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ANNEXURE-I
QUALIFICATION, EXPERIENCE & COMPETENCE OF TECHNICAL PERSON AND BUILDER

1) ARCHITECT

A) Qualification & Experience:-

The minimum qualification for an Architect shall be bachelor Degree in Architecture or equivalent, and registered with the Council of Architecture and not in arrears of subscription.

B) Competence:-

The Architect shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit:

- i) All plans and information connected with the building permit subject to section-16.3.1
- ii) Certificate of supervision and completion of all buildings,
- iii) Preparation of sub-division/layout plans and related information connected with development permit of area upto 4 hectare.
- iv) Certificate of supervision for development of land area up to 4 hectare.

C) Duties & Responsibilities:-

i) He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approval plans but also in conformity with the stipulations of the National Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provision for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code, 2005 in the buildings.

D) Registration Fee:-

Architects registered under the Council of Architecture Act 1972 shall be entitled for a registration as a licensed technical personnel of Authority without paying any licensing annual fees for the same. This shall not be binding on registration of an Architect engaged for any specific purpose. However if they desire to be enrolled as lifetime licensee of the Authority , a lump sum payment of Rs. 1000/- (One Thousand) shall have to be made to the Authority as a fee for such enrollment, so that Authority may be able to intimate them by post from time to time about the provisions of planning standards and building byelaws and other relevant information with amendments (if any) in rules and byelaws of the Authority. But In case an architect enrolled as Authority licensee, violates any of the rules, regulations, byelaws and / or planning standards of Authority, for the time being in force , his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited

2) ENGINEER

(A) Qualification and Experience:-

The minimum qualification for an Engineer shall be Degree in Civil Engineering or equivalent. The qualification for licensing of Engineer will be corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Municipal or Structural Engineering which make him eligible for such membership, of which is recognized by Union Public Service Commission for the post of an assistant Engineer.

(B) Competence:-

The Licensed Engineers shall be competent to carry out the work related to the building permit given below and shall be entitled to submit:

- i) All plans and information connected with building permit. Subject to section-16.3.2
- ii) Structural details and calculations of buildings on plot up to 500 square meters and up to three storied structure excluding basement/stilt.
- iii) Certificate of supervision and completion for all buildings.
- iv) Preparation of all service plans and related information.
- v) Issuing certificate of supervision for development of land for all area.

C) Duties & Responsibilities:-

- i) He/She shall be responsible for making adequate provision as per the approval plans but also is in conformity with the stipulations of the National Building Code 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings.
- ii) If he/she is found negligent in his/her duties and responsibilities the Authority may black-list an Engineer in case of serious defaults or repeated defaults The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

D) Registration Fee:-

The fees for this purpose shall be Rs. 5000/- for one calendar year and it may be renewed in next calendar years by paying Rs. 1000/- to the Authority. But In case an engineer enrolled as Authority licensee, violates any of the rules, regulations, byelaws and or planning standards of Authority, for the time being in force, his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited.

3) STRUCTURAL ENGINEER

A) Qualification & Experience:-

The minimum qualifications for a structural engineer shall be degree in Civil Engineering/fellow of the Institution of Engineers (India) or equivalent degree in Civil Engineer from recognized foreign institution, with 5 year experience in structural engineering practice.

Note – 5 years experience shall be relaxed to 2 year in the case of Post Graduate degree in Structural Engineering/ higher qualification.

B) Competence:-

The licensed structural Engineers shall be competent to prepare the structural details and calculations for all buildings and undertake supervision. In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in Annex A of Part-II, A-2.2.1(b) and A-2.4.1(a) of NBC 2005 they shall be designed only by structural engineers.

C) Duties and Responsibilities:-

- i) To prepare a report of the structural design.
- ii) To prepare detailed structural design, drawings and specifications and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant BIS specifications.
- iii) To supply copies of structural drawings to the site supervisor.
- iv) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect.
- v) To certify the structural safety and overall structural soundness of the building to the Architect.
- vi) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- vii) To prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing and design in a particular case.
- viii) To submit the certificate of structural safety and over all structural soundness of building to Authority.
- xi) In case of multistoried buildings and buildings of a special nature as identified by the Authority from time to time, the structural Calculations/Drawings shall be got vetted by Indian Institute of Technology/National Institute of Technology or any organization empanelled by the State Disaster Management Authority or the Building Construction Department.

