

Terms & Conditions

Introduction

Building Plan Approval Management System is being provided for the grant of construction permit and occupancy certificate through online medium. The service delivery is subject to the acts and rules promulgated by the Government from time to time.

The following terms and conditions will apply if you wish to use the portal for availing a service. Please go through the conditions carefully and if you accept them, you may create a user and transact on the site. After creating a user you have to register the basic personal details on the site for availing a service (this is not required for bill payment services). Please note that once you register yourself on the State Portal site, you are deemed to have agreed to the terms and conditions set forth below. If You do not agree with all these terms and conditions, you must not transact on this Website.

If a user violates the terms and conditions of use by registering more than one userid and or availing services on such multiple userids, Government reserves the right to deactivate all such user registration and cancel any or all services requested without any notice. Garbage/ Junk values in profile may lead to Deactivation.

Privacy Policy

Government's performance of this agreement is subject to existing laws and legal processes of Govt. Of Jharkhand, and nothing contained in this agreement is in derogation of Government's right to comply with law enforcement requests or requirements relating to your use of this Web Site or information provided. You agree that Government may provide details of your use of the Web Site to regulators or police or to any other third party, or in order to resolve disputes or complaints which relate to the Web Site, at Government's complete discretion.

Payment Option

The list of payment options available are internet banking/ debit card payment/ credit card payment from banks that are listed when selecting each of the above options. Apart from the fee chargeable to Government against each service, bank/ payment gateway transaction charges will be applicable extra. Once you register yours and your family members basic profile data as the case may be, you can apply for a service. For online payment services the registration is not mandatory. The status of the applications submitted online shall be searched using the Status menu. SMS will be sent to your registered mobile number at different stages of processing of your application. In case of a failed transaction the user shall have no right to claim the amount. The loss on this account shall not be borne either by Government or by the Banks /Payment Gateways.

User Creation

You are responsible for maintaining the confidentiality of the password and account, and are fully responsible for all activities that occur under your password or account.

Complaints Procedure

You can reach us on the contact details given in the 'Contacts' link given in the login page.

Your obligations

General Obligations:

You shall access State Portal web site only for lawful purposes and you shall be responsible for complying with all applicable laws, statutes and regulations in connection with the use of Government web site. This Website is for your personal and non-commercial use. You shall not modify, copy, distribute, transmit, display, perform, reproduce, publish, license, create derivative works from, transfer or sell any information, or services obtained from this Website. You shall not create a hypertext link to the Website or "frame" the Website, except with the express advance written permission of the Government.

Refund/ Cancellation Policy

The fees once paid will not be refunded for applications which are successfully submitted or for successful bill payment services. Cancellation of applications / bill payments shall not be entertained. The amount paid may be settled with the respective departments. In case of a failed transaction the user shall have no right to claim the amount. The loss on this account shall not be borne either by Government or by the Banks / Payment Gateways. However automatic refund will be made for transactions which are not successful.

Contact Us

- Mr. Sunil Kumar Singh, Secretary, Jharkhand Industrial Area Development Authority, (riada.rnc@gmail.com; mdjiada@gmail.com; Phone 0651-2460408)
- Mr. Birendra Bhushan, Director, Panchayati Raj, Dpt. of Rural Development (Panchayati Raj) (dopr_ffp@yahoo.co.in; 0651-2401727)

List of Services and Pricing

Purpose of this site is to manage the complete process of grant of Construction Permit, from application to issuance of approval. Inspection reports and all other documents will be submitted online and the inspections reports and approvals will be issued online.

Building Permit Fees as per New BBL-2016 (Coporation/Development Authority/IADA)

