

2269  
06-06-19



भारत सरकार

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

**NOTIFICATION**

No.-7 / नॉवि० / अधि / स०स० / 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	<p>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.</p>	<p>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.</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 the favour of the authority concerned.</p>
2	IV	49	49.1	<p>For Residential</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>49.1.5 Provision of lift should be made for residential buildings of more</p>	<p>For Residential (Apartment and Group Housing)</p> <p>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.</p> <p>49.1.2 The Number and capacity of lift shall be provided as specified in the National Building Code, 2016.</p> <p>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.</p> <p>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</p>



Ban Baramuri 61097


NOTARY  
DHANBAD

### Affidavit

I, Chanda Mishra w/o Sri Jai Prakash Mishra, by faith Hindu, resident of Baramuri B Polytechnic near Vivah Bhawan, Dhanbad, do hereby solemnly affirm and declare that the statement made herein below are true and to the best of my knowledge and belief.

1. That I have purchased a plot by sale deed no. 9009 having plot no. 303 (NEW 613), Khata no. 31 (NEW 35) under Mauza Baramuri, 03 in the district of dhanbad having an area of 4.05 dec.
2. That, my plan is provisionally sanctioned by DMC Dhanbad having file no. DMC/BP/0153/W21/2020 with a condition that I have to leave 9.99 sqm area of land from front side for road widening.
3. That, I will leave 0.75m land in front side having area 9.99 sqm for Dhanbad Municipal Corporation for widening of road whenever it is necessary.


Sworn and signed this affidavit on this the ...03..... Day of ...11.../20... at the name of place....Dhanbad.

  
Deponent

Identified by



NOTARY  
DHANBAD

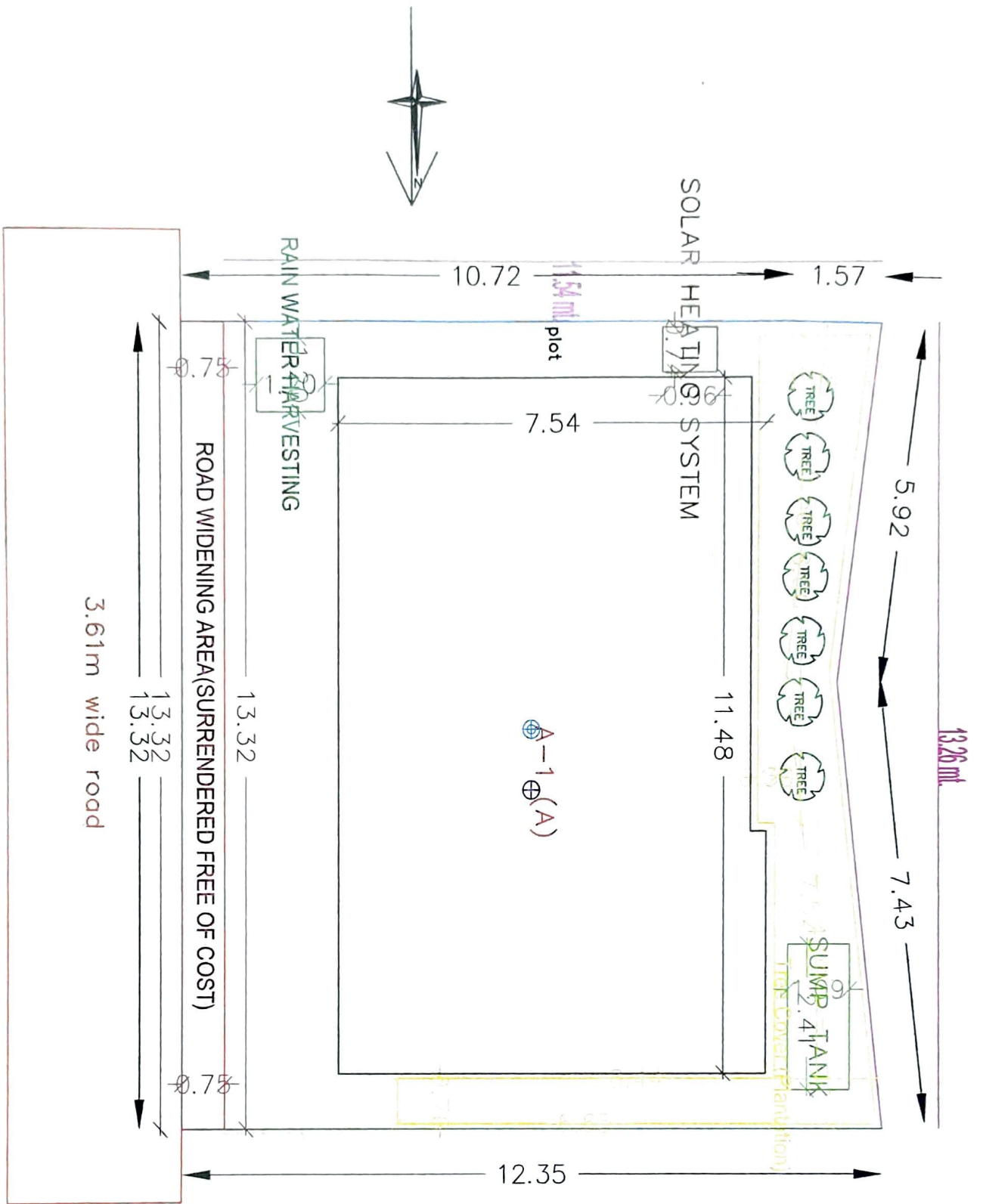
  
(advocate Name & Sign)  
(B. R. Yadav)  
Dhanbad

Authorised  
u/s 297 (i) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (B) (i)  
of the Notaries Act 1952  
(ACT NO 53 of 1952)

03 NOV 2020

Date

S No.



13.26m

13.26m

11.54m plot

3.61m wide road

ROAD WIDENING AREA (SURRENDERED FREE OF COST)

SOLAR HEATING SYSTEM

RAIN WATER HARVESTING

SUMP TANK

TREE COVER (plantation)

A-1 (A)