D) Registration Fee :-

The fees for this purpose shall be Rs. 5000/- for one calendar year and it may be renewed in next calendar years by paying Rs. 1000/- to the Authority. But In case an structural engineers enrolled as Authority licensee, violates any of the rules, regulations, byelaws and/or planning standards of Authority, for the time being in force, his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited.

4) TOWN PLANNER

A) Qualification & Experience:-

The minimum qualification for a town planner shall be recognized Post Graduate Degree/Diploma in Town Planning and registered membership of ITPI and not be in arrears of subscription.

B) Competence:-

The licensed town planner shall be entitled to submit:

- i) All plans and related information connected with development of land of all areas including integrated township.
- ii) Certificate of supervision for development of land of all areas.

C) Duties and Responsibilities:-

He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is conformity with the stipulations of the National Building Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for

services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India 2005.

D) Registration Fee :-

The fees for this purpose shall be Rs. 5000/- for one calendar year and it may be renewed in next calendar years by paying Rs. 1000/- to the Authority. But In case an Town Planner enrolled as Authority licensee, violates any of the rules, regulations, byelaws and/or planning standards of Authority, for the time being in force, his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited.

5) SUPERVISOR/DRAFTSMAN

A) Qualification and Experience:-

The minimum qualifications for a supervisor shall be recognized Diploma in Civil or Architecture, or Draftsmanship in Civil or Architectural Assistantship plus 2 years experience in building design, construction and supervision.

B) Competence:-

The licensed supervisor/Draftsman shall be entitled to submit:

- i) All plans and related information connected with building permit for residential buildings on plot up to 100 sq. m. and up to two storeys,
- ii) Certificate of supervision for buildings as per (i).

C) Duties and Responsibilities of Supervisor:-

- i) To adhere strictly to the architectural and structural drawings/ specifications and written instructions of the structural Engineer and Architect/Engineer.
- ii) To follow the provisions of NBC, 2005 or BIS specifications as regards materials, components, quality control and the process of construction.
- iii) To bring to the notice of the structural Engineer and Architect/Engineer/any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- iv) He shall be in charge of site and responsible for supervision of the work.
- v) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the Architect/Engineer.
- vi) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- vii) He shall also ensure that no undue inconvenience is caused in the course of his work in the people in neighborhood.

D) Registration Fee –

The fees for this purpose shall be Rs. 2000/- for one calendar year and it may be renewed in next calendar years by paying Rs. 500/- to the Authority. But In case an Supervisor/Draftsman enrolled as Authority licensee, violates any of the rules, regulations, byelaws and/or planning standards of Authority, for the time being in force, his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited.

6) GROUP AGENCY

- i) When any Group or Agency comprising of qualified Architect /Engineer/ Town Planner is practicing, then the qualifications and experience, competence, duties and responsibilities and registration will be the combination of individual qualification and experience, competence, duties & responsibilities and registration as provided in Schedule 1to5

ii) The Authority may also empanel public undertaking/agencies engaged in development work for quick execution of Government/Private projects within its jurisdiction.

Registration Fee

The fees for this purpose shall be Rs. 10000/- for one calendar year and it may be renewed in next calendar years by paying Rs. 2000/- to the Authority. But In case an Group Agency enrolled as Authority licensee, violates any of the rules, regulations, byelaws and/or planning standards of Authority, for the time being in force, his enrolment in authority shall be cancelled and the enrollment fee of Rs. 1000/- charged initially from him shall be forfeited.

7) BUILDER

A) Qualification:-

- i) A person/firm engaged in construction activities/ building activities in an urban area.
- ii) A person or group of persons having qualification of Civil Engineering, Architecture and Town Planning.
- iii) The Authority may classify the builders into different categories considering their experience, expertise and annual turnover.

B) Registration/Renewal:-

- i) Registration of builders shall be done by the Authority. The registration shall be done in the prescribed form. The registration shall be valid for one calendar year and shall be renewable annually. The fee for initial registration of a builder shall be Rs. 75000/- and the renewal fee shall be Rs. 15000/- An application form for the registration of builders.

CHAPTER - V ADDITIONAL REQUIREMENTS FOR SAFETY AND SERVICES

58. For construction of Multi-storied building

58.1 Construction of multi- storied building shall not be permitted villages/ wards/municipalities/planning areas specified by the State Government. The Authority may include or exclude any other areas for prohibition of multi storied building from time to time.

