THE AMENDED RANCHI PLANNING STANDARDS & BUILDING BYE-LAWS, 2009

PART-1 ADMINISTRATION

- 1. **SHORT TITLE**: Extent and Commencement
- 1.1 These bye-laws shall be called the Ranchi Planning Standards and Building Bye-Laws.
- 1.2 They shall apply to all building activities in areas within the jurisdiction of Ranchi Municipal Corporation, Ranchi (i.e. in short setup under RMC) Municipal Corporation (Adoption & Amedment) Act 2001, and as governed by provisions contained in the Urban Land (Ceiling and Regulations) Act, 1976 and any other enactment framed by Jharkhand Government from time to time.
- 1.3 They shall come into force from.....

2. **DEFINITIONS**

- 2.0 For the purpose of bye laws the following terms/words/expressions shall have the meaning as indicated against each:-
- 2.1 ACT :-RANCHI MUNICIPAL CORPORATION (Adoption & Amedment) ACT 2001
- 2.2 **AIR CONDITIONING:** The Process of treating atmosphere so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.

- 2.3 **ALTERATION**: A change from one occupancy to another, or a structural change such as, addition to the built up area or height, or the removal of part of a building or any change to the structure standing, such as the construction or cutting into or removal of any wall, partition, column, beam, joist, floor or other support or a change to closing of any required means of ingress or egress or a change to the fixtures or equipment.
- 2.4 **APPROVED**: Approved by the RMC having jurisdiction.
- 2.5 AUTHORITY HAVING JURISDICTION: The Authority which has been created by a statue and which, for the purpose of administrating the Bye laws, may authorize a committee or an officer to act on its behalf.
- 2.6 **BALCONY**: A horizontal projection of a building, including a hand rail or balustrate to serve as passage or sitting but place.
- 2.7 **BARSATI**: A covered space on the roof of a building used as shelter during rains. It will have at least one side open.
- 2.8 **BASEMENT OR CELLAR**: The lower storeyes of a building partly or fully below the ground level.

- 2.9 **BOARD OF APPEALS**: A board as constitute by the RMC.
- 2.10 **BUILDING**: Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, wall including doors, windows and ventilators, floors, roofs, mumty sky-lights, chimneys, including plumbing and building services, fixedplatforms, verandah, balcony, cornice or projection, part of a building or anything affixed hereto or any wall enclosing or intended to enclose any land or space. However. signs outdoor and display structures shall not be considered as building.
- 2.11 Building Activities shall, within the framework and limits of the UrbanLand (Ceiling and Regulation) Act, 1976 consist of:
 - (a) erection, re-erection, making material alteration and demolition of any building;
 - (b) development of a large tract of land as a composite building scheme, and
 - (c) development and redevelopment of any tract of land which includes division and subdivision into plots for various land uses within a colony.
- Note:-Building activity referred Linder
 (a) and (b) will be covered by
 building permit and Building
 activity referred under (c) will be
 covered by development permit.

- BUILDING. HEIGHT OF: The 2.12 vertical distance measured, in the case of flat roofs, from the average level of the centre line of the adjoining street to the highest point of building adjacent to the street and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roofs, and in the case of gables facing the road, the mid point between the caves level and the ridge. Architectural features serving no other function including that of decoration shall he exempted for the purpose of taking height of the building which does not abutt on a street.
- 2.13 **BUILDING LINE**: The lines upto which the plinth of a building adjoining a street or an extension of a street or on a future street may law fully extend. It includes the lines prescribed in the Ranchi Master Plan or especially indicated in any scheme or layout plan or in these Bye-Laws.
- 2.14 **CABIN**: A room constructed with non load hearing partition/partitions with minimum width of 2.0m provided light and ventilation standards prescribed in these Bye-Laws are met with or the provision of light and ventilation is to the satisfaction of the RMC.
- 2.15 **CHHAJJA**: A non accessible sloping or horizontal structure overhang usually provided over opening on external walls to provide protection from sun and rain or for architectural purposes.
- 2.16 **CHIMNEY**: M upright shaft containing one or more provided for the conveyance to the outer atmosphere of any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel.

- 2.17 **COMBUSTIBLE, MATERIAL**: A material, if it burns or adds heat to tire when tested for combustibility in accordance with good practice. 1-or example: WOOD, PLASTIC etc.
- 2.18 **CONVERSI()N**: The change of occupancy of premises to an occupancy or use requiring additional occupancy permit.
- 2.19 **COURT YARD**: A space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level but not at roof level within or adjacent to a building.
- 2.19(a) Atrium If more than one storey height is covered with fibre glass or like materials which permits light , should not be counted for covered area and F.A.R calculations. If covered with unusable/non-accessible RCC roof , the covered atrium area will be counted for area calculation but not for F.A.R value. This is done to encourage better standard of planning for bigger shopping malls.
- 2.20 **COVERED AREA**: Area covered under building on all floors but does not include the spaces covered by the followings:
- (a) Garden, rockery, well and well structures, plants nursery, waterpool, surface water tanks, swimming pool(if uncovered), platform around a tree, tank, fountain, bench, chabutara with open top and unenclosed on sides by wall.
- (b) Drainage culvert, conduit, catch pit, gully pit, chamber, gutter and the likes,
- (c) Compound wall, unstorcycd Porch and Portico, slide, swing, uncovered stair, ramps, areas covered by chajja and
- (d) Watchman's booth, Pumphouse, garbage pidshute, Electric cabin or Substations and such other utility structures but not a

- building meant for the services of the building under consideration.
- (e) Atrium's open to sky or covered with the light weight roof member who permits light, these shall not be used for F.A.R calculations unless the roof top is used as a usable floor space.
- 2.21 **DAMP PROOF COURSE**: A course consisting of some appropriate water proofing material provided to prevent penetration of dampness or moisture.
- 2.22 **DETACHED BUILDING**: A building whose walls and roofs arc independent of any other building:
- 2.23.0 **DEVELOPMENT**: With grammatical variations means the carrying out of building, engineering, mining or other operations in, or over, or under land or water, or in the use of any building or land, and includes redevelopment and layout an subdivision of any land; and to develop shall be construed accordingly.

2.23.1 **DEVELOPMENT**

AUTHORITY: An authority as defined by the Jharkhand Regional Development Authority Act. 2001.

- 2.24**DRAIN**: A line of pipes including all fittings and equipments, such as manholes. inspection chambers, taps, gullies and floor traps, used for the drainage of a building, or a number of building or yards appurtenant to the Building, within the same curtilagc. Drain shall also include open channels used for carrying surface water refuge.
- 2:25 **DRAINAGE**: The removal of any liquid by a system constructed for this purpose as defined at 2.22 above.
- 2.26 **ENCLOSED STAIRCASE**: A staircase separated by fire resistant walls from the rest of the building.

- 2.27 **EXIT**: A passage, channel, means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.28 EXISTING BUILDING USE: A building, structure or its use as sanctioned/approved/ regularised by the competent RMC existing before the commencement of the bye-laws of the RMC.
- 2.29 EXTERNAL WALL: Apart of wall of another adjoining outer wall of a building and also means a wall abutting on an interior open space of any building.
- 2.30 **FLOOR**: The lower surface in a storey on which one normally walks in a building. The general term 'floor' shall not refer to a mezzanine floor.
- NOTE: The sequential number of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the Building with direct entrance from the road/street shall be termed as floor-I. The other floors above floor 1 shall be numbered in sequence as floor II, floor III etc with number increasing upwards.
- 2.31 **FLOOR AREA**: Floor area shall mean accessible covered area of a building at the floor.
- 2.32 FLOOR AREA RATIO (FAR):
 The quotient obtained by dividing the total covered area on all floors by the area of the plot.
- FAR = total covered area of all floors
 plot Area
- NOTE: For the purpose of reckoning, the FAR values with respect to Master plan Recommendations enunciated before this date, the values in

- Master plan shall be divided by 100, for example FAR in Master plan is 450, then for the purpose of byelaws, it may be taken as 4.5.
- 2.33 **FOOTING**: A foundation unit constructed in brick masonry or concrete under base of wall or column for the purpose of distributing the load over a large area.
- 2.34 **FOUNDATION**: That part of a structure which is in direct contact with and transmitting loads to the ground.
- 2.35 **GALLERY**: An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc.
- 2.36 GARAGE, PRIVATE: A building or portion therof or out-house designed or used for the storage of private owned motordriven or any other vehicles.
- 2.37 GARAGE, PUBLIC: A building or portion thereof other than a private garage operated for gain, designed or used for repairing, servicing, hiring, selling or storing motordriven or other vehicles.
- 2.38 HABITABLE ROOM: A room occupiedor designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room but not including bathrooms, water-closet compartments, laundries, serving and storage pantries, store rooms, corridors, cellars, attics and spaces that are not used frequently or for extended periods.

2.39 LICENSED ARCHITECT/ ENGINEER / TOWN PLANNER/ DRAFTSMAN/ GROUP

A qualified Architect/ Engineer/ Town Planner/ Draftsman/Group who has been licensed by the RMC.

- 2.40 **LEDGE OR SHELF**: A shelf like projection, supported in any manner whatsoever except by means of vertical supports within a room itself but not having projection wider than 0.90 metre.
- 2.41 **LOFT**: Intermediate floor between two floors or residual space in a pitched room, above normal floor level with a maximum height of 1.5 mtr. and which is constructed or adopted for storage purposes.
- 2.42 MASONRY: An assemble of bricks/ stones/concrete block units properly bonded together with the mortar.
- 2.43 **MASONRY UNITS**: A unit whose net cross sectional area in every plan parallel to the bearing surface is 75 percent or more of its cross sectional area measured in the same plan. It may be either of clay brick, stone, concrete block, or sand-lime brick.
- 2.44 MASTER PLAN: Any document prepared under the Jharkhand Regional Development Authority Act. 2001 and erst while Bihar Town Planning and Improvement Trust Act 1951 and any other Ordinance or enactments to be formulated from time to time by the Authorities or the RMC set up under the provisions of the above enactments or by Jharkhand State Town and Country Planning Organisation or any other. recognised RMC for ensuring organised urban development.

- NOTE: This shall include zonal development plan subsequently prepared within the frame work of tile master plan.
- 2.45 **Mezzanine Floor :** An intermediate floor between two successive floor, above ground level.

2.46. OCCUPANCY OR USE GROUP

- 1 **Residential Buildings**: for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multifamily dwellings, apartment houses and flats.
- 2 **Educational Buildings**: These shall include any building used for school, college or daycare purpose for more than an hour per week and involves assembly for instruction, education or recreation.
- Institutional Buildings: These shall include any building or part thereof which is used for medical or other treatment or care of persons suffering from physical or mental illness/disease or infirmity, care of infants, convalescents or aged person and for penal or correctional detention in which the liberty of the inmates is restricted.

Institutional buildings ordinarily provide sleeping accommodation for the occupants and includes hospitals, sanatoria, custodial institutions and penal institutions like jails, prisons. mental hospitals, reformatories.

4 Assembly Buildings: These shall include any building or part of building where groups of people congregate or amusement, gather for recreation. religious, patriotic, civil, travel and similar purposes, for example- theatres, picture houses (Cinema), assembly halls, auditoria, exhibition skating halls, museums, rings, places gymnasium. restaurants, worship, dance halls, club rooms,

- passenger stations, and terminals of air, surface and other public transportation services, recreation places and stadia.
- Business Buildings: These shall include any building or part of a building which is used for transaction of business, for keeping accounts and records for similar purposes, doctor's service facilities, City halls, Town halls are classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- Mercantile/Commercial Buildings:
 These shall include any building or part of a building which is used as shops, stores, market, for display and sale of merchandise either wholesale or retail, office, stores and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group. Hotels, dormitories and lodging houses shall also come under this category.
- 7 **Industrial Buildings**: These shall include any building or part of a building or structure; in which products or materials of all kinds and properties are produced/ manufactured like assembly plants, Laboratories, power plants, smoke houses, refractory, gas plants, mills, dairies, factories etc.
- 8 **Storage Buildings:** These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or mercantile, e.g. warehouse, cold storages, freight depots, transit sheds, store houses, garages, hangers, truck terminals, grain elevators, barns and stables.
- 9 **Hazardous Buildings:** These shall include any building or part of a building which is used for the storage, handling manufactured or processing of highly combustible or explosive materials or

- products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions, for storage, handling, manufacturing or which involves processing corrosive, toxic, noxious alkali's, acids, other liquid or chemicals producing flame, fumes explosive gases, and/or the storage, handling or processing for any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition. This shall include petrol filling station also.
- 2.47 **Open space:** An area forming an integral part of the plot, left open to the sky.
- 2.48 **Owner**: The person who has legal right title an interest over land or building. It also includes:
 - (a) An agent or trustee who receives the rent on behalf of the owner:
 - (b) An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes.
 - (c) A receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner, and
 - (d) A mortgagee in possession.
- 2.49 **Parapet:** A low wall or railing built along the edge of a roof.
- 2.50 **Parking Space:** An area enclosed or unenclosed but with entry and

exit ,sufficient in size to park vehicles together with a driveway connecting the parking space with a street or an alley and permitting ingress and egress of the vehicles

- 2.51 **PARTITION**: An interior non-load bearing wall, one storey or part storey in height.
- 2.52 **Permit**: A permission or authorization in writing by the RMC to carry out work regulated by the Bye-laws i.e. building permit or development permit.
- 2.53 **Plinth:** The portion of a structure between the level of the surrounding ground and level of the floor, immediately above the ground.
- 2.54 **Plinth Area**: The built-up covered area measured at the floor level of the basement or of any storey including the stipulations contained in the urban land (Ceiling and Regulation) Act, 1976.
- 2.55 **Porch**: A roof cover supported on pillars or cantilevered for the purpose of shading pedestrian or vehicular approach to a building.
- 2.56 **Regional Plan**: Any Ordinance or enactments to be formulated from time to time, for ensuring organised regional development.
- 2.57 Road: See "street"
- 2.58 Road Line: See "street Line"
- 2.59 **Room Height**: The vertical distance Measured from the finished floor surface to the finished ceiling surface.

