

2269  
06-06-19



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

**NOTIFICATION**

No.-7 / नोटिफि / अधि / स०सो० / 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.	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