58.2 The Authority may restrict construction of multistoried buildings in any other area on the basis of objective assessment of the available infrastructure and planning needs after obtaining due approval of the Government.

58.3 Before commencement of these bye laws, where permission has been granted conditionally, such cases shall be dealt with under corresponding provisions of these Bye laws without any major change, or removal of construction, subject to the condition where violation of Heritage Zone conditions has occurred, this relaxation shall not apply.

58.4 No Condonation in parking requirements, fire fighting provisions, health and structural safety requirements in case of development of Multi Storied buildings shall be allowed.

58.5 In addition to the provisions of Part 4 Fire and Life Safety of National Building Code of India 2005 (Group 1), the Planning Authority may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings in the case of Multi Storied building.

58.6 The following shall be mandatory for the development of all Commercial and multi dwelling units including apartments:

58.6.1 Land left for road widening/cul-de-sac should be paved and in matching level of the existing road.

58.6.2 All drainage inside the plot should be covered and underground.

58.6.3 All service pipes, PVC water tanks etc. should be concealed from all side.

58.6.4 Lighting poles with lights within the boundary wall facing towards the road. One lighting poles with minimum height of 6mtr. at every 15mtr. or fraction thereof of the length of the front boundary wall shall be provided with 150W of LED, facing towards the road for street lighting and should also be connected to the Generator. Jharkhand Building Bye-Laws-2016

58.6.5 Plantation–Number and type of plantation with the boundary along the road.

One tree of suitable variety should be planted at every 6m. or fraction thereof of the length of the front boundary.

58.6.6 Water harvesting system for recharge well shall be provided as per NBC norms.

58.6.7 Solid waste disposal bins of suitable size inside the plot.

58.6.8 Lifts, pumps, external lighting shall be connected to pollution free noiseless Generator.

58.6.9 Minimum of 3 amp./flat to be provided from pollution free noiseless Generator

58.6.10 Lift shall be mandatory for above G+3 or as provided in this bye-laws and should be connected to power backup generator.

58.6.11 All electrical power generators shall be noiseless & pollution free.

58.6.12 Recycling of waste water shall be made mandatory for any building consuming more than 12000 liters per day or having 24 flats or more, whichever is lower.

58.6.13 Service Ducts shall not be counted in the F.A.R. of building.

58.6.14 No FAR should be added for parking for any floor except the lockup, garage.

58.6.15 Minimum 50% of all paving around the building the driveway etc. should be soft paving in the form of interlocking, concrete block (without mortar or solid sub base) or such other systems to insure surface water percolation into the subsoil.

58.6.16 Minimum 50% of bricks use in the building should be made of fly-ash

58.6.18 If more than one storey height is covered with fiber glass or like materials which permits light, it should not be counted for covered area and FAR calculations. If covered with unusable/non accessible RCC roof, the covered atrium area will be counted for covered area calculation but not for FAR value. This is done to encourage better standard of planning for bigger shopping malls.

Atriums open to sky or covered with the light weight roof member which permits light shall also not be Jharkhand Building Bye-Laws-2016 used for F.A.R calculations unless the roof top is used as a usable floor space.

58.6.19 For ventilation of the spaces for water closets and bath rooms, if not opening on to front, rear , side or interior open space these shall open on to the ventilation shaft , the size of which shall not be less than as given in Table below. This shall be limited for natural ventilation only”.

58.6.20 Ventilation requirements can be met by the mechanical ventilation system like air conditioning etc. Toilets may be permitted without any exterior openings for the buildings like hotels, commercial complexes etc as per N.B.C, but not for apartments and residences

Sl.	Height of Building	Area (sqm.)	Min. Width (in meter)
1	Upto 12.00 meter	1.2	0.9
2	Upto 16.00 meter	2.8	1.2
3	Upto 22.00 meter	4.0	1.5
4	Upto 28.00 meter	5.4	1.8
5	Upto 34.00 meter	8.0	2.4
6	Above 34.00 meter	9.0	3.0

58.6.21 Provision of toilets for visitors, and separate toilets for guards and drivers

58.6.22 Provision for harnessing Solar Energy for electricity shall be made in every building of more than 500sqm.