- 2.60 **Row Housing**: A row of houses with only front, rear and interior open spaces.
- 2.61 Sanctioned Plan: The set of plans and specifications submitted under the Bye-laws in connection with a building and development of land and duly approved and sanctioned by the RMC.
- 2.62 **SEMI-DETACHED BUILDING**: A building detached on three sides with open spaces.
- 2.63 **Service lane:** A lane provided at the rear or side of a plot for service purpose.
- 2.64 **SERVICE ROAD**: A road/LANE PROVIDED AT THE REAR or side of a plot for service purpose only, The width of service lane shall not be less than 3 M.
- 2.65 **Set back**: Set back shall he the minimum horizontal distance between edges of the compound wall and building wall/property line at a particular point.
- 2.66 **Set back Line**: A line usually parallel to the plot boundaries and laid down in each case by the RMC, beyond which nothing can he constructed towards the site boundaries.

Note-A watch room near the entry gate having maximum carpet of 4 sq.m should be permitted and the same shall be free from F.A.R

- 2.67 **SITE, DEPTH OF**: The horizontal distance between the front and rear side boundaries at a Particular Point.
- 2.68 **SITE, WIDTH OF**: The horizontal distance between the two sides boundaries at a point.

- 2.69 **SITE, DOUBLE FRONTAGE**: A site having a frontage on two street other than a corner plot.
- 2.70 **Site (Plot):** A parcel (piece) of land enclosed by definite boundaries.
- 2.71 **Site, Corner:** A site at the junctions of and fronting on two or more intersecting streets.
- 2.72 **Side, Interior or Tandem**: A site access to which is by a passage from a street whether such passage forms part of site or not.
- 2.73 **Storey:** The portion of a building included between tile surface of any floor and the surface of the floor next above it, then the space between any floor and the roof above it.
- 2.74 **Street:** Any highway, street, lane, pathway, alley, stairway, passage way, carriage-way, footway, square, place or bridge whether a thorough fare or Dead End, over which the public have a right of passage or access or have passed and have access uninterruptedly for a period of one year, whether existing or proposed in any scheme and includes all bunds, culverts, sidewalls, traffic islands, road side trees and hedges, retaining walls, fences, harriers and railing within the street lines.
- 2.75 **Street level or Grade**: The officially established elevation or grade of the central line of the street upon which a plot fronts and, if there is no officially established grade, tile existing grade of the street at its mid-point and in case of sloping street the grade shall be the level of the central line of the street al the mid-point of frontage.
- 2.76 **Street line**: The line defining the side limits of a street.
- 2.77 **To erect:** To erect a building means:-

- (a) to erect a new building on any site whether previously built upon or not
- (b) to re-erect, any building of which portion have pulled down, burnt off, destroyed,
- (c) conversion from one occupancy to another and.
- (d) to construct a wall.
- 2.78 **To Abut :** To abut on a road such that a portion of the building is on the road boundary.
- 2.79 **Travel distance**: The distance an occupant has to travel to reach an exit.
- 2.80 **Unsafe Building**: Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of egress or which constitute fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- 2.81 **Verandah:** A covered area with at least one side open to the outside with exception of a parapet on the upper floors to be provided on the open side.
- 2.82 **Water Closet (WC)**: A privy with arrangement for flushing the pan with water, It does not include a bathroom.
- 2.83 **WIDTH OF ROAD:** Means the whole extent of space within the boundaries of a road (right of way /roads) when applies to a new road as laid down in the survey of the city or development plan or prescribed road lines by any act of law and measures at right angles to the course or intended course of such road.

- 2.84 **WINDOW:** An opening to the outside other than a door which provides all or part of the required natural light or ventilation or both to an interior space
- 2.85 "TOTAL Means of Access-HORIZONTAL DISTANCE BETWEEN THE PROPERTY LINE OF ANY PLOT TO THE PROPERTY LINE OF THE PLOT ON OTHER SIDE OF THE ROAD INCLUSIVE OF DRAIN" AND SHALL EXCLUDE THE AREA FOR ROAD WIDENING, IF ANY.

2.86 **MULTISTORIED BUILDING:**

Residential Building having more than 6 flats or above G+2 or more than 10 mtr height, which ever is appocable, shall be treated as a multistoried building.

3. Applicability of the Bye-laws

- 3.1 Where a building is erected, the byelaws apply to the design, construction and utilities of the building.
- 3.2 Where the whole or any part of the building is removed, the bye-laws apply to all the total building whether removed or not.
- 3.3 Where the whole or any part of the building is demolished, the bye-laws apply to any remaining part and to the work involved in demolition.
- 3.4 Where a building is altered, the bye-laws apply to the whole building whether existing or new except that the bye-laws apply only to the part if that part is completely self contained with respect to requirement of tile bye-laws.
- 3.5 Where the occupancy of a building is changed, the bye-laws apply to all the parts of the building affected by the change.

- 3.6 Existing building: Nothing in the byelaws shall require the removal, alteration or abandonment, nor prevent continuance of the use or occupancy of an existing building, unless in the opinion of the RMC, such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself, subject to the provisions of moratorium, if any placed in the master plan for any area.
- 3.7 Where a land is to be developed, or redeveloped or subdivided into plots, the byelaws apply to the entire development and modifications to the land layout.

4. <u>Application for Development or</u> Building permit.

- 4.1 **Permit required :** No person, including organisation / department of Centre/State Governments or local bodies or public sector Undertakings shall erect, re-erect or make material alteration or demolish any building or cause the same to be done or develop or re-develop any parcel of land without first obtaining a separate building or development permit for each of such building development activity from the RMC.
- 4.2 Every person who intends to erect, re-erect or make material alteration in any place in building or part thereof to develop or redevelop any piece of land within the jurisdiction of the RMC, shall give application in writing to the RMC in prescribed form (Appendices n&I3). Such application shall be accompanied by plans and statements in quadruplicate as required under bye-laws no. 5.2 and .5.3. The plans be print, ammonia print, photographic prints of which at least two sets of plans shall be cloth mounted for the RMC out of which one print shall be retained in the office of the RMC and the other two sets shall be handed over to the owner after due permit/ refusal.

- 4.3 No application referred to above shall be valid and entertained by the RMC unless and until the person giving the notice has paid such fees to the RMC as are fixed. An attested copy of receipt of such payment shall be attached with the application.
- 4.4 In the event of a building or a development permit is not issued the fees so paid shall not be refunded to the owner, but he shall be allowed to resubmit the plans without any fees after complying with all the objections of the RMC within a period of 3 months from the date of issue of the rejection order, by the RMC after which fresh fees shall have to be paid.
- 4.5 No application and building permit is necessary for the following alterations which do not otherwise, violate any provisions regarding general building requirements, structural stability and fire safety requirements of the bye-laws.
 - (a) Providing or closing of a window or door or ventilator not opening towards other's property.
 - (b) Providing intercommunication doors;
 - (c) Providing partitions;
 - (d) Gardening;
 - (e) White washing;
 - (f) painting
 - (g) Plastering and patch work
 - (h) Re-flooring; and
 - (i) Construction of sunshades over windows, doors and other openings on one's own land.
- 4.5.1 No permit is necessary for carrying out works by any department of the Central/State Government or any local bodies

having jurisdiction of any works for the purpose of inspecting repairing or renewing any sewers, main, pipes, cables or other apparatus.

Section 2 of the Act be referred for more clarification.

5. <u>InformationAccompanying</u> Application:

- 5.1 The application for building or development permit shall be accompanied by the key plan, site plan, layout plan, building plan, services plan and specifications as prescribed in Bye-laws 5.2 & 5.3.
- 5.1.1 **Size of drawing sheets:** The size of the drawing sheets for key plan, site plan layout plan, building plan, etc. shall be of any of those specified in table (1) below.

TABLE-(1) DRAWING SHEET SIZES

Sl. No.	Designation	Trimmed Size (mm)
1.	A0	841 x 1189
2.	A1	594 x 841
3.	A2	420 x 594
4.	A3	297 x 420
5.	A4	210 x 297

- 5.1.2 Recommended notation for colouring plans: The site and building plans shall be coloured as specified in Table 2 ahead. In the case of layout plans the colouring notations for services shall be as given in Table 2. and for other items. colours used shall be indexed by the persons preparing the plan.
- 5.1.3 All plans shall he prepared in metric units.
- 5.2 Application for development permit: The following shall accompany the application for development permit in development or the case of reland development of into plot subdivisions or land use zones:

- i) Key Plan: This shall show the location of land proposed to be subdivided. This shall also show the North point and scale used.
- ii) Site plan: This shall be drawn on a scale of not less than 1:1000 for plots up to 10 hectares and not less than 1:2000 for plots above 10 hectares and shall show:
- a) The boundaries of the site with dimensions and the details of continuous land belonging to applicant indicating the khesra numbers or any other equivalent local denomination and in case, the contiguous land owned by the applicant that had been subdivided earlier, public facilities provided in it and all streets within it opening out in the site for which the permission is being sought.
- b) The means of access or existing street (name and width of the street is to be mentioned) to the land which the applicant intends to sub-divide/develop.
- c) The position of all existing structures and features like high tension line, telegraph and electrical poles, underground pipe lines, trees, grave yards, religious building, railway lines, etc. within a distance of 30 meters from the nearest edge of the site.
- d) All major physical characteristics of land proposed to be developed which include the approximate location and sire of water body, normal flood affected areas and contours at an interval of 0.3 meters in case of the site which has a slope of more than 1 in 20.
- e) Present and proposed use of land.
- f) Scale used and North direction.
- iii) Subdivision layout plan: This shall be drawn on a scale of not less than 1:500, for plot up to 10 hectares and not less than 1:1000 for plots above 10 hectares.

- This shall apply to plans for integrated development schemes also. This shall contain the following:-
- a) Scale used and North direction.
- b) The location of all proposed and existing roads with their widths within the land.
- c) Building lines showing the set backs with dimensions within each plots where applicable.
- d) The location of drains, sewers, public facilities and services, and electrical lines etc. and their connections to existing public utility services system.
- e) An analysis indicating, size, area and use of all the plots in the sub-division lay out plan.
- f) A statement indicating the total area of the site, area utilized under roads, open spaces, schools, shopping and other public places along with reference to the total area of the site proposed to be developed.
- g) In case of plots which are subdivided in built up areas in addition to the means of access to the plot from existing streets, and the existing services lines laid.

<u>Table - 2</u> COLOURING OF PLANS.

Sl. No	Item	Development Flan		Buildi	ng Plan
110		White Print	Ammonia Print	White Print	Ammonia Print
1	2	3	4	5	6
1.	Plot Lines	Thick Black	Thick Blue	Thick Black	Thick Blue
2.	Existing street	Green	Green	Thick Black	Thick Blue
3.	Future Street (if any)	Green dotted	Green dotted	Thick Black	Thick Blue
4.	Permissible building lines	Thick dotted black	Thick dotted black	Thick Black	Thick Blue
5.	Open spaces	No colour	No colour	No colour	No colour
6.	Existing work	Black (outline)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched Red	Yellow Hatched Red
8.	Proposed work	Red (Peripheral)	Red (Peripheral)	Red (Peripheral)	Red (Peripheral)
9.	Drainage and work sewerage	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water Supply work	Black Dotted thin	Blue dotted thin	Black dotted thin	Blue dotted thin

- (iv) Specification: Every application for permission of subdivision of land shall also be accompanied by the following statements: -
- (a) A statement containing general specification of all improvements proposed to be made within the area for example, grading and paving of roads and lanes, provision of gutters, side drains, provision of sufficient, safe and assured water supply, arrangement of sewage disposal, street lighting and development of parks and playfields and public utilities.
- (b) The purpose for which the land is to be used and a written analysis of distribution of land under different uses.
- (c) General specifications of the materials to be used and estimated cost of the proposed development of the area.
- (d) The quality and quantity of effluent in respect of industrial units.
- (e) . The quality and quantity of effluent in respect of industrial units.
- (v) Ownership title: Every application for development permit shall be accompanied by the following for verifying proof of ownership.
- (a) Attested copy of the original sale/lease deed, and
- (b) Attested copy of the revenue receipt (Malguzari receipt) / Municipal Holding tax receipt with khesra / holding No. or mutation records. In case of mutual partition deeds (unregistered) DAKHAL KABJA' along with malguzari receipt is essential.

Or

- Affidavit or other documents acceptable to RMC.
- (vi) Such other particulars as may be prescribed by the RMC.

5.3 Application for building permit:

- 5.3.1 The following shall accompany the application for building permit in the case of permission for erection, re-erection or making material alterations of a building or post facto approval of the existing building or activities.
- (i) Site Plan: Plan sent with an application shall be drawn to a scale of not less than 1:500 for areas up to 1 hectare and not less than 1:1000 for areas more than 1 hectare and shall show:-
 - (a) the boundary of the site with the contiguous land around it;
 - (b) the position of site in relation to neighbouring street along with the municipal plot number and revenue plot number;
 - (c) the name of the street in which the building is proposed to be situated, if any;
 - (d) all existing buildings standing on, over or under the site;
 - (e) the position of the building or of all other building (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to:
 - 1. The boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portion owned by others;

- 2. All adjacent streets, buildings (with number of storeyes) and premises within a distance of 15m. of the site of the contiguous land (if any) referred to in (a); and
- 3. If there is no street within a distance of 15m. of the site of the nearest existing street.
- (f) the means of access from the street to the building and all other buildings which the owner intends to erect upon his contiguous land referred to in (a)
- (g) dimensions of the spaces to be left in and around the building to secure a free circulation of air, admission of light and access for exigency purposes and details of projection (if any);
- (h) the width of the street (if any) in front and of any street (if any) at the side or rear of the proposed building;
- (i) scale used and the direction of north point relating to plan of the building;
- (j) Any existing physical feature(s), such as walls, drains etc.
- (k) sewerage and drainage lines up to discharge point and water supply line and
- (l) such other particulars as may be prescribed by the RMC.
- 4. All building plans comprising of no. of units/ flats irrespective of the height of building shall be accompanied with the following details:
- (i) Adquedcy of water availability as per requirement.
- (ii) Quality of water available at site
- (iii) Recharging instructions to replenish the withdrawal of underground water.

