



NOTARY  
DHANBAD



AFFIDAVIT

I, PRAVIN KUMAR SHARMA w/o SUDHIR SHARMA BY FAITH Hindu, by occupation – Business, resident of NEAR GAS AGENCY, BHELATAND, DHANBAD do hereby solemnly affirm on oath and declare as under:-

1. That, we have purchased a plot having MOUZA- DUHATAND NO. 47, KHATA NO 27 PLOT NO. 156, in the dist. Of Dhanbad.
2. That, our building plan is sanctioned by DMC Dhanbad having file no. DMC/BP/0132/W29/2023 with a condition that I will have to leave 6.4 SQ. Meter of land from front side for widening of road.
3. That, we am leaving 6.4 SQ. meter of land from front side for DHANBAD MUNICIPAL CORPORATION for widening of road whenever it is necessary.

Sworn and signed this affidavit on this the 03rd day of July 2023 at name of place

Pravin Kumar Sharma  
Deponent

Identified by: [Signature]  
03/07/23  
S. U. Sharma  
(advocate, Name and Sign)



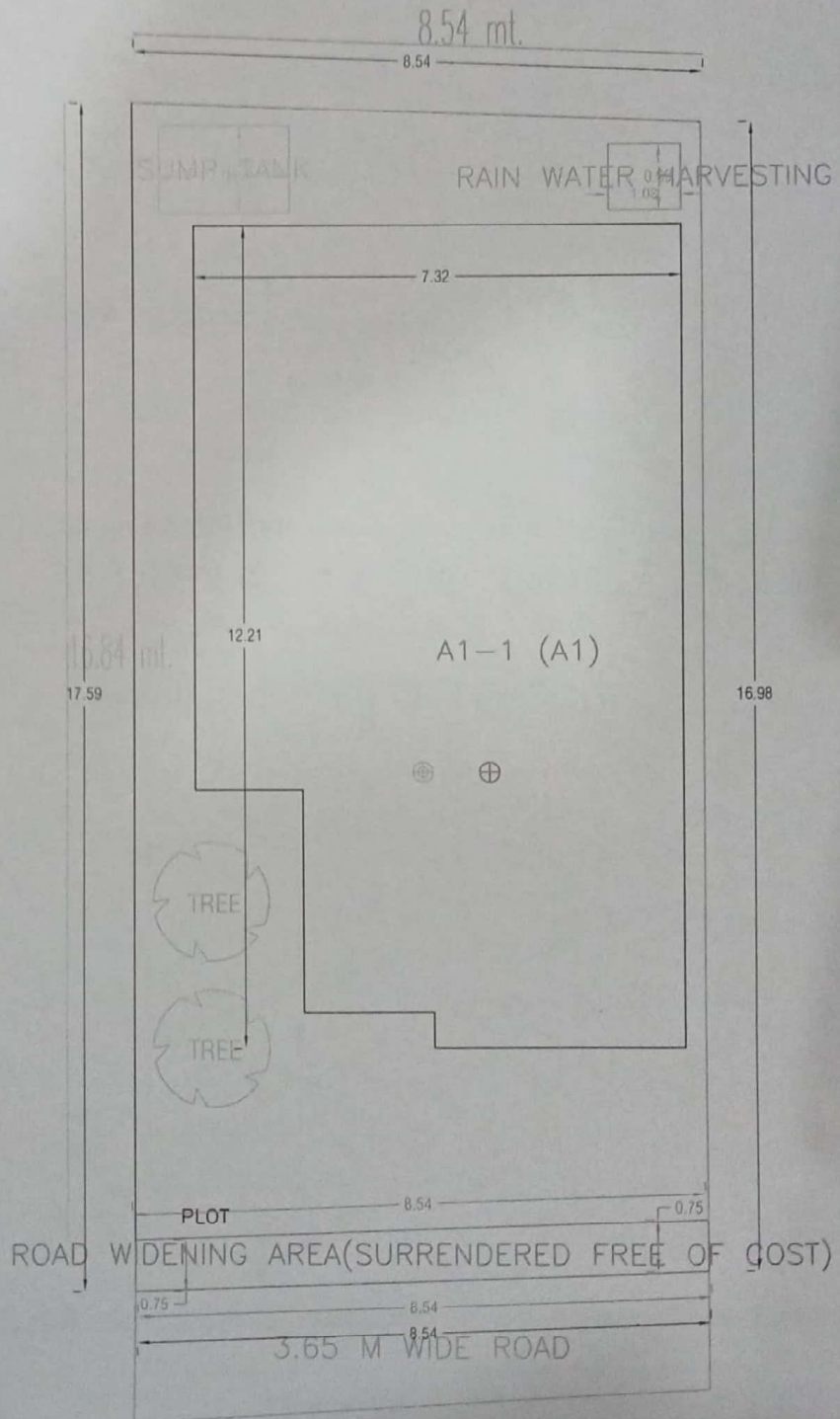
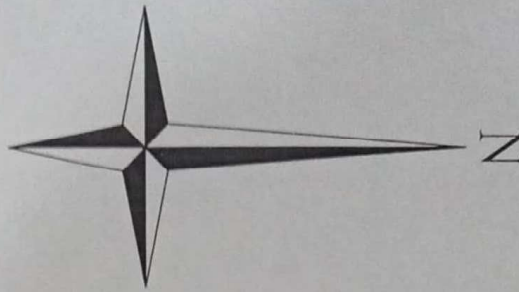
NOTARY  
DHANBAD