Type of	Heads	Case Type	Use	Plot Area	Heights	Total BUA	Rates	Form Fee
Planning Permit / Building Permission	Processing Fee	New	Residential	N/A	Upto 10 mtr	Upto 500 Sq mtr	Rs 20/sq m	Rs 200/-
					More than 10 mtr up to 16.4 mtr		Rs 40/sq m	
					More than 16.4 mtr		Rs 50/sq m	
	Processing Fee	New	Residential	N/A	Upto 10 mtr	More than 500 Sq mtr	Rs 30/sq m	Rs 200/-
					More than 10 mtr up to 16.4 mtr		Rs 50/sq m	
					More than 16.4 mtr		Rs 60/Sq m	
	Processing Fee	New	Mixed Use	Rate will be based on the area of commercial and Residential/Apartment Building as per prevailing rate prescribed in the new BBL-2016				Rs 200/-
	Processing Fee	New	Non Residential	N/A	Upto 10 mtr	Upto 500 Sq mtr	Rs 40/sq m	Rs 200/-
					More than 10 mtr up to 16.4 mtr		Rs 80/sq m	
					More than 16.4 mtr		Rs 100/sq m	
Processing Fee	New	Non Residential	N/A	Upto 10 mtr	More than 500 Sq mtr	Rs 60/ sq m	Rs 200/-	
				More than 10 mtr up to 16.4 mtr		Rs 100/sq m		
				More than 16.4 mtr		Rs 120/sq m		
Processing Fee	Layout Development	Residential Use	Upto 1 Acre	NA	NA	Rs 10,000/-	Rs 200/-	
			Above 1 Acre to 2.5 Acre			Rs 20,000/-		
			Above 2.5 Acre to 5.0 Acre			Rs 30,000/-		
			Above 5 Acre for each additional 1 Acre add Rs 2000/-					
Processing Fee	Layout Development	Non Residential Use	Upto 1 Acre	NA	NA	Rs 20,000/-	Rs 200/-	
			Above 1 Acre to 2.5 Acre			Rs 40,000/-		
			Above 2.5 Acre to 5.0 Acre			Rs 60,000/-		
			Above 5 Acre for each additional 1 Acre add Rs 2000/-					

	Processing Fee	New	Charitable Building	N/A	Upto 10 mtr		Rs 10/sq m	Rs 200/-
					More than 10 mtr up to 16.4 mtr	Upto 500 Sq mtr	Rs 20/sq m	
					More than 16.4 mtr		Rs 25/sq m	
					Upto 10 mtr		Rs 15/sq m	
					More than 10 mtr up to 16.4 mtr	More than 500 Sq mtr	Rs 25/sq m	
					More than 16.4 mtr		Rs 30/Sq m	
	Processing Fee	new	Central/State Gov./Gov funded buildings	N/A	No fee will be charged			N/A
	Processing Fee	New	Semi-public Sectors/Public Sectors/Any Agency/Limited Company of Central Gov./State Gov.	N/A	Upto 10 mtr		Rs 20/sq m	
					More than 10 mtr up to 16.4 mtr	Upto 500 Sq mtr	Rs 40/sq m	Rs 200/-
					More than 16.4 mtr		Rs 50/sq m	
					Upto 10 mtr		Rs 30/sq m	
					More than 10 mtr up to 16.4 mtr	More than 500 Sq mtr	Rs 50/sq m	Rs 200/-
More than 16.4 mtr						Rs 60/Sq m		

- At the time of proposal submission applicant has to pay half of the total processing fee (not including form fee) or he can pay full processing fee (both option should be there).
- If Building Permit fee comes below 2000/- after calculation, it should be rounded off 2000/- (only for Residential Building)

Building Permit Application Processing Fees as per New JBBL-2016 (Panchayati Raj Area)	
Residential with built up area of up to 500 Sq mtr	
Height	Rates*
	Panchayati Raj
Upto 10 mtr	Rs. 2/ sq m
More than 10 mtr up to 16.4 mtr	Rs. 4/ sq m
More than 16.4 mtr (only for Residential Building)	Rs. 6/ sq m
Residential with built up area of more than 500 Sq mtr	
Upto 10 mtr	Rs. 4/ sq m
More than 10 mtr up to 16.4 mtr	Rs. 8/ sq m
More than 16.4 mtr	Rs. 12/ sq m

Layout Development for Residential Use	
Upto 1 Acre	Rs 5,000/-
Above 1 Acre to 2.5 Acre	Rs 10,000/-
Above 2.5 Acre to 5.0 Acre	Rs 12,000/-
Above 5 Acre for each additional 1 Acre add Rs 2000/-	

**At the time of proposal submission applicant has to pay half of the total processing fee (not including form fee) or he can pay full processing fee (both option should be there).*
For non-residential area, fee will be double of the fee in residential area.

Notes

- If Building Permit fee comes below 2000/- after calculation, it should be rounded off 2000/-. This will be in Rs. 500/-
- For Mixed Use, rate will be based on the area of commercial and Residential/Apartment Building as per prevailing rate prescribed in the new JBBL 2016
- Form fee will be Rs 200/- for each type of application, except for Central/State Gov./ Gov funded buildings