Note: Certificate from recognised/empanelled hydrogeologist to be furnished in the perporma at annexure N

- (ii) Building Plan: The plan of the buildings and two elevations (front and side) and sections accompanying the application shall be drawn to a scale not less than (1:100). The plan shall:
 - (a) include the floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of room and the position of staircase, ramps and lift wells along with the setback line.
 - (b) show the use or occupancy of all parts of the building.
 - (c) show exact location of essential services, for example, WC, sink, bath and the like including the water supply and drainage line;
 - include two elevations (front and (d) sides and two sectional drawings, showing clearly the size and spacing of framing members, floor slabs and roof slabs with their materials and locations size and of doors. windows and other openings. The section shall indicate the heights of building and rooms and also the height of parapet and the drainage and slope of the roof. At least one section should be taken through the staircase;
 - (e) show all street elevations (levels)
 - indicate details of compound walls (including height and sections) around the boundary;
 - (g) give dimensions of all components of the building including setback, height, projections etc.

- (h) include terrace plan indicating the drainage and the slope of the roof;
- (i) give indications of the north point relative to the plan and scale used; and
- (j) any other particulars as desired by the RMC.
- (iii) Services Plan: Plans, elevations and sections of private water supply and sewage disposal system independent of the municipal services, if any, drawn to a scale of 1: 10.
- (iv) **Specifications**: General specifications giving type and grade of materials to be used shall accompany the application.
- (v) Ownership title: Every application for building permit shall be accompanied by the following for verifying proof of ownership and shall produce the originals whenever required.
 - (a) attested copy of the original sale/lease deed; and
 - (b) attested copy of the Revenue receipt / Municipal Holding tax receipt with Khesra no. of mutation record. OR any other documents acceptable to the RMC.

OR affidavit or other documents acceptable to the RMC

- (vi) (a) In multistoried building having number of flats/units it is mandatory adequecy of water ensure availability through field test/Engineering test by hydrogeologists. A certificate in this regard as per Appendix-N is essential while submitting the building plan for sanction.
- (vi) (b) Rain water harvesting system should be provided on the top/roof of the building

- & underground water recharging system should be provided through well/tube well etc.
- (vi) (c) In all multistoried buildings water harvesting facilities sholuld be provided in consultation with the Department of Water Resources, Govt. of Jharkhand. Approval must be obtained from the Department of water resources before digging the tube well.
- (vii) Such other particulars as may be prescribed by the RMC
- 5.3.2 BUILDING PERMIT FOR SPECIAL BUILDING: The proposals for building permit for all buildings more than 16.00 meter in height and buildings with more than 500 sq. m. ground coverage and all other buildings of industrial (warehouse, factory, workshop etc.) storage, assembly and hazardous use group shall be subjected to the consent of Director of Fire Services before the building permit is given to that extent. One additional copy of plans may be made available to the RMC for scrutiny by Fire Service Directorate.

5.3.3 **Existing building:** Post Facto Approval.

- 5.3.3.1 The owner / builder of all existing buildings within the jurisdictions of the RMC constructed prior to enforcement of these Bye-laws shall get post facto approval of the building from the RMC. Also, read para 2.1 of Appendix'L'.
- 5.3.3.2 The existing building or the part theref shall be approved as per the then bye laws of the Authority or Improvement Trust or Municiapalties prevailing on the day of completion of the construction. The onus of proving the period of construction completion and lies on the owner/builder.Also read 2.1 para Appendix 'L'.

- 5.3.3.3 In case of existing building where strict enforcement of the prevailing bye laws adversely affects the amenities / structure of the building, the verification by the officer of the RMC shall be sought for and on the basis of aforesaid report and the submitted plan, a high power committee of Cheif Engineer, Executive Engineer and **Assistant** Engineer under the Chairmanship of the CEO of the RMC shall decide the parameters regarding penalty, condonation in height, covered area, set back, abutting road widening (if any) and all other parameters which adversely affect the amenities of the building if demolished / altered and accordingly the sanction of the plan will be granted / refused.
- **5.4 Signing the plans**: All the plans shall be prepared and duly signed by the licensed technical personnel and shall indicate their names, address, qualifications and license numbers allotted by the RMC Further the plans shall be signed by the owner.
- 5.4.1. Qualifications of licensed technical personnel: The technical personnel for preparation of various plans and design for construction of building schemes and planning of plot layouts shall be licensed by the RMC as competent to do the work for which they are employed.

The qualifications of the technical personnel and their competence to carry out different jobs shall be as given in Appendix'C'.

5.5 Supervision: The application for building permit and development permit shall be further accompanied by a certificate in the prescribed form given in Appendix'D' for undertaking the supervision by licensed technical personnel. The licensed technical personnel concerned shall frequently verify and affirm construction as per sanctioned plan and if major deviations from the sanction plan

are found, the RMC should be informed forthwith otherwise he may be required to pay penalty in addition to cancellation of his license. The qualifications shall be as given in Appendix 'C'

6. FEE

- 6.1 No application for development permit or building permit as referred to in the Bye laws 4.1 and 4.2 shall be deemed valid unless and until the person giving notice has paid fees as per scale given in Bye-Laws 6.2 and 6.3 and an attested copy of the receipt of such payment is attached with the application.
- 6.2 **Development permit:** The scale of fees for development permit shall be as follows: -
- (i) विकास शुल्क / फीस
- (क) 1 एकड़ क्षेत्रफल तक क्त. 2,000.00
- (ख) 1 एकड़ से ऊपर एवं 2.5 एकड़ क्षेत्रफल तक — रू. 5,000.00
- (ग) 2.5 एकड़ से ऊपर एवं5.0 एकड़ क्षेत्रफल तक रू. 10,000.00
- (घ) प्रत्येक अतिरिक्त 1.00 एकड़ या उसके अंश के लिए — रू. 2,000.00
- (ii) भवन शुल्क / फीस
- 6.2 **Building Permit Fee**
- क) i) आवासीय भवन(Residential Building)

मवन की उँचाई कुल आच्छादित क्षेत्रफल के अनुसार भाुल्क (प्रति वर्ग मीटर में)

500 वर्ग मीठ से कम 500 वर्ग मीठ से अधीक
क. 12 मीठ तक रूठ 5 प्रति वर्ग मीठ रूठ 10 वर्ग प्रति मीठ ख. 12मीठ से अधिक 16 मीठ तक रूठ 10 प्रति वर्ग मीठ रूठ 15 प्रति वर्ग मीठ ग. 16 मीठ से अधिक रूठ 15 प्रति वर्ग मीठ रूठ 20 प्रति वर्ग मीठ

1. **for apartment buildings(multifamily unit)** where all the flats are of builtup area equal or less than 60sqm the fees shall be Rs. 10/- per sqm of total builtup area of the building.

- 2. In all other apartment building not having all flats equal to or less than 60 sqm the fees shall be @ Rs. 30/- per sqm. of the total built up area.
- 3. For development permit and other residential type of building, the fees will remain as prevailing and as given in sub clouse 6.2{i} and 6.2{ii} Φ, only change being in height which read as 12.00 mtrs and 16 mtrs in place of 11.4 mtrs and 15.25 mtrs.

ख) व्यावसायिक भवन

Commercial buildings (Shops , Showrooms , Commercial Offices , Godowns , Ware Houses , Cinema hall , Theatre , Club etc)

4. For commercial building Rs. 60/- per sqm of total built up area irrespective of height and built up area.

ग) शैक्षणिक भवन खैराती आदि :--

शैक्षणिक भवन	खैराती
(School Building,	
Educational	
Institutions etc.)	
Built up area up to	Rs. 1000/-
150sqm.	
Builtup area more	Rs. 2000/-
than 150 sqm and	
upto 300sqm.	
Builtup area more	Rs. 3000/-
than 300 sqm	

For Educational or khairati Buildings {commercial}, Private Hospitals, Nursing Homes Clinics the fee will be as per the commercial fee i.e Rs 60 / sqm of the total built up are irrespective of ht. and built up area.

घ. औद्योगिक भवन :-

Ī	i	for	small	indu	stries	in	Rs. 1000/-
	deve	eloped	ar	ea	build	ling	

	fees for every 100sqm	
	built up area or part	
	thereof	
ii	for other industries	Rs. 2000/-
	building fee for every 100	
	sqm. built up area or	
	part thereof for all floors	

ड. सरकारी भवन के लिए कोई भी शुल्क देय नहीं होगा।

- **코.** (i) Telecom tower permission with appropriate fees, should be abtained from the authority before erection on prescribed forms with certificate for structural safety from the competent Arechtect/Engineer
- ii) Fees shall be Rs. 25000/- for tower upto 8 mtr height and for more than 8 meter height Rs. 50000/- shall be charged.

6.4 Fixation of fees:

- 6.4.1 The fixation of these fees shall be governed by the following:
- (a) For re-erection of existing building, the fees chargeable shall be the same as erection of a new building.
- (b) For additions and alterations in the existing building, the fees shall be chargeable on the added portions only, and on the same scale as for a new building.
- (c) For revised plan of a building which the RMC has already sanctioned, the fees chargeable shall be 1/4 of fees chargeable on the original plan subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.

(d) .

Additions and alterations of, building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.

- (e) In case of basements, for the purpose of calculating the fees the area covered under the basement shall be counted towards the covered area.
- (f) In the case of buildings with principal and subsidiary occupancies, in which the fees leviable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.
- (g) In the case of repetitive type of residential buildings, the fee shall be calculated for entire built up area of all blocks.
- 6.4.2 The owner may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case, be refunded.
- 6.5 The fees for depositing building materials on public roads/highways etc. shall be as follows subject to the prior approval of the RMC owning the Road:-
- (a) for construction of residential buildingRs. 10 per sq.m. per day.
- (b) for construction of non-residential building Rs 20 per sq. m. per day.

Note: As soon as any buildings completed all rubbish, refuse or debris shall be removed by the owner from the public Road.

7. Grant or Refusal of Permit:

7.1 Applications for development or redevelopment of land or erection, reerection of making material alterations of buildings shall be submitted to the RMC. The RMC shall verify the facts given in the Application and Annexure from Technical, Administrative and Legal point of view.

- The RMC shall ensure that if adequate guarantee has been obtained from the owner for carrying out the building activity as per specifications prescribed {see Bye-law No. 5.2(iv) & 5.3.1(iv)} The RMC may either sanction or refuse the proposals or may sanction them with such modifications or directions as it may deem necessary thereupon and communicate the decision to the owner as in Proforma given at Appendix'E'
- 7.2 If within sixty days after the receipt of an application for a development permit and within four months after the receipt of application for a building permit, the RMC fails to intimate in writing to the person, who has given the notice regarding the application, of its refusal or sanction, the application with its annexure shall be deemed to have been sanctioned, provided that the fact is immediately brought to the notice of the RMC in writing by the person who has given such notice and who has not received any intimation from the RMC within 30 days of giving such written notice. Subject to the condition mentioned in the Bye-law, nothing shall be construed to authorize any person to do any thing in contravention of the terms of lease or titles of the land or against any other regulations, bye-laws or ordinances operating on the site of work.
- 7.3 The RMC shall verify the facts of the submitted application and plan and once it is scrutinized, the objections shall be pointed out and communicated to the owner/Licensed engineer the owner/licence engineer giving application shall modify the plan/ statements to comply with the objections raised and resubmit within fifteen days of issuance of such notice. The RMC shall scrutinize the resubmitted plan and if there be further objections which are not complied / rectified, the applicant will be served with a notice giving one month (30 days) time for resubmission of

- modified proposal and if this time also applicant fails to comply, the proposal /application /plans will be rejected without further notice.
- 7.4 In the case of refusal, the RMC shall quote the reasons and relevant provisions of the Byelaws which the plans contravene. The RMC shall, as far as possible advise on all the objections to the plans and specifications in the first instance itself and try to ensure that no new objections are raised when they are resubmitted after compliance of earlier objections provided the modification in the proposal dose not give rise to new type of objections.
- 7.5 Board of appeals: In order to determine the suitability of alternative meterials or methods of design or construction and to provide for reasonable interprretation of the provisions of the Bye-laws, especially in of refusal of Building/ the case Development Permit, a Board of Appeal consisting of an engineer, Architect, Town Planner from Government, Commissioner of the Divison as Chairman shall be appointed by the Authority.
- 7.6 EVERY LAND OWNER OR BUILDER HAS TO DISPLAY/KEEP AVAILABLE THE RMC SANCTIONED MAPS ON THE SITE DURING THE CONSTRUCTION OF THE BUILDING.

8. Duration of Sanction:

8.1 The sanction once accorded shall remain valid up to three years during which period a completion certificate shall have to be submitted by the party concerned and if this is not done, the building/development permit shall be got revalidated before the expiry of this period. Revalidation shall be subject to the rules then in force and shall be valid for a further period of three years. and revalidation fee shall be 35 percent of the full fee in force at the time of application for revalidation. If the application for revalidation is filed after the

expire of three years, the sanction plan may be revalidatited for the next three years counting from the date of expiry of the original sanctioned period with the revalidation fees of 35 percent plus 15 percent additional fees per year for the late filing. The total period of sanctioned plan will not exceed six years form the date of original sanction in any case. The revalidation will be refused in case of change in the bye-laws.

