p>In case the plot is affected by a road widening or in the way to construct a new road, park any public utility and if the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim of compensation or through a TDR (Transferable Development Right) scheme implemented by the Government the owner shall be entitled to build on the remaining plot an area calculated on the basis of the FAR as applied to the total area prior to such surrender. Provided that the surrender of the land shall be effected by a deed of transfer to be executed by the owner in favour of the Authority for widening of road. The plot owner can use this TDR for any other new building project within the jurisdiction of the Competent Authority.</p>	<p>In case the plot is affected by a road widening or in the way to construct a new road/park any public utility and if the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim of compensation or through a TDR (Transferable Development Right) scheme implemented by the Government the owner shall be entitled to build on the remaining plot, an area calculated on the basis of the FAR as applied to the total area prior to such surrender. Provided that the surrender of the land shall be effected by a deed of transfer to be executed by the owner in favour of the Authority for widening of road. The plot owner can use this TDR for any other new building project within the jurisdiction of the Competent Authority.</p> <p>Provided further that in case of individual house up to maximum height of G+2 where TDR is not availed, the owner may execute an affidavit from competent legal authority/public notary in place of deed of transfer in favour of the authority concerned.</p>
			49	<p>For Residential</p> <p>49.13 For no. of flats more than 6 and up to 18, the lift of the capacity of 6 passengers shall be mandatory for G+4 and above.</p> <p>49.14 For cases in which and no. floors are less than 18, the capacity of 6 passengers shall be mandatory provided for residential buildings up to G+4 or of the height of 12 meters and above.</p> <p>49.15 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.</p> <p>49.16 If the number of flats in a multi-storied residential building is more than 18, the provision of lift will be mandatory up to G+3 even if the height of the building is less than 12 meters. The capacity and no. of lifts shall be as mentioned above.</p> <p>49.17 Provision of lift shall be mandatory for</p>	<p>For Residential (Apartment and Group Housing)</p> <p>49.13 Lift shall be mandatorily provided for buildings above 15 m height. Provided at least one lift of the minimum capacity of 6 persons shall be mandatory for G+4 and above.</p> <p>49.14 The Number and capacity of lift shall be provided as specified in the National Building Code, 2016.</p> <p>49.15 There shall be provision of one lift per 6 messengers for 16 dwelling unit or part thereof for the purpose of calculation of total no. of flats in the building which may be achieved by increasing the capacity of the lift.</p> <p>49.16 Provided that total no. of lifts in the building shall not exceed that shall be calculated above.</p> <p>49.17 For multi-storied building, mandatorily provided in these bye laws, in case of building with 7 or more floors, the capacity of lift shall be as mentioned above.</p>

- than G+5 storey or building having the height of 12 meters, whichever is lower
- 49.1.6 Provision of one stretcher lift every building more than 6 storey height
 - 49.1.7 Every lift should have Provision of automatic rescue device, door sensor and automatic fire proof door.
 - 49.1.8 Provision of number of Lift in high rise affordable housing blocks shall be at least 30% of number of lift required for the block as per sub-clause 49.1, subject to the condition that the total mandatory capacity of lifts carrying passengers shall not be less than the total capacity as per sub clause 49.1
- 49.1.5 Number of Lift in high rise affordable housing blocks shall be at least 50% of number of lift required for the block as per sub-clause 49.1.3 provided it shall be as per NBC, 2016
- 49.1.6 Every lift should have Provision of automatic rescue device, door sensor and automatic fire proof door.

Amendment:-

61.12.4 Provided above conditions shall not be applicable in case of Group Housing Projects, Township Development which are being developed by private/public sector units for their employees' residential purpose without sale/lease.

By the order of the Governor of Jharkhand


(Ajoy Kumar Singh)
Secretary to Government

Urban Development & Housing Department

Memo No. 7 / 2010 / 2010 / 102 / 2013... 2269

Ranchi, Dated 06-5-19

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/Local Officer, E-Gazette, Urban Development & Housing Department, Government of Jharkhand for information and necessary action.


