

NOTARY
DHANBAD



मैं, लक्ष्मी देवी, पति-गिरीवर मल्लाह, उम्र- वर्ष, धर्म-हिन्दू,
पेशा-गृहणी, साकिम-कनकनी लोयाबाद, थाना-लोयाबाद, जिला-
धनबाद द्वारा शपथपूर्वक बयान करती हूँ कि --

1. यह कि, मौजा-कंगालो, मौजा नं०-128, पुराना खाता नं०-03, व
नया खाता नं०-72, पुराना प्लॉट नं०-269, नया प्लॉट-327, कुल
रकबा-3 कट्ठा 03 छट कि यानि-5.26 डी० जमीन मेरान्न नीज खरीदी
हुई संपत्ति है।
2. यह कि, धनबाद नगर निगम ते नक्शा की स्वीकृति हेतु 2.01 वर्ग
मीटर जमीन रोड के तरफ ते मुझे नगर निगम को दान करता था जिसके
तहत मुझे दान पत्र नगर निगम में जमा करना था।
3. यह कि, मैं भवन अधिनियम -2016 संशोधन की कंडिका संख्या-
39.07 के संदर्भ में यह शपथ पत्र दे रही हूँ। मेरे पास अभी टी.डी.आर
उपलब्ध नहीं है। यदि भविष्य में मुझे टी.डी.आर. प्राप्त होता है तो
उते मे नगर निगम में जमा कर दूंगी।
4. यह कि, उपरोक्त लिखि गयी तारी बातें सही व सत्य हैं।
5. यह कि, यह शपथ पत्र मैं सक्षम पदाधिकारी के समक्ष प्रस्तुत करने के
लिसे बना रही हूँ ताकि समय पर काम आवे।

22 AUG 2022

22/08/2022
22/08/2022

मैं श्री Meena Tiwari
अधिवक्ता ने शपथपत्र का
पडचान किया

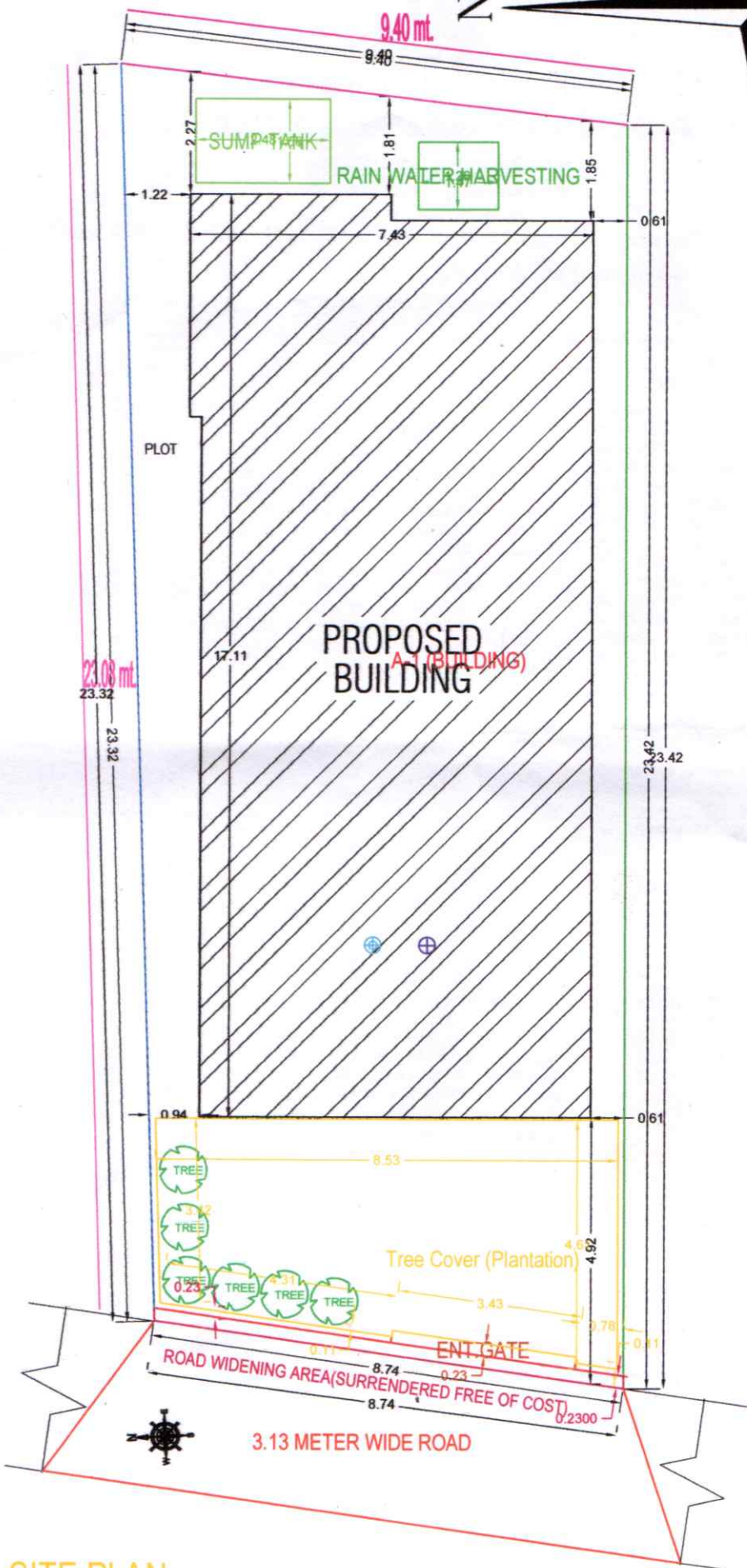
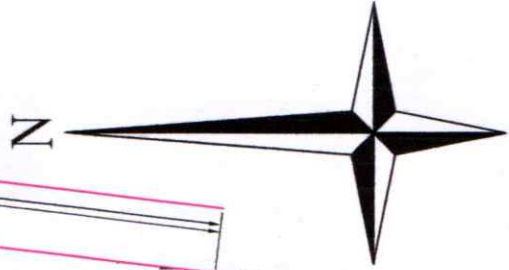
सत्यापन
उपरोक्त लिखि गयी तारी बातें सही व सत्य है
जिसे आज दिनांक-22.08.2022 को सत्यापित किया गया।



NOTARY
DHANBAD
Authorized.
Under Section 297 (1) (C) of the Cr.P.C.
(Act No. 11 of 1974) & u/s (8) (F)
(Act No. 53 of 1952)

लक्ष्मी देवी
शपथकर्त्री

Meena Tiwari
अधिवक्ता।
22/08/2022



SITE PLAN

2269
06-06-19



संरखण्ड सरकार

Government of Jharkhand
Urban Development & Housing Department

NOTIFICATION


No.-7 / न०वि० / 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	<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.</p> <p>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>

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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 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