9. Notice for Commencement of work:

9.1 The owner, upon commencement of his work under building permit or for development of land shall give notice in prescribed proforma, given in Appendix'F' to the RMC that he is starting the work and the RMC shall cause inspection of the work to be made within 14 days following the receipt of notice. Particularly in the multistoried building the owner shall inform RMC again when his building comes up to plinth level(before starting super structure) that to verify the building is being constructed as per sanction plan. RMC will inspect within ten days after the receipt of the notice.

10. Deviation during Construction:

10.1 During the course of construction of the building if any deviation excluding those mentioned in Bye-law 4.5 from the sanctioned plan is intended to be made permission of the RMC shall be obtained before the proposed deviation is executed. It shall be incumbent upon every person, whose plans have been approved, to submit amended plans for any deviation he proposes to make. The procedure laid down for other documents hereinbefore shall apply to all such amended plans and the fees shall be as per Bye-law no. 6.4.1 (c).

10.2 Condonation for minor deviation:

The RMC shall have the power to condone minor deviations made in course

of execution on the basis of sanctioned plan subject to the condition hereinafter laid down. The term "minor deviation" shall be interpreted in terms of the provisions of Appendix-'L' The conditions for such condonation will be: -

- (a) that the said minor deviation asked to be condoned does not affect the Master plan.
- (b) that the deviation is strictly within the definition of "Minor Deviation"
- (c) that the condonation will be considered only when the owner of the building or the person at whose instance the execution of the said building has been made, applies in writing, for such condonation and agrees to pay condonation fee and such fees in advance to the RMC.
- (d) That the rate of condonation fee shall be as per the rates stated in Appendix 'L'. The rates will be subject to revision by the RMC as and when considered necessary.
- (e) that the condonation fee will be deemed to be public demand within the meaning of the Bihar Public Demand and Recovery Act as such.

11. Cancellation of Permission:

11.1 If any time after permission to proceed with any building or development work has been given, the RMC is satisfied that such permission was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the RMC may cancel such permission and any work done thereafter shall be deemed to have been done without permission.

12. Completion of the work:

12.1 On completion of the work, licensed technical personnel shall give notice to the

RMC in prescribed form as given in Appendix'C'.

12.2 It will be mandatory to affix a token issued by the RMC along with the sanctioned plan depicting the name of the house and plan sanction number with year of sanctioning to the place-nearest from the entrance gate of the premises. If during inspection of the building by the competent Authority the affixed token is not found the owner/builder shall be liable to pay a penalty of Rs. 2500/- to the RMC.

13. Occupancy and Development Certificate:

13.1 Occupancy certificate: No building hereinafter erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an occupancy certificate by the RMC affirming that such building is fit for occupation as per proforma given in Appendix'H'.

The Occupancy certificate should be issued by RMC as soon as request is made by the owner/developer in a prescribed format after the inspection of following aspects of the building is completed:-

- Structure of the building including external walls
- Electrical connection to the building and in all habitable units.
- Water Supply , Sewerage and drainage system
- Stair cases , Lifts /Elevators (if applicable)
- Fire fighting installation (if applicable)
- Boundary demarcations , Gates , Generator Room and Guard Room etc.
- Common area finishing and lighting including staircase, passage, external lobby, lift lobby, pump room etc.

• For special building identified in Byelaw no. 5.3.2, the inspection of the completed building shall be carried out by the RMC and the Director of Fire Services before the occupancy certificate is given.

The above mention application should be certified by the licensed engineer/ Architects supervising the construction works.

- 13.1.1. **Temporary occupancy:** Upon the request of the licensed technical personnel, the RMC may issue a certificate of temporary occupancy of a building or a part thereof before the entire work covered by the building permit have been completed, provided such portion or portions may be occupied safely prior to full completion of building without endangering life or public welfare.
- 13.2 **Development Certificate**: No land or plot thereafter developed shall be given possession in whole or in part until the issue of a development certificate by the RMC after affirming that such development is in accordance with the sanctioned plan and prescribed specifications, as per proforma given in Appendix I. If the RMC fails to issue the development certificate within four weeks of the date of receipt of completion certificate by the RMC for issue of such certificate, the plots may be given possession to individuals without waiting for the Development Certificate but information to this effect shall have to be sent to the RMC by the owner before starting the handing over of plots.
- 13.3 **Connection of electricity:** Water supply and drainage main maybe permitted by concerned Authorities only after the owner receives the Occupancy / development Certificate from the RMC.

14. Unsafe Building:

- 14.1 All unsafe building shall be considered to constitute a danger to public safety and shall be restored by repairs or demolished or dealt with as otherwise directed by the RMC.
- 14.2 **Examination of unsafe building:** The RMC shall examine or cause to be examined every building reported to be unsafe or damaged and shall make a written record of such examination.
- 14.3 Notice to owner/occupier: Whenever the RMC finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.
- 14.3.1. The RMC may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if caught fire, shall be vacated or improved or altered to make it safe and free from danger immediately or within the period specified for the purpose; and the RMC shall keep a record of the reasons for such action.

If any person does not comply with the orders of vacating a building, the RMC may direct the police to remove the person from the building and the police shall comply with the orders.

- 14.4. **Disregard of Notice:** In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or demolish the said building or portion thereof, the RMC shall cause the danger to be removed whether by demolition or repair of the building or portion thereof otherwise the cost of such demolition or repair in addition to the imposition of suitable penalty from the owner of said building.
- 14.5 **Cases of emergency**: In case of emergency, which in the opinion of the

RMC involves imminent danger to human life or health, the decision of the RMC shall be final. The RMC shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose the RMC may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost of as may be deemed necessary. The RMC may also get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary.

15. <u>DEMOLITION</u>, <u>VIOLATIONS AND PENALTIES</u>.

15.1 Officers Not liable for Damage.

Any official of the RMC shall not render himself liable personally and he shall be relieved from all personal liabilities for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his official duties. Any suit instituted against any officer or employee because of an act performed by him in the official discharge of his official duties and under the provisions of the act of the RMC shall be defended by the legal representative of the RMC till the final termination of the proceedings. In no case shall the official or any of his subordinate employees liable for costs in any action, sit on proceeding that may be instituted in pursuance of the provisions of the act.

15.2 Any person who contravenes any of the provisions of the Bye-Laws or any requirements of obligations imposed on him by virtual of the Bye-Laws or the act or who interferes with or obstructs any person in the discharge of his duties, shall be guilty of an offence and the RMC shall impose penalty in addition to prosecuting him as per the provisions of the Act.

16. Architectural control:

For the building coming up in the important areas or fronting on major roads or streets or in the case of important monumental building or in the proximity of buildings of historical importance the building schemes may be cleared from the architectural/aesthetic point of view. The RMC shall have powers to ask the applicant to improve the scheme, if lacking, and bring the same to desired level of excellence and also to frame suitable rules, if needed, for ensuring the same.

17. General:

- 17.1 The provisions of the Bye-laws are not intended to prevent the use of any materials or method of design or construction.
- 17.2 The RMC may approve all such alternative provided it is found that the proposed alternative is satisfactory and conforms to provisions of BIS and to the provision of relevant parts regarding materials, design, and construction and that materials, method of work offered is, for the purpose intended, at least equivalent to that prescribed in the Byelaws in quality, strength, compatibility, effectiveness fire and water resistance durability and safety.
- 17.3. **Tests**:- Whenever there is insufficient evidence of compliance with the provisions of the Bye-laws that any material or method or design or construction does not conform to the requirements of the Bye-laws or in order to substantiate claims for alternative materials, design or methods of construction, the RMC may require test reports sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 17.3.1. Test methods shall be as specified by the BIS or Bye-laws for the materials or design or construction in question. If there are no appropriate test methods specified in the

Byelaws, the RMC shall determine the test procedure. For methods of test for building materials, reference may be made to relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards. The latest edition of the National Building Code of India shall be taken into account at the time of enforcement of these Bye-laws.

- 17.3.2. Copies of the results of all such tests shall be retained by the RMC for a period of two years after the acceptance of the alternative material.
- 17.4. Any matter not specifically prescribed and defined by the Bye-laws shall be referred to National Building code of India provided it is brought to the notice of the RMC in writing and the RMC permits the use accordingly prior to implementation of the same.
- 17.5. Wherever practical difficulties / betterment is involved in carrying out any provision of the Bye-laws, the authorised officer of the RMC may, vary or modify such provisions on the application of the owner or his representative provided the spirit and intent of the Bye laws is not offended and it shall be observed that public welfare and safety is not risked and reasoning thereof shall officially be recorded.
- 17.6 The following shall be mandatory for the development of all Commercial and multi dwelling units including apartments (as defined in the Jharkhand Apartments Act 2005.)
- 17.6.1.a. Land left for road widening should be in level of the existing road level. (matching level of the existing pavement of the street)
- b. All drainage inside the plot should be covered and under ground.

- c. All service pipe, water tanks etc. in elevation should be concealed.
- d. Lighting poles with lights within the boundary wall facing towards the road One lighting poles with minimum height of 6 mtr. at every 15mtr. or fraction thereof of the length of the front boundary wall shall be provided with 150W of S.W. lamp, facing towards the road for street lighting and should also be connected to the Generator.
- e. Plantation Number and type of plantation with the boundary along the road One tree of suitable variety should be planted at every 6 m or fraction thereof of the length of the front boundary.
- f. Water harvesting system for recharge well

(Design will be provided by the applicant in consultation with the Water Resources Department Govt. of Jharkhand.

- g. Solid waste disposal bins of suitable size inside the plot.
- h. Lifts, pumps, external lighting shall be connected to pollution free noiseless Generator.
- i. Minimum of 3 amp./flat to be provided from pollution free noiseless Generator
- j. Lift shall be mandatory for above G+3 as provided in clause 25.
- 17.6.2.a. All electrical power generators shall be noiseless & pollution free.
 - (b) Recycling of waste water shall be made mandatory for any building consuming more than 12000 liter/day. or having 24 flats or more whichever is lower.

- (c) Services Ducts shall not be counted in the coverage of building.
- 17.6.3. The following structure shall be exempted from F.A.R. value for the commercial complexed and multi-dwelling units.
 - (a) One Guard room maximum 10 sqm. buitup area on the ground floor
 - (b) One common toilet of maximum 4 sqm area on ground floor

PART-II

GENERAL BUILDING REQUIREMENTS

18. Requirements of site:

- 18.1 Sites containing deposited refuse: No building shall be constructed on any site, on any part of which there is deposited refuse, excreta or other offensive matter objectionable to the RMC Until such refuse has been removed from there and the site has been prepared or left in a manner suitable for building to the satisfaction of the RMC.
- 18.2 No permission to construct a building on a site shall be granted, if the site is within nine (9) meters of the highest watermark of a tank, unless the owner satisfies the RMC that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank. Further the RMC may require the floor of the lowest storey of such building to be raised above the normal maximum flood level of the adjoining ground or to such other level as the RMC may specify.
- 18.2.1 Damp sites: Wherever the dampness of a site or the nature of the soil makes such

- precautions necessary, the floor of the site between the walls of any building erected thereon shall be rendered damp-proof to the satisfaction of the RMC.
- 18.2.2 Surface water drains: Any land passage or other area within the cartilage of a building shall, if the RMC so requires, be effectively drained by surface water drains or other means.

The written approval of the RMC shall be obtained for connecting any sub-soil or surface water drain to a sewer.

- 18.3. No permission to construct a building on a site shall be granted if the site is over a municipal drain, sewer line, water mains or under/beneath electric supply lines and telephones cable.
- 18.4. Provisions regarding use indifferent land use zone as per the prevailing Master Plan shall be governed by appendix'M'.
- 18.4.1 No permission to construct a building on a site shall be granted if the construction of the building thereon is for public worship, which in the opinion of the RMC will wound the religious feeling of any class of persons in the vicinity thereof. Further no permission shall be granted if the said site is for the purpose of establishing an industrial building (factory, warehouse or work place) or cinema which will be a source of annoyance or danger to the health of the inhabitants of the neighbourhood in the eye of the RMC.
- 18.5 Distance from electric lines: No verandah, balcony, saiban or the like shall be allowed to be erected or reerected or any additions or alterations

made to a building within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time, between the building and any overhead electric supply line

	Voltage lines	Vertically	Horizontally
		(In meters)	(In meters)
(A)	Low and	2.5	1.2
	medium		
	voltage line		
	and service		
	lines.		
(B)	High voltage	3.7	2.0
	lines up to and		
	including		
	33,000 V		
(C)	Extra high	3.7	2.0
	voltage lines	(plus 0.3m	(plus 0.3m
	beyond	for every	for every
	33,000 V	additional	additional
		part thereof)	part thereof)

18.6 Means of access:

- (i) Every building/plot shall abut on a Public/ private means of access like street/road duly constructed. Every person who erects a building shall not at any time erect or cause or permit to erect any building which in any way encroaches upon or diminishes the area set apart as means of access required in the Bye-laws. No building shall be erected so as to deprive any other building of the means of access.
- (ii) The minimum width of the road/street required for the access to a building in an existing colony not developed by any authorised Agency such as RMC, RRDA, Housing Board, Co-operative societies, Government and semi-Government organisation will be as follows:

SN Max. length of the Min.width of road road/street in meter

1.	Upto 50 meter	3.0 meter
2.	Exceeding 50 mtr. and upto 100 mtr	4.5 meter
3.	Exceeding 100 mtrs. and upto 300 mtr	6.0 meter
4.	Exceeding 300 mtrs	7.5 meter

Note: The length of road will be determined by measuring it either from one end to other end of the road excluding the width of the connecting road or from one end of the road to the termination point of the road.

