

**NOTARY
DHANBAD**



सम्प्र. लेख्य प्रमाणक, धनबाद ।

शपथ पत्र

मैं, सुफिया प्रवीन पति-मो० शमीम अखतर उम्र-लगभग 34 वर्ष, धर्म-ईस्लाम, पेशा-गृहणी सा०-सरकारी स्कूल के पास न्यु कॉलोनी मटकुरिया रोड़, पो०-वासेपुर थाना-बैंकमोड़ जिला-धनबाद राज्य-झारखण्ड स्टद् द्वारा शपथपूर्वक घोषणा करता हूँ कि :-

- 1- यह कि, उपरोक्त वर्णित स्थान का स्थायी निवासी हूँ ।
- 2- यह कि, मेरा जमीन मौजा-मटकुरिया, मौजा नं०-53, खाता नं०-11, नया खाता नं०-221, प्लोट नं०-349, नया प्लोट नं०-238 रकबा-2½ कट्ठा यानि 4.13 डी० है।
- 3- यह कि, धनबाद नगर निगम में नक्सो की स्वीकृति हेतू 0.81 वर्गमीटर जमीन रोड़ के तदफ से मुझे नगर निगम को दान करना था, जिसके तहत मुझे दान पत्र नगर निगम में जमा करना था ।
- 4- यह कि, मैं भवन अधिनियम 2016 संशोधन की कंडिका सं०-39.7 के संदर्भ में यह शपथ पत्र दे रहा हूँ कि मेरे पास अभी टी.डी.आर. उपलब्ध नहीं है। यदि भविष्यमें मुझे टी.डी.आर. प्राप्त होता है तो उस टी.डी.आर. को नगर निगम में जमा करा दूँगा ।
- 5- यह कि, यह शपथ पत्र सक्षम पदाधिकारी के सम्म प्रस्तुत करने के लिए बना रहा हूँ ।

सत्यापन

जो श्री _____
अधिवक्ता, धनबाद के सम्म पहचान
किया गया, इन्होंने मेरे सम्म अपना
हस्ताक्षर किया ।

स्टद् द्वारा घोषणा करता हूँ कि उपरोक्त लिखी गई
सभी बातें मेरी जानकारी एवं विश्वास से सत्य व सही
है, जो आज दिनांक-23-06-2020 को सत्यापित किया