Authorisation  
U/S 297 (1) (C) of the Cr.P.C. 1973  
Act No 11 of 1974 & U/s (8) of  
Act No 23 of 1952

03/07/2023

03 JUL 2023

37



✓ Pravin Kumar Sharma

2269  
06-06-19



**Government of Jharkhand**  
**Urban Development & Housing Department**

**NOTIFICATION**

No.-7 / नवि0 / अधि / स0स0 / 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 (V<sup>th</sup> Amendment) Bye-laws, 2019.

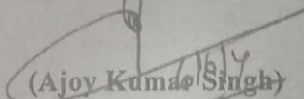
Sl.	Chapter	Clause	Sub-clause	Provision	Amended Provision
1	IV	39	39.7	In case the plot is affected by a road widening or in the way to construct a new road/parks/any public utility and if the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim 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 affected 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 T.D.R for any other new building project within the jurisdiction of the Competent Authority.	In case the plot is affected by a road widening or in the way to construct a new road/parks/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 affected 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 T.D.R for any other new building project within the jurisdiction of the Competent Authority.  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 the favour of the authority concerned.
2	IV	49	49.1	For Residential 49.1.1 For no. of flats more than 8 and up to 18, one lift of the capacity of 6 passengers will be mandatory for G+4 and above. 49.1.2 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. 49.1.3 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. 49.1.4 If the number of flats in a multistoried residential building is more than 12, the provision of lift will be compulsory for G+3, even if the height of the building is less than 12meters. The capacity and no. of lifts shall be as mentioned above. 49.1.5 Provision of lift should be made for residential buildings of more	For Residential (Apartment and Group Housing) 49.1.1 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. 49.1.2 The Number and capacity of lift shall be provided as specified in the National Building Code, 2016. 49.1.3 There shall be provision of one lift per 6 passengers for 16 dwelling units or part thereof for the purpose of calculation of total no. of loads of the lift, which may be distributed by increasing the capacity of the lift. Provided that total no. of lifts in the building shall not be less than half as calculated above. 49.1.4 Notwithstanding anything contained in these bye laws in case of building with 21 m. or more in height, at least two lifts shall be provided in which one

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				than G+3 storied or buildings having the height of 12 meters, whichever is lower	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 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.	49.1.6	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 50% 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.		
3	VI	61	61.12.4	<u>Addendum:-</u> 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

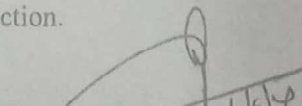
  
(Ajoy Kumar Singh)  
Secretary to Government

Urban Development & Housing Department

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013.....2269

Ranchi, Dated 06-6-19

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

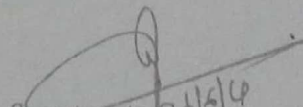
  
Secretary to Government

Urban Development & Housing Department

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Ranchi, Dated 06-6-19

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/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, Dhanbad/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