- (iii) The building of more than 12.0 meters height shall have a minimum existing means of access of 6.0 meters width.
- (iv) The buildings of more than 16.0 meters height shall have a minimum existing means of access of 12.0 meters width.
- (v) The maximum permissible height of a building shall be governed by sec 21.2(a) calculated on the basis of actual existing width of the road.
- (vi) For plots/dwelling units located along a pedestrianised or vehicular Cul-de-sac road provisons of of NBC part –III will be followed.
- (vii) As per direction of the High court for drange purpose 0.6 mtrs width will be added in all areas an all types of colonies.
- (viii) If any private means of access is exclusive with no exits or entry to any other Plot from it, and less than 150m in length, having a minimum width of 7.5m, abutting to any common wider thoroughfare which is equal to or more than 7.5m the same will be treated as if the plot is fronting to the common wider thoroughfare, otherwise the existing width of such means of access

shall be considered for development of such interior plots.

- In the existing and developed colonies: In the case of plots facing street/means of access less than the specified as in 18.6(ii) in width, the plot boundary shall be shifted to be away by half the requisite width from the central line of the street to give rise to a new street/means of access way as specified in 18.6(ii). Height of the building on such plot will be regulated by sec 21.2(a).
- 18.6.1.1 The minimum width of the road/street required for the access to the building in an existing colony or developed by any authorised Agency such as RMC. RRDA, Housing Board, Co-operative societies, Government and semiotic. organisations shall be 7.5 Meters.
- 18.6.2 (i) In the New and developing areas width of means of access will be 7.5min case length of means access is 0-150 metres and 9 meters in case its length exeeds 150 metres.

The encroachment from both sides will be removed by measuring half of the required width from the centre line of the width of road in case of a road taken up by Road Construction Department, RRDA, Municipal Corporation, Co-operative societies. Housing board or Semi Government or Government organisation, and in other cases half of the required width of land from each side of revenue plot / owner's plot on either side will be taken into account to make it upto the requisite width and the construction falling between the said width of road will be removed as an encroachment.

- (ii) In old city and developed area means of access will remain as per the building effective from 01/05/2002 which is given in clause 18.6(ii)
- 18.6.3 Pathway: The approach to the building from road/street/means of access shall be through paved pathway for width not

- less than 1.5 meter provided its length is not more than 30 metres.
- 18.6.4 If any structure or fixture is set upon a means of access so as to reduce its width below the minimum required, the RMC may remove the same and recover the expenses so incurred from the owner.
- (ii) No building shall be erected so as to deprive any other building of the means of access as provided in the bye-law
- (iii) Every person who erects a building shall not at any time erect or cause or permit to be erected or re-erected any building which in any way encroaches upon or diminishes the area so set apart for this purpose.
- (iv) Every such means of access shall be drained and lighted to the satisfaction of the RMC and manhole covered or other drainage, water or any other fittings laid in such means of access shall be as flushed with the finished surface level so as not to obstruct the safe travel over the same.
- (v) A person who undertakes construction work on building shall not reduce the access to any building previously existing below the minimum width as required under sub-clause (ii).

19. Minimum size and Requirement of plots:

- 19.1 For industrial areas, the minimum size of the plot shall he 550 sqm.
 - In the case of service industries and industrial estates, the minimum size of the plot shall be as determined by the RMC in consultation with the Chief Town Planner/Town Planner.
- 19.2 In commercial areas the minimum plot sizes for shops shall be 15 sq.m, with a minimum width of 2.4 m.
- NOTE: Kiosks shall not be included in the Commercial shops.
- 19.3 In the case of plots for assembly occupancies like cinema in existing built up

area, the minimum width of the plot shall be 25 m and it shall ¬ on a street of width not less than 15m. In the case of newly developed areas outside the existing built up area, the width of the plot for assembly occupancies shall not be less than 30m and shall front on street width not less than 27m

20. Open space (within a plot)

20.1 Residential building:- Every room intended for human habitation shall abut on interior or exterior open space or an open

verandah (maximum width of verandah shall be 2.4m) open to such interior or exterior open space.

20.1.1 Exterior open space: Exterior open spaces shall be provided within the plot boundaries at the front, rear and sides of residential building with different plot widths, depths and heights as per the minimum requirements detailed below in Table 2A-I & 2A-II along with the notes

	Table 2A-I								
	THE FRONT AND REAR SET BACKS FOR RESIDENTIAL BUILDING								
Sl	Depth of plot (in meter)	Building u	pto 12.0 m	Building	exceeding	Building more than			
No.		in he	eight	12.0 m & u	p to 16.0 m	16.0 m. in height			
				in he	eight				
		Minimum	Minimum	Minimum	Minimum	Minimum	Minimum		
		Front set	Rear set	Front set	Rear set	Front set	Rear set		
		back (in m)	back (in m)	back (in m)	back (in m)	back (in m)	back (in m)		
1	Upto 10m	2.4	0.9		tion shall be		tion shall be		
				perm	nitted	pern	nitted		
2	Exceeding 10 mtr & upto	3.0	1.5	3.0	2.5	4.5	3.0		
	15m								
3	Exceeding 15 mtr & upto	3.0	1.8	3.0	3.0	6.0	3.0		
	21m								
4	Exceeding 21 mtr & upto	3.0	2.0	3.5	3.0	6.0	4.0		
	27m								
5	Exceeding 27 mtr & upto	3.0	2.5	4.0	3.5	6.5	4.0		
	33m						-		
6	Exceeding 33 mtr & upto	3.5	2.5	4.5	4.0	7.0	4.5		
	39m	0.0	2.0	1.0	1.0	7.0	1.0		
7	Exceeding 39 mtr & upto	4.0	3.0	5.0	4.5	7.5	5.0		
'		4.0	3.0	3.0	4.5	1.5	3.0		
	45m	5.0	0.0	0.0	5.0	0.0	0.0		
8	More than 45 mtrs	5.0	3.0	6.0	5.0	8.0	6.0		

Table 2A-II SIDE SET BACKS FOR RESIDENTIAL BUILDING

Sl No.	Width of plot (in meter)	Building upto 12.0 m in height		Building exceeding 12.0 m & up to 16.0 m in height		Building more than 16.0 m. in height	
		Minimum left side set back	Minimum Right side set back	Minimum left side set back	Minimum Right side set back	Minimum left side set back	Minimum Right side set back
1	Upto 10m	At least one side 0.9m			ction shall be	No construction shall be permitted	
2	Exceeding 10 mtr & upto 15m	0.9	0.9	1.5	1.5	3.0	3.0
3	Exceeding 15 mtr & upto 21m	1.2	1.2	1.5	1.5	3.0	3.0
4	Exceeding 21 mtr & upto 27m	1.5	1.5	1.8	1.8	3.5	3.5
5	Exceeding 27 mtr & upto 33m	1.8	1.8	2.1	2.1	3.5	3.5
6	Exceeding 33 mtr & upto 39m	2.0	2.0	2.4	2.4	4.0	4.0
7	Exceeding 39 mtr & upto 45m	2.5	2.5	2.7	2.7	4.5	4.5
8	More than 45 mtrs	3.0	3.0	3.0	3.0	5.0	5.0

Note 1 For building for height upto 22 meter the set back will be as per table 2A-I and Table 2A-II only. For building with height more than 21 meter the following extra set back will be required to be provided over and above the laid down in table 2A-I/ table 2A-II

Building height exceeding 22m. and upt to 28 m	1.0 Meter in front 1.0 Meter in rear and 0.3 Meter on each side
Building height exceeding 28m. and upt to 34 m	2.0 Meter in front1.5 Meter in rear and0.6 Meter on each side
Building height above 34 m	3.0 Meter in front 2.0 Meter in rear & 1.0 Meter on each side

ALL THE SET BACKS SHALL BE APPLICABEL FROM GROUND LEVEL ITSELF FOR THE BUILDING HAVING HEIGHT MORE THAN 22 METER

SET BACK FOR NEW DEVELOPING COLONIES/AREA

- Note 2 (a) No building plan/proposal shall be accepted if the means of access/abutting street is having less than 7.50 meter width.
 - (b) "The means of access/abutting street should not be less than

7.5m and it should be mandatory for the registration and mutation of all plots for new developing colonies.

Note 3 The front setback in such areas shall be governed by the building line.

Note 4 The building line in such areas shall be fixed at a minimum distance of 6 meter from the centre point of the abutting street.

Note 5 In the case of corner /double frontage / tandem sites all the sides facing the road shall be treated as front sides and regulations applies accordingly to maintain the building's better visibility. Other non road facing sides shall be treated as side set backs.

Note 6A In case, where the building line is not parallel to the property line, the front and side set back shall not be less than the specified set backs at any point.

- (B) In case of irregular plots front and side set backs are to be calculated according to the depth or width at the points where the depths or width are varying, in such cases, average set backs should not be fixed as they may affect minimum set backs at any point.
- (c) In case of building upto 16 meters of height, and the building line is not parallel to the property line, the specified rear set back will be construed as been weighted average width of that specified one, which at not place shall be less than 1.8 meter
- (d) In case of building more than 16 meters of height and building line not parllel to the property line, the rear set back shall not less than the specify set back at any point.
- Note-7 The minimum setbacks required shall be subject to the building line as may be laid down in case of integrated Housing colonies constructed by Public Agencies.
- Note-8 A building constructed on a plot situated at the junction of two roads and belonging to row housing category will be required to have a minimum set back of 3.0 meters along the side road.
- Note-9 Setbacks shall be provided in the owner plot, public open space or conservancy lanes adjoining the plot shall not be considered as set backs.
- Note-10 In case of plot having width up to 10 mtr. maximum height of building shall be 11.40 meters.
- Note-11 Basement or semi basement shall also follow the set backs norms as mentioned in Table 2A-I and Table-2A-II.
- Note-12 In case of very irregular plots set backs to be determind by committe of Chief Engineer, Executive Engineer and Asst. Engineer concerned under the Cahirmanship of CEO and the

- disicison of it shall be final and binding.
- Note-13 Balcony projections may be allowed in the set back area up to a maximum depth of 1.2m in front set back and .9Mtr. in side in rear set back only at first floor and above level. The minimum distance from the edge of the boundary to the outer edge of the projections shall be 1.5m,2.0m,2.5m in side, rear and front respectively left as open to sky.
 - Cupboard and chajja projections shall be maximum 0.6m.
 - Length of all projections which are covered in for F.A.R. calculations eg. Balconies shall not exceed 50% of front and 25% of side & rear (Length/width of the building).

Note-14 In case the F.A.R. of building which is proposed/existing upto a height of 16.0 meter is not acheived the construction of additional floors beyond that hieght from the surrounding ground level may be permitted after leaving requisite set back at that level as per nature of use. The road width should be 12 meter abutting the plot. the proposed new height should not exceed 22 meters.

- Note 15 The construction of a building on Dead end road shall not be permitted without leaving requisite space for turning of the vehicle as per NBC and the space so left shall be of public use.
- Note 16 For a tandem site if the access way is less than 4.5 meters the height of the building shall be restricted to 9 meters. If the access way exceeds 4.5 meters, height of the building shall be regulated by Section 21.

20.1.2 Interior Open Space:

Subject to provision of Note 1 of Table 2 A-II the whole of one side or one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces (see Byelaws no 24.4) shall abut on an interior open space whose minimum width shall be 3 mtrs. and shall be approachable on ground floor.

20.1.3 Joint Open Air Space:

Every interior or exterior open air space except street, shall be maintained for the benefit of the concerned building exclusively and shall be entirely within the owner's own premises.

Subject to note 1 of Table 2A-II of these Bye-laws, if such interior or open air space is intended to be for benefit of more than one building belonging to the same owner, the width of such open air space shall be the one specified for the tallest building.

20.1.3.1 A Distance between each block of structures in the same plot:- If in a single plot more than one block of structures / buildings are constructed / proposed in such case the distance between every two blocks should be as per the following Table- 2A-III.

Table - 2A - III

Sl.	Height of Higher	Distance between
No.	block	block mentioned in
		column No. (2) &
		the other block
1.	2.	3.
1.	Upto 12 meter	3.0 meter
2.	More than 12 meter	4.5 meter
	& upto 16 meter	
3.	More than 16 meter	6.0 meter
	& upto 21 meter	
4.	More than 21 meter	7.0 meter
	& upto 24 meter.	

- 5. More than 24 meter 9.0 meter & upto 30 meter.
- 6. More than 30 meter 12.0 meter
- 20.1.3.2 In case building more than 12.0 meters in height of two block joined with passage for the purpose of distance between two blocks, it will be treated as separate blocks.

20.1.4 Exception to open space:

The following exemption to open spaces shall be permitted:

- (a) Projection into open spaces: Every open space provided, either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice or chajja, roof or weather shade more than 0.90 mtr. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. subject to Clause 20.1.1. note 12
- (b) (i) A cantilever portico of up to 2.4m width and 4.5m length may be permitted within the side setback near & over the entrance with no access to the top of the portico of use as a sit out place (and the height of the portico shall be at least 2.1m. from the plinth level). Garages may be permitted at the rear and at side open spaces which will be accountable in the total built up area.
- (ii) A Cantilever (non accessible) portico may also be allowed in the front set back subject to minimum deduction of 2.5 m from the edge of the perimeter to the boundary wall leaving the road widening strip if applicable.
- (c) In the case of corner plot the location of the garage provided within the open space shall be located diagonally opposite the point of intersections of both roads.

20.1.5 Maximum coverage at each floor for Residential Building as follows:-

Co	overage for Buildings	Maximum
		coverage
		on each
		floor
1. Ur	oto 1000 sq.m of plot area	60%
an	d building ht up to 16m	
2. At	pove 1000 sq.m of plot area	
&	building ht. more than 16m	
	-	50%

20.1.6 LANDSCAPE/PLATATION WITH PLANT GUARD

ALONG

Each and every plot in any use zone shall have number of trees as per the following table:-

Sl.	Plot Area in Sqm	No. of trees
No.		
1	Up to 250 sqm,	2-4
2	Exceeding 250 & upto	4-6
	1000 sqm.	
3	More than 1000 sam	8

N.B. (I) The trees shall be planted in such a way and at such a time that they grow minimum upto 2 meter of height by the end of the construction work.