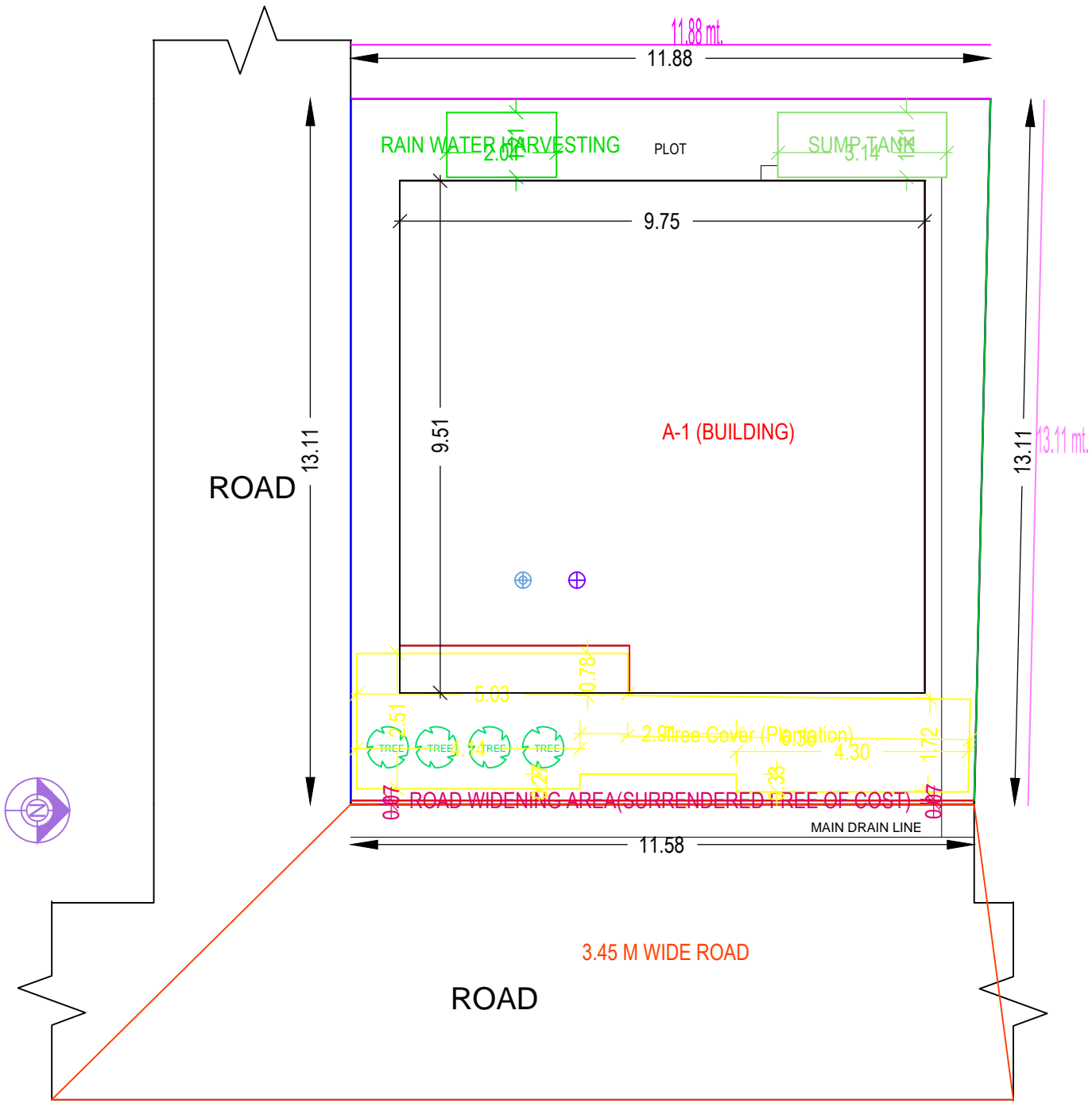
Kumar Mallick
23/6/20
**NOTARY
DHANBAD**

Sufiya Praveen
शपथकर्ता,

शपथ प्रमाणक, धनबाद ।

Authorized
u/s 297 (1) (c) of the Cr P.C. 1973
(Act No. 11 of 1974) & u/s (6) (1)
of the Notaries Act, 1952
(Act No.-53 of 1952)

Sufiya Praveen
23/6/20
अधिवक्ता,



SITE PLAN

2269
06-06-19



Government of Jharkhand
Urban Development & Housing Department

NOTIFICATION

No.-7/नववि०/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 (Vth Amendment) Bye-laws, 2019.

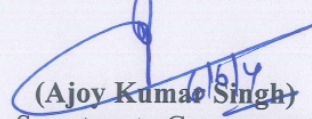
Sl.	Chapter	Clause	Sub-clause	Provision	Amended Provision
1	IV	39	39.7	In case the plot is affected by a road widening or in the way to construct a new road/parks/any public utility and if the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim 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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				<p>than G+3 storied or buildings having the height of 12 meters, whichever is lower</p> <p>49.1.6 Provision of one stretcher lift every building more than 6 storey height</p> <p>49.1.7 Every lift should have Provision of automatic rescue device, door sensor and automatic fire proof door.</p> <p>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.</p>	<p>49.1.5 must be stretcher lift. 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.</p> <p>49.1.6 Every lift should have Provision of automatic rescue device, door sensor and automatic fire proof door.</p>
3	VI	61	61.12.4	<p>Addendum:- 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.</p>	

By the order of the Governor of Jharkhand

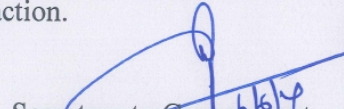

(Ajoy Kumar Singh)
Secretary to Government

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

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

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