Secretary to Government

Urban Development & Housing Department

Memo No. 7 / 2010 / 2010 / 102 / 2013... 2269

Ranchi, Dated 06-6-19

Copy to - P & C, Urban Development Department/Minister/OSD to Chief Secretary, Jharkhand/All Additional Chief Secretary/Principal Secretary/Secretary, Govt. of Jharkhand/All Divisional Commissioners, Jharkhand/Director, SUDA/ Director DMA/Town Planner, UD&HD/VC, RRDA, Ranchi/All Deputy Commissioners, Jharkhand/Municipal Commissioners, All Municipal Corporations/Managing Directors all Industrial Area Development Authorities/MD, MADA, Jharkhand/Special Officer, Executive Officer, All Urban Local Bodies, Jharkhand/ M/s. Softech Engineers Ltd. for information and necessary action.


Secretary to Government

Urban Development & Housing Department



NOTARY
DHANBAD

BEFORE THE NOTARY PUBLIC:DHANBAD

AFFIDAVIT

I, SUSHILA DEVI, wife of Sri Lavlesh Kumar Singh, by faith-Hindu, resident of Dhaiya, Dhanbad, do hereby solemnly affirm and declare that the statements made herein below are true to the best of my knowledge and belief.

1. That, we have purchased a plot by Sale Deed no.6011 having plot no.803, Khata no.92 under Mouza Dhaiya, having Mouza no.06 in the District Dhanbad having an area of 2.09 Sq.m.

2. That, our building plan is provisionally sanctioned by DMC, Dhanbad having file No. DMC/BP/0166/W21/2020. with a condition that I will have to leave 5.12.sqm.area of land from front side for widening of Road.

3. That, we are leaving 5.12. sq.m. of land from front for DHANBAD MUNICIPAL CORPORATION for widening of Road whenever it is necessary.

Sworn and signed this affidavit on this the 28th. day of December, 2020 at Dhanbad.

Sushila Devi
Deponent.

Identified by:
[Signature]
Advocate.

NOTARY PUBLIC:DHANBAD.

[Signature]
NOTARY
DHANBAD

Authorised
J/s 297 (i) (c) of the Cr PC 1973
Act. No 11 of 1974 & u/s (i)
of the Notaries Act, 1952
No. No 53 of 1952



28 DEC 2020

27 Date



NOTARY
DHANBAD

BEFORE THE NOTARY PUBLIC: DHANBAD

AFFIDAVIT

I, LAVLESH KUMAR SINGH, son of Devnandan Singh, by faith-Hindu, by occupation-private job, resident of Housing colony, Pandit clinic Road, Dhanbad, P.O., P.S. Dhanbad, District-Dhanbad, state Jharkhand-826001, do hereby solemnly affirm on oath and declare on oath and declare as under:-

1. That, I am husband of Sushila Devi and I will take responsibility related to clearance of cheque no. 74139² and 74139³ branch Madhuri Palace City Centre, Bartand Dhanbad, amount Rs. 7,328.00 both.
2. That, the above statements made above are true and correct and no part of the statement is wrong any fact in this matter.
3. That, I am swearing this affidavit to submit before the authority concerned for needful.

Verification.

That, the statements made above are true and correct to the best of my knowledge and belief. on dated 22.12.2020.

Solemnly affirmed before me by the deponent, who is duly identified by Shree [Signature] Advocate, Dhanbad.

देवनांदन कुमार सिंह
Deponent.
Identified by:
[Signature]
Advocate.

NOTARY PUBLIC: DHANBAD.



[Signature]
NOTARY
DHANBAD
22-12-2020

Authorised
J/s 297 (i). (c) of the Cr PC 1973
Act. No 11 of 1974 & u/s (1)
of the Notaries Act. 1952
Act No 53 of 1952

S.L. No. 42 Date 22 DEC 2020