20.2 Commercial Educational Institutional Buildings.

20.2.1 Commercial Building

For all commercial, mercantile, storage & business building proposed to be constructed in the area within the jurisdiction of the Authority the minimum set bacs requirement shall be as follows as per Tabel 2B-I & Table 2B-II

5	More than 1000 squi.	O					
			Table 2B-	Ī			
	The front and rear s	et backs for co	mmercial, m	arcantile, bu	siness & stora	age building	
Sl	depth of plot (in meter)	Building up	to 12.0 m in	Building exc	ceeding 12.0	Building mo	ore than 16.0
No.		hei	ght		16.0 m in	m. in	height
				height			
		Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
		front set	rear set	front set	rear set	front set	rear set
		back (in m)	back (in m)	back (in m)	back (in m)	back (in m)	back (in m)
1	Upto 10m	3.0	1.5		tion shall be		tion shall be
					nitted		nitted
2	Exceeding 10 mtr & upto 15m	3.0	1.8	3.5	2.5	4.5	3.0
3	Exceeding 15 mtr & upto 21m	4.5	2.0	4.5	3.0	6.0	3.0
4	Exceeding 21 mtr & upto 27m	5.0	2.5	6.0	3.0	6.0	4.0
5	Exceeding 27 mtr & upto 33m	6.0	3.0	6.5	3.5	7.0	4.5
6	Exceeding 33 mtr & upto 39m	6.5	3.66	7.0	4.0	8.0	5.0
7	Exceeding 39 mtr & upto 45m	7.0	4.0	7.5	4.5	9.0	5.5
8	More than 45 mtrs	7.5	4.5	8.0	5.0	10.0	6.0

	Table 2B-II						
	The side set backs		•	ntile, busine	ss & storage		
Sl	Width of plot (in meter)	Building upto 12.0 m		Building exceeding		Building more than	
No.		in he	eight	12.0 m & u	p to 16.0 m	16.0 m.	in height
				in height			
		Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
		left side set	Right side	left side set	Right side	left side set	Right side
		back	set back	back	set back	back	set back
1	Upto 10m	At least		No construc	tion shall be	No construc	tion shall be
		one side		permitted		permitted	
		1.5m					
2	Exceeding 10 mtr & upto 15m	1.5	1.5	2.0	2.0	3.0	3.0
3	Exceeding 15 mtr & upto 21m	2.0	2.0	2.5	2.5	3.5	3.5
4	Exceeding 21 mtr & upto 27m	2.5	2.5	3.0	3.0	4.0	4.0
5	Exceeding 27 mtr & upto 33m	3.0	3.0	3.6	3.6	4.5	4.5
6	Exceeding 33 mtr & upto 39m	3.6	3.6	4.0	4.0	5.0	5.0
7	Exceeding 39 mtr & upto 45m	4.0	4.0	4.5	4.5	5.5	5.5
8	More than 45 mtrs	4.5	4.5	5.0	5.0	6.0	6.0

N.B. (1) Provided that the set backs laid down in table-2B-I and Tabel 2B-II shall be subject to the conditions given in notes appended to Bye-laws 20.1.1

- (2) In case of plot having width up to 10 meter maximum height of building shall be 12 meters.
- (3) In case of plot depth up to 10 meter, the above front set back shown in Table no. 2B-I will be applicable on ground floor only. The front set back on upper floors beyond height of 5 meters can be 3.00 meters.
- (4) In new developing areas the setback of mercantile building shall be covered by the provisions laid down in Clause No. 4.3.1 and 8.3.1 of the National Building Code Part-III.

Exceptions:

- (1) Provided that a commercial, mercantile, business of storage building up to 12 m in height proposed to be constructed in a district centre or in a commercial street may be permitted to be constructed, at the option of the owner, as a row housing without any side set back.
- (2) Provided further that commercial, mercantile, business and storage building

up to 12 meters in height may be permitted to be constructed in district centres and on commercial streets as semi-detached houses with side set back of 3 meters on one side unidirectional and the other side NIL in order to maintain symmetry.

20.2 Mercantile and storage buildings in other land use zone:

Mercantile and storage buildings shall not non-commercial permitted in areas except under special permission bv the competent authority. Where such permission is granted the set back requirements shall be same as applicable in the commercial areas. in case of partly Mercantile and storage building permitted in non-commercial zone, the set back requirements and other building parameters shall be decided by the competent officer of the RMC.

20.2.1 Educational, Institutional And Assembly Building:

(a) All institutional building up to 16mtrs in height whether situated in Institutional Area or not shall have the following minimum set backs:

Front - 9Metres Rear - 5Metres Side - 5Metres

each on either side

- (b) Institutional building with height more than 15.00 m. whether situated in Institutional Area or not shall be required to have minimum additional front and rear setback as per the provisions of note-1 in Table 2A.. The minimum side set backs for these building will be 5 m. on either side.
- 20.2.2 Maximum Coverage at each floor. For Commercial, Mercantile, Storage & business building as per clause No. 20.1.5

20.3. Industrial Building:

20.3.1. Subject to the requirements of FAR, height, parking space and all other provisions of these bye-laws, the open space shall be as given in Table no. 3.

TABLE NO. 3 OPEN SPACE FOR INDUSTRIAL BUILDING

S.N	o. Plot Size	Front	Rear	Side
1.	2.	3.	4.	5.
1.	Exceeding 550 Sq.M & up to 1000 Sq. M	6.0 M	4.5 M	4.5 M
2	Exceeding 1000 Sq. M & up to 5000 Sq. M	9.0 M	4.5 M	4.5 M
3.	Exceeding 5000 Sq. M & up to 30,000 Sq. M	9.0 M	9.0 M	4.5 M
4.	Above 30,000 Sq. M.	15.0 M	15.0 M	I 10.0m

20.3.2 Subject to the requirements of FAR, height, parking space and all other provisions of these bye laws requirement of exterior open spaces to be provided in industrial building constructed over a plot measuring up to 550 Sq. M shall be given in Table 3 A below:

TABLE NO. 3 A

Minimum set back required in industrial buildings constructed over a plot size up to 550 Sq. M

Width of plot	Front	Rear	Side
	set back	set back	set backs
Uptol0m	3.0M	3.0M	0.6M
Uptol2m	3.0M	3.0M	1.5M
Uptol5m	4.5M	3.0M	1.5M
Uptol8m	4.5 M	3.0M	3.0M
Above 18m	6.0 M	4.5M	3.0M

Note: The minimum set back requirements laid down in Table 3 and 3 A shall be subject to the following conditions:

- 1. In addition to these set backs, provisions regarding open space and set backs as included in the Master plan for Industrial Zones shall also be applicable maximum of the two shall prevail.
- 2. The requirements of side set-backs in case of plots less than 10 meters in width can be relaxed or condoned on merit in suitable cases in consideration of the circumstances of a particular case, by the CEO through an order recording the reasons for such relaxation or condonation in writing.

20.4 Impact of Other provisions:

The provisions of all sub-sections of Bye-law 20 shall be subject to the requirements of F.A.R. and other relevant provisions of these Bye-laws.

21. Area and Height Limitations:

21.1 Floor Area Ratio:

Considering factors like density of population, state of availability of infrastructure, potential for development etc. maximum floor area ratio (F.A.R) for different use group shall be as per Table 4 given below:

	Tabel No. 4 राँची शहरी क्षेत्र के FAR का निर्धारण				
क्र0 सं0	क्षेत्र	FAR			
1	महायोजना में चिन्हित जिला एवं व्यावसायिक केन्द्र	3.0			
2	निम्नलिखित चौहद्दी का भीतरी क्षेत्र उत्तर : 120'-0" चौड़ा प्रस्तावित महायोजना पथ दक्षिण : राँची चाईबासा रोड, एयर पोर्ट एरिया, एयरपोर्ट एरिया का 60'-0" चौड़ा महायोजना पथ,डोरन्डा—नामकोम रोड के जंक्शन तक, डोरन्डा—नामकोम रोड।	2.50			

	पूरब : डोरन्डा—नामकोम रोड से मौजा— कुसई (222) एवं चुटिया (211) की खूली जगह, लाईन टैंक से निकलने वाला नाला, करमटोली तालाब से निकलने वाला नाला, पुराना हजारीबाग रोड, मौजा—तिरिल (195), बरियातु (193) एवं वारागाई (184) के 80'-0" चौड़ा प्रस्तावित महायोजना पथ। पष्चिम : मौजा हिनू (202) का फनेल लाईन एवं खूली जगह, रॉची बाई—पास रोड, अरगोड़ा नाला, 150'- 0" चौड़ा प्रस्तावित महायोजना पथ, 40'-0" चौड़ा प्रस्तावित महायोजना पथ, मौजा हेसल (202) एवं कांके डैम की खूली जगह।	
3	उपर्युक्त कंडिकाओं के क्षेत्र को छोड़कर महायोजना में चिन्हित क्षेत्र का भीतरी भाग।	2.00
4	रॉची महायोजना के चिन्हित क्षेत्र के बाहर नियंत्रण परिक्षेत्र।	1.50

Note: 1 The F.A.R values indicated in table-4 are for plotted development and in case of intergrated development scheme like group housing scheme, shopping centre etc. and service industries F.A.R. shall be decided by the RMC authority in consultants with technical members. It may be up to the maximum of 3.00".

Note :2 F.A.R as per caluse 21.1 Table No. 4 will remain as in the exiting bye laws. Only exception will be the road width less than 6 meter, same will be taken as 2.0 irrespective of population density, potential of development and state of availbility of infrastructures.

Note:3 Group housing scheme with provison of 20% of the built-up area meant for economical flat for economical weaker section and plot size of more than 5 acreas will be considered for the maximum F.A.R of 3.0.

21.2 Height Limitation:

The height of the building shall be governed by the limitations of F.A.R., open spaces and the width of street fronting the plot as per details given below:

- (a) The absolute height of a building shall not exceed 1.5 times the existing width of the road abutting the property plus the front open space including road widening strip.
- (b) If a building abuts on two or more streets, of different widths, the building shall be deemed to face upon the street that has the greather width and the height of building shall be regulated by the width of that street and may be continued to the height to a depth of 24m along the narrower street.
- NOTE: l. Height exceptions:- The following apurtenant structures shall not be included in the height of the building:

Roof tanks and their supports, ventilation, air conditioning, lift rooms and similar service equipment, roof structures including mumty, chimneys, other than barsaties, parapet walls and architectural feature not exceeding l m in height. Unless the aggregate area of such structures including barsaties exceeds one third of the roof of the building upon which they are erected.

- (c) (i) For the building in the vicinity and funnel area of Aerodromes the absolute maximum height of such structures shall be as per notification no. S.O. 988 dated 5.1.1988 of Ministry of Civil Aviation, Govt. of India and subject to further amendment '
 - 21.2 (c) (ii) Height limitations in fannel zone and Transit zone of the Airport Area should be as per National Building code 2005 (Annex A Clause no. 9.5.1) Table 5 and 6

No building or structure higher than the eight specified in Table shall be constructed or

erected or no tree which is likely to grow or ordinarily grows higher than the height specified in the Table 5 and 6 shall be plante., on any land within a radius of 20KM from ARP of the aerodrome without getting perir approval of the Airport Authority.

For sanction of map of any building of any height within a distance of 1710 mtrs (including 150 mtr factor of Safety) on both the sides of Funnel Zone and 231 mtrs (including 21mtr for factor of safety) from the inner boundary, on both the sides of Transit Zone, prior permission from the Airport Authority, Ranchi shall be mandatory. The height restriction for the construction of buildings within this area will be as follows:-

Tab	Table 5 Height Restriction with respect to Approch Funnels				
	(Clauses A-2.1 and A-2.1.1 of N.B.C 2005)				
S1	Area	Maximum Permissibel			
No		Height above the			
		Elevation of the Nearest			
		Runway end			
1	More than 360m but not	6			
	exceeding 510m				
2	More than 510m but not	9			
	exceeding 660m				
3	More than 660m but not	12			
	exceeding 810m				
4	More than 810m but not	15			
	exceeding 960m				
5	More than 960m but not	18			
	exceeding 1110m				
6	More than 1110m but not	21			
	exceeding 1260m				
7	More than 1260m but not	24			
	exceeding 1410m				
8	More than 1410m but not	27			
	exceeding 1560m				
9	More than 1560m	30			

Tal	Table Height Restriction with respect to Transitional Area				
	(Clauses A-2.1 and A-2.1.2 of N.B.C 2005)				
Sl	Distance from the Inner	Maximum Permissibel			
No	boundry of the Transitional	Height above the			
	Area Specified above	Elevation of the ARP.			
1	Upto distance of 21m	-			
2	More than 21m but not	3			
	exceeding 42m				

3	More than 42m but not	6
	exceeding 63m	
4	More than 63m but not	9
	exceeding 84m	
5	More than 84m but not	12
	exceeding 105m	
6	More than 105m but not	15
	exceeding 126m	
7	More than 126m but not	18
	exceeding 147m	
8	More than 147m but not	21
	exceeding 168m	
9	More than 168m but not	24
	exceeding 189m	
10	More than 189m but not	27
	exceeding 210m	
11	More than 210m	30

Note 1: Inner boundry of the transitional area will be measured fromed outer edge of the basic strip which is 315mtr form the outer edge of both sides of runway.

Note 2: Funnel Zone and Transit Zone are shown in new Appendix "O" annexed.

21.3 Road widening and F.A..R

21.3. In case the plot is affected by a road widening scheme and the owner of the plot voluntarily surrenders the affected portion of his land to the RMC without any claim of compensation, he/she shall be entitled to build on the remaining plot an area, calculated on the basis of the F.A.R. as applied to the total area of the plot 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 RMC for widening of road.

- 21.3.1.Such strip of land to be left for road widening has to be left for general public before starting the constructions of the building and accordingly the boundry wall of the property has to be erected.
- **21.3.2.** For new and developing areas, the strip of land to be left for road widening and the boundaries shall be shiffted before the sanctioned plan are given after physical verificaction of the same.

21.3.3. All Govt/Semi Govt./Public/Semi Public bodies shall follow all the provision of the byelaws.

22. Group Housing:

- 22.1 Group Housing Development normally and preferably in two and more multistoried blocks shall not be a customary subdivision of land into streets and plots. The layout plan shall be governed by good design standards suiting to the site and the socio-economic
 - requirements of the occupants to be decided by the RMC.
- 22.2 Access to dwellings in housing of low cost for weaker section of the society sahll be governed by appropriate design requirements. The footpaths shall open on a residential street oor cul-de-sac or loop street of preferably9m width.
- 22.3 The minimum size of the site for this type of development shall be more than 5000 sqm
 - (i) Floor area is calculated as area on all floors unless specifically excluded.
 - (ii) The coverage shall be calculated on the whole area reserved for group housing after deducting the followings:
 - (a) The area of any highway, any road upto 25m and major residential roads of 18m Width, around the Group Housing Areas (But residential street, loop street, culde-sac, service line and footpaths shall not be deducted).
 - (b) The area of school (excluding sites for Nursery Schools) and other community facilities within the Group Housing Area and
 - (c) The open spaces except playgrounds and toilots to local nature.
- (iii) Any further provisions of master plan and zonal development plans.

22.4 No limit to floors and height shall be applicable except in area near protected monuments and airport etc.

However, for plots of the area of more than 0.4 Hectare, width of road and access ways for new and development colonies should be 9.0m.

Means of access abutting the plot must be sufficient enough for movement of fire engines as cleared by the fire department (Minimum 6.0m).

Table-6

FAR and coverage for group housing

For this type, F.A.R. will be taken as to 2.0, Ground coverage 35%, Building height and width of existing road-As per Byelaws, palyground, Gym, Community hall, retail shop etc. will be essential as per the provisions in the byelaws.

23. Parking and Loading Unloading spaces:

- 23.1 Each off street parking space provided for motor vehicles shall not be less than 20 Sq. M (including driveway) in area for motor cycles/scooters, cycles the parking spaces provided shall not be less than 3.00 Sq.M and 1.4 Sq.M respectively. The minimum width of the driveway for motor vehicle and fire Engines shall be 3 meter and 4.5 meters respectively.
- Note 1: For of-street car parking, out of 20 sq. mtr, per perking requires 2.50 X 5.0m for parking lot and 2.50 X 3m taken for drive way in the front set back.
- Note 2: Car parking may be permitted in the rear and side setback, leaving a minimum width of 3.0m drive way. For two wheelers, the minimum width of drive way in the rear and side set back will be 2.0 m
- Note 3: Minimum 50% of all paving around the building for drive wat etc should be soft paving in the form of inter locking concrete block (without mrtar or solid sub base) or

- such other system to ensure surface water percolation in to the subsoil.
- 23.2 For building of different kinds off street parking space for vehicles shall be provided as specified below:
- (a) Motor Vehicles: Space shall be provided as specified in Table-5 for parking motor vehicle.

Table - 7 Minimum off street Car parking spaces:

S.No. Occupancy/Nature One car parking of 20 sq.m (including drive way) shall be provided for every.

1. Residential

- (i) Multi family
- (a) Two dwellings, each upto 50 sq. m carpet area.
- (b) dwelling of one carpet area of more than 50 m sq and upto 150 m sq. dwelling for unit having a built up area more than 150 sqm area one car parking will be provided for every 150 sqm. of built up area or part thereof.
- ii) Lodging establishments, tourist homes, and hotels.- 120 sq.m carpet area or fraction there of.
- 2. Educational 150 sq.m carpet area or fraction thereof of administrative office area and public service area.
- 3. Institutional(Medical) 20 beds

4. Assembly - 30 persons

5. Governmental or semi public area - 150 sq.m carpet area or fraction

thereof

6. Mercantile Business/ - 100 sqm carpet & commercial area or faction thereof

7. Industrial. - 200 sq.m carpet area or fraction there of.

8. Storage. - 100 sq.m up to 500sq.m area and every 200 sq.m thereafter.

NOTE 1. In the case of auditoria for Educational buildings, parking space shall be provided as per serial no. 4 of Table 7 above.

NOTE 2. For plots up to 100 sq.m as in the case of Shops/parking spaces need not be insisted upon,

- (b) Other types of Vehicles: For non residential, non assembly, non commercial occupancies in addition to the parking area provided under Byelaws no. 23.2 (a) above 100 percent additional parking space shall be provided for parking other types of vehicles.
- (c) Parking in set backs may be permitted up to a depth of 4.5 meters provided sufficient driveway is left open beyond this parking.
- 23.3 Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, allies less and such other provisions required for adequate maneuvering of vehicles shall be exclusive of the parking space stipulated in these bye-laws.
- 23.4 If the total parking space required by these Bye-laws is provided by a group of property owners for their mutual benefits, such use of the space may be constituted as meeting the off street

parking requirements under these Byelaws.

- 23.5 In addition to the parking spaces provided for buildings of mercantile (commercial) Industrial and storage, type at the rate of one space of 3.5 X 7.5 meters, for loading and unloading activities, for each 1000 Sq. meter of floor area or fraction thereof, shall be provided.
- 23.6 No FAR value should be added for Parking at any floor except lock-up garages.
- 23.7 Carpet area will be taken as 50% of the built up area.
- 23.8 The parking space in cinemas, theatres and place of public assembly shall be provided as under.

	Type of .Vehicles,	No. of vehicles for which parking space
1.	Cars	shall be provided 2.5% of the seating capacity
2.	Scooters	10%
3.	Cycles	20%

NOTE: See serial No.-4 of Table - 4.

- 1. Parking may be permitted in set back area after leaving adequate space for vehicular and pedestrian movement.
- 2. Requirements of proposed road widths and land use proposals as indicated in the Master Plan and Zonal Development Plans shall be strictly adhered to.
- 3. The building shall be considered detached, semi detached and new type on the basis of the width of plots as per the foot-notes given for bye-laws no. 20.1.1.

4. Where the Master plan Zonal development plan provides the minimum proposed right of way where a construction of Cinema is permissible but the existing right of way is narrower or less only if the existing right of way is not less than 13 metres.

24. Requirements of parts of Buildings:

24.1 Size and area requirements:

24. 1.1 Habitable rooms:

- (i) No habitable room shall have a floor area of less than 9.5 sq.m and the minimum width of a room shall be 2.4m. In the case of hostels in educational institution, the minimum size of a habitable room for single person shall be 7.5 sq.m. In case of buildings with two rooms, one of this shall not be less than 9.5 sq. m and the other not less than 7.5 sq.m.
- (ii) However, in the case of special housing schemes of economically weaker section of society, low income group housing, slum clearance scheme: industrial labour housing schemes undertaken by public Agencies, the norms for the area of the room shall be as follows:
- (a) A single room tenament shall consist of not less than 11 sq.m in area and a multipurpose space of at least 7.5 sq.m in area.
- (b) In the case of double room tenaments, there shall be a living room not less than 11 sq.m in area and another room not less than 7.5 sq.m in area.

24.1.2 Kitchen:

(i) The area of kitchen shall not be less than 5.0 sq.m with the minimum width of 1.8m. Where there is a separate store the size of the kitchen may be reduced to 4.5 sq.m. A kitchen which is intended for eating purposes also shall have a floor area of not less than 9.5 sq.m with a minimum width of 2.4m.

- (ii) In case of special housing schemes as given under Bye-law 24,1.1 (ii) the following relaxation is applicable:
- (a) In case of single room tenement a separate kitchen is not necessary.
- (b) In case of double room tenement kitchen shall not be less than 4 sq.m in area with a minimum width of 1.5m.

24.1.3 Bathrooms and water closets:

- (i) The size of a bathroom shall not be less than 1. 8 sq,m with the minimum width of 1.2 in if it is a combined bath and water closet its floor area shall not be less than 2.8 sq. m with the minimum width of 1.2 m. The minimum floor area for water closet shall be 1.1 sq.m with a minimum width of 0.9 m.
- (ii) In case of special housing schemes as given under 24.1, 1, (ii) Provisions shall be made for water closet and bath in the area of single shed double room tenaments.

24.1.4 Mezzanine floor:

The minimum size of a mezzanine floor if it is used as living room shall be 9.5 sq.m

The aggregate area of such mezzanine floor shall be not more than 33.3% of the plinth area of the building.

24.1.5 Loft:

Where lofts are provided in kitchen and other areas the maximum coverage shall be limited to 25% of the room size. Lofts in residential dwellings shall be permitted above the corridor space, water closet and bath rooms.

24.1.6 Ledge:

A ledge or Tand in a habitable room shall not cover more than 25 percent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room in which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

24.1.7. Garages:

The minimum size of the garage shall be 2.75 m x 4m.

24.1.8 Verandah:

The minimum width shall be 1.5 m.

- **24.1.9. Corridor:** The minimum width of corridor shall be 1 m.
- **24.1.10 BASEMENT:** Lower storey of a building having minimum height of ceiling 900mm and maximum 1200 mm above the average surrounding ground level.

If the authority of RMC is satisfied with the locality and adjoining areas of the proposed site, Basement of minimum height 2.1m may be permitted only for parking, in the set back area after leaving a minimum open space of 1.5m on side and rear and 3.0m in front, to provide drainage and other services, keeping in mind the structural safety of the building on adjoining properties. Top of such extension of the basement in setback area should be perfectly in level with the surrounding pavement level. A certificate from the licensed Engineer or Architect shall have to be submitted with the development application confirming the safety of the adjoining structures if any.

24.1.10.1Keeping in view the vicinity, structural safety and topography of site the basement shall be allowed to be constructed in the plot and can be put to any of the following use:

- (i) Storage of house hold or other goods of non-flammable materials.
- (ii) Dark room.
- (iii) Strong room, bank locker etc.
- (iv) Air conditioning equipments and other machines used for services and utilities of the building.
- (v) Parking spaces.
- (vi) Stack room of libraries
- (vii) Shops / Commercial offices or institutions shall be permitted in semi-basement in commercial building only with proper lighting and ventilation as per NBC.

NOTE: Uses of basement from 24.1.10.1 (i) to (vi) shall not be reckoned for the purpose of F.A.R.

- 24.1.10.2The basement shall not be used for residential/office/shop.
- 24.1.10.3 The basement shall have the following requirement:
 - (i) Every basement shall be at least 2.4 m in height from the floor to ceiling in every part.
 - (ii) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be as required by the particular occupancy according to Bye-laws.

Any deficiency maybe met by providing adequate mechanical ventilation in the form of blowers, exhaust fans (one exhaust fan for 50 sq. m of basement, area), air conditioning system etc.

- (iii) Adequate arrangement shall be made so that surface drainage does not enter the basement.
- (iv) The walls and floors of the basement shall be watertight and be designed taking the effect of the surrounding soil and moisture, into account and adequate damp proofing treatment be given.

- (v) The basement shall not be partitioned, in case the partitions in the basement are allowed by the RMC, no compartment shall be less than 45 sq. m in area and each compartment shall have ventilation standards as laid down in sub clause (ii) separately and independently.
- (vi) Kitchen, bathroom and toilet shall not be permitted in the basement
- 24.1.10.4 (i) Lower storey of a building having height of the ceiling more than 1200 mm above the surrounding ground level at all points shall be termed as semi basement.
- (ii) The permitted use of semibasement shall be decided by the RMC on request of the owner.

24.2 HEIGHT

24.2.1 Habitable room: The height of all rooms used for human habitation shall be 2.75m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab) in case of air conditioned rooms a height of not less than 2.4m. measured from the surface of the floor to the lowest point of air conditioning duct of false ceiling shall be provided. The minimum head room under beams shall be 2.4 m.

24.2.2 Kitchen:

The height of the kitchen shall not be less than 2.75 m. and minimum head room

under beams shall be 2.4 m.

24.2.3 Bathrooms and water closets:

The height of a bathroom or water closet measured from the surface of floor to the lowest point of ceiling shall be not less than 2.2 m.

24.2.4 Loft:

The head room for the loft shall be not more than 1.5m. In the case of pitched roof it shall have an average height of 1.5m.

24.2.5 Ledge:

The ledge shall be provided at a minimum height of 2.2 m.

24.2.6 Mezzanine floor:

The minimum height of mezzanine floor shall be 2.2 m.

24.2.7 Staircase:

The minimum head room in a passage under the landing of staircase and under the staircase shall be 2.2 m.

24.2.8 Industrial building:

The ceiling height shall not be less than 3.6 m.

24.2.9 Corridor:

The minimum head room under corridor shall be 2.2 m.

24.3 Other requirements of parts of building.

24.3.1 Kitchen:

Every room to be used as kitchen shall have:

- (a) Unless Separated by providing a Pantry, means for the Washing of Kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the washer pipe.
- (b) an impermeable floor.
- (c) a flue, if found necessary, and
- (d) in case of multi-storied buildings more than 5 storeyes in height, refuse chutes (which may be provided) shall constructed in accordance with IS: 69242973 practice Code of for the of construction refuse chutes in multistoried buildings.

24.3.2 Bath rooms and water closets:

- 1. Every bath room and water closet shall be so situated that at least one of its walls shall open to external air (see Bye-law 24.4.3)
- (b) Not be directly over or under any room other than another latrine, washing place, bath or unless it has a water-tight floor.
- (c) have the platform or seat made of water tight non absorbent material:
- (d) be enclosed by walls on partitions and the surface of every such wall or partition shall be finished with a smooth impervious materials to a height of not less than 1m. above the floor of such a room; and
- (e) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- (ii) No room containing water-closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening.

Every room containing Water closet shall have a door completely closing the entrance to it.

24.3.3 Mezzanine floor:

A mezzanine floor may be permitted over a room or a compartment provided :

- (a) It conforms to the standards of living rooms as regard to lighting and ventilation.
- (b) It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) Such mezzanine floor is not subdivided into smaller compartments;

- (d) such mezzanine floor or any part of it shall not be used as a kitchen; and
- (e) In no case a mezzanine floor shall be subdivided so as to make it liable to be converted into unventilated compartments.

24.3.4 Plinth:

The plinth of any part of building shall be so located with respect to the surrounding ground level or crest of the road level that adequate drainage of site is assured. In no case this shall be less than 0.45 m. Every interior courtyard or garage shall be raised at least 0. 15 m. above the level of surrounding ground level and shall be satisfactorily drained.

24.3.5 Roof:

- (i). The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of sufficient rainwater pipe of adequate size, wherever required, so arranged, joined and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundation of the walls or foundation of the building or house of adjacent building.
- (ii) The RMC may require rainwater pipes to be connected to a drain or sewer or recharge bore well, or through a covered channel formed beneath the public footpath to connect the rain water pipe to the road gutter or in any other approved manner.
- (iii) Rain water pipes shall be affixed to the outside or in recesses or chasis formed in such walls or in such other manner as may be approved by RMC.

24.3.6 Boundary wall:

- (a) Except with the special permission of the RMC the maximum height of the front compound wall shall be 1.5m above the central line of the front street.
- (b) The rear and side compound wall shall not have a height more than 2.2.m above the central line of the service road, in case it exists, othewise 2.2m shall be measured above the Central line of the front street.
- (c) In case of a corner plot the height of the boundary wall shall be restricted to 0.75m for a length of 5m on the front and side of the intersections and the reamining height of 1.5m shall be made up of railings.
- (d) However, the provisions of (a), (b) & (c) are not applicable to boundary walls of jails, sanitoria, factories and educational institutions.
- (e) No residential building boundaries shall be surrounded by barbed wire fence, prickly pear or other objectionable plant or hedge, such works may be allowed for Factories provided it is so required.
- (f) For corner plots boundries in the corner should be curved to a minimum radius of 9m lenght of boundry wall on both sides and if their curvature in the boundry wall reduces they required set backs, it shall be permitted.

24.4 Lighting and Ventilation Requirement:

24.4.1 Lighting and Ventilation of rooms:

Rooms shall have the admission of light and air, through window and fan lights, opening directly to external air or into an open verandah. . 24.4.2 Where the lighting and ventilation requirement are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation as per part VIII Building Services Sections (I) Lighting and Ventilation of National Building Code of India.

Not with standing the above, a minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/10 of the floor area. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting that portion.

24.4.3 Ventilation shaft:

- (a) 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 8. This should be limited for natural ventilation only (area of the service duct/shaft shall not be counted in %age coverage.
- (b) 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 appartments and residence

Table-8

s.no	e HeightofBu	ildingArea	Min.Width
	(in sqm)		(in m)
1.	Upto 12 mete 1.2	,	0.9
2.	Upto 16.00 meter	2.8	1.2
3.	Upto 22 meter	4.0	1.5
4.	Upto 28 meter	5.4	1.8
5.	Upto 34 meter	8.0	2.4
6.	above 34 meter	9.0	3.0

.

24.5 Drain will be constructed by the applicant of multistoried building upto the nearest municipal drains (if it exists) or up to 75 mtr length. whichever is less. as per the estimate and specification provided by the RMC.

25. Provision of lifts

For residential buildings

- 25.1 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.
- 25.2 For every 18 flats and part therof one lift of the capacity of 6 passengers shall be provided for residential buildings up to G+4 or of the height of 12 meters and above.
- 25.3 If the no. of flats in a mult8isoried 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 12 meters. The capacity and no of lifts shall be as given in sl. no. 1 and 2
- 25.4 Provison of lift should be made for residential buildings of more than G+3 stories or building having the height of 12 meter, whichever is lower.
- 25.5 The area of lift well at one floor only (not the sum of total area of lift well at every

- floor) shall be counted for F.A.R calculation.
- 25.6 Fire escape stair case shall not be calculated for F.A.R.

For commercial buildings including offices:

Building above ground+2 floor

- 25.7 10 person capacity per 500 M2 or fraction therof of buil-up area excluding ground floor and covered parking area.
- 25.8 Minimum number of lifts to be 2 for all commercial building above ground+3 and the minimum capacity shall be 6 person per floor.
- Note 1 : All the lifts requirements shall be subject to fire requirement.
- Note 2 : All lilft doors shall be as per the requirements of N.B.C.

26. EXIT REQUIREMENTS:

26.1 General:

- (i) Every building meant for human occupancy shall be provided with exit sufficient to permit safe escape of occupants, in case of fire or other emergency.
- (ii) In every building exits shall comply with minimum requirement of exit except those not essential for general public use.
- (iii) All exits shall be free from obstructions.
- (iv) No building shall be altered so as to reduce the number, width or protection of exits to less than that required.
- (v) Exits shall be clearly visible and the routes to reach the exist shall be clearly

- marked and signposted to guide the population of floor concerned.
- (vi) Adequate and reliable illumination shall be provided for exits.
- (vii)Fire fighting equipment shall be suitably located and clearly marked.
- (viii) Alarm devices shall be installed to ensure prompt evacuation of the population concerned.
- (ix) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to street.
- (x) Exits shall be so arranged that they may be reached without passing through another unit.
- 26.2 Arrangement of exits: Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m for commercial, assembly, business/mercantile, industrial and Storage occupancies.

26.3 Capacity of Exits:

- (i) The unit of exit width used to measure capacity of any exit shall be 50 cm. A clear width of 25 cm. Shall be counted as on additional half unit, Clear width less than 25 cm. shall not be counted for exit width.
- (ii) The occupants per unit exit width shall be as given in national building code of India

26.4 The number of exits.

(i) The location, width and number of exits shall be in accordance with the

- travel distance capacity for exits and the population of building based on the occupant load as given in national building code of India.
- (ii) There shall not be less than two exits for building over 15.25 meters in height serving every floor area and at least one of them shall be external stairways.

26.5(i) Other requirements of Exits:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.
- (b)No exit doorway shall be less than 100 cm in width. Doorways shall be not less than 200 cm. in height.
- (c)Exit doorways shall open outwards that is, away from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d)Exit door shall not open immediately upon flight of stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; level of landing shall be the same as that of the floor which it serves.
- (e)Exit doorways shall be openable from the side which they serve without the use of a key

26.5(ii) Revolving Doors:

(a) Revolving doors shall not be used as required exits except in business and mercantile occupancies, but shall not constitute more than half of the total required door width.

- (b) When revolving doors are considered as required exit way the following assumptions shall be made:
- (1) Each revolving door shall be constructed on half unit exit width.
- (2) Revolving doors shall not be located at the foot of a stairway.

26.5(iii) Stairways:

- (a) Interior stairs shall be constructed of non combustible materials throughout.
- (b) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fireresistance as for that type of construction itself.
- (d) Hollow combustible construction shall not be permitted.
- (e) (1) The minimum width of an internal staircase shall be 100 cm. except in the case of residential dwellings where the minimum width may be 75 cm.
 - (2) The minimum width of staircase will be 120 cm. for multistoried building having G+4 and above or building having more than 12 flats even if it is less than G+4.
- (f) The minimum width of treads without nosing shall be 90 cm. for an internal staircase for residential buildings. In case of other buildings the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of rise shall be 20 cm. in the case of residential buildings and 15 Cm. in the case of other buildings. They shall be limited to 12 per flight.

(h) Hand rails shall be provided with a minimum height of 90 cm. from the centre of the tread.

26.5(iv) Fire Escapes or external Stairs:

- (a) Fire escapes shall net be taken into account in calculating the evacuation time of a building.
- (b) All fire escapes shall be directly connected to the ground.
- (c) Entrance to firescape shall be separate and remote from the internal staircase.
- (d) The route to fire escape shall be free from obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- (e) Fire escape shall be constructed of noncombustible materials.
- (f) Fire escape stairs shall have straight flight not less than 90 cm. wide with 25 cm. treads and riser of not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrails shall be of a height not less than 100 cm.

26.5(v) Spiral Stair (Fire escape):

- (a) The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapers to pause.
- A Spiral fire escape shall be not less than 150 cm. in diameter and shall be designed to give adequate headroom.
 - (b) Open steel or fire reistant material fire escape staircase with folding ladder in the

lowest floor may be provided in the side and rear set back area also.

26.5(vi) Ramps:

- (a) Minimum ramp gradient for the ramps going down to the basement only for parking purposes of maximum of 1.8m depth should be 1:7 and for depths more than 1.8m depth should be 1:10.
- (b) For any height more than 2.4 meter the slope of ramp shall not exceed 1:20
- (c) For all slopes exceeding 1:10 and where the use involves danger of slipping the ramp shall be surfaced with approved non slipping materials.
- (d) The ramps with slope upto 1:20 shall be counted towards the covered area for calculating the fees.
- (e) Parking may be provided along the run of Ramp if the slope is not steeper than 1:20 and the Ramp will be treated as driveway.
- (f) Ramps may be permitted in the rear set back for the buildings whose width area in rear side is more or equal to 30m after leaving requisite setbacks and the length of the ramp should not exceed more than 50% of such width and also an open space of 1.5m should be left for drainage etc. between the ramp& boundary wall and provided

the side set back shall not be less than 4.5 m.

- (g) Ramps may also be permitted in the front set back after leaving 4.5m from the front boundary. (excluding road widening strip if applicable)
- (h) Ramps may also be permitted in the side set back after leaving 4.5m from the boundary.
- (i) Ramps for Hospital:

In case of Hospital, the slope of ramp shall not be grater than 1:20

27. Fire safety Requirements:

Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part-IV fire protection of NATIONAL BUILDING CODE OF INDIA, and applicable fire Service Act along with amendments. unless otherwise. specified in these bye-laws. In the case of special Buildings like multistoried building above 16.00 meter in height and or buildings with more than 500. sq. meter ground coverage and all other building of industrial, storage, assembly and hazardous type as identified in Byelaw no 5.3 (vi) the building shall be cleared by the local fire Brigade Authority.

PART - III STRUCTURAL SAFETY AND SERVICES

- 28. Structural design of foundations, masonry, timber, plain concrete, reinforced ,concrete, prestressed concrete and structural steel shall be carried out in accordance with part VI Structural designs, section 1-loads, Sections 2-Foundation, section 3-Wood Section 4-Masonry, Section 5-Concrete, Section 6-steel, of National Building Code of India.
- 29. Quality of Materials and Workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Jharkhand and India Standard Specifications and Codes as included in Part VIII Constructional Practices and Safety of National Building Code of India.

30. Building Services:

30.1 The planning, design and installation of electrical installations, air conditioning and heating work, installation of lifts and escalators shall be carried out in accordance with part VIII Building Services, Section 2-Electrical installations, Section 3-Air conditioning and Heating, Section 5-Installation of lifts and Escalators of National Building Code of India.

31. Plumbing Services:

- 31.1 The Planning, design,. construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with Part IX Plumbing Services Section 1-Water supply, Section
- 2- Drainage and Sanitation and Section.
- 3- Gas supply of National Building code of India.

- 31.2 Requirements of water supply in Buildings: The requirements of water supply for various occupancies shall be as given in National Building code of India.
- 31.3 The sanitary fittings and installations for different occupancies shall be as given in national building code of India depending on the land use zone and the use permitted.

32 Signs and outdoor Display Structures

- 32.1 The display of advertising signs on building and land shall be in accordance with Part X-Signs and Outdoor Display Structures of National Building Code of India.
- 32.2 The type, design and construction of street furniture including Bus shelters shall be to the satisfaction of the RMC.

33. Bye-Laws for plots in New Area.

33.1 Sub-division of land: The sub-division of land is normally for five uses. 1. Residential, (2) Business-commercial, (3) Industrial, (4) Community facilities and (5) Parks and playgrounds. Details for individual land use sub-division is given under bye-law nos. 33.2 to 33.5.

33.2 Residential:

33.2.1 **Roads:**

The residential streets shall be divided into three categories based on their use and proposed traffic requirements:

- (1) Service Roads,
- (2) Collector Roads,
- (3) Other roads either proposed in the Regional plan Master Plan, Zonal Development Plan and Development

Plan or required due to local requirements; The planning requirements for the above are given below:

(i) Service Roads:

- (a) The minimum width of a service road shall be 7.5m. This service road can serve up to a length of 300m. This will be measured from one wider street to another wider street. If the 7.50m. road ends as a dead end depth of the turn around should be of 15 M. or an equivalent area in another form permitting turn around. No turn around is required if the number of plots served by such road is less than three.
- (b) A road which is longer than 300M or serves up to 100 plots/houses or extendable to new areas shall be 12m. wide.
- (c) All junctions of service roads shall have sufficient weaving angle. In no case it shall be less than the space arrived at by drawing a quadrant of a circle of 4.5m radius at the edge of the actual road lines leaving the width of pedestrian walks (foot path) and the plot boundaries shall be rounded of by drawing a quadrant of the circle of 2.7m radius at the edge of plot boundaries. It can also be provided but cut in place of rounded corners to be determined by the RMC.
- (ii) Other roads: Arterial/Semi-arterial Roads: The widths of roads shall be as per the Master plan.

(iii) Service lane:

In row type of houses and in such areas where sewerage system does not exist a service lane of width 3.5m. shall be provided. The length of such service lane shall be not more than 300m.

33.2.3 Conditions of planning:

The service roads shall be so laid out that their use for thorough traffic is automatically discouraged. In no case a service road can be permitted, to be used as thorough traffic.

Where a subdivision abuts on certain major existing or proposed road the RMC may require service road alongside the major road or may provide roads with no access to adjacent properties or such other treatment as may be necessary for adequate protection of residential property and to effect separation of thorough and local traffic.

33.3 Commercial, business and industrial:

33.3.1 The maximum length permissible for different classification of roads in areas other than residential shall be as indicated below. No roads in these areas shall be less than 12 meter in width.

Class of	Width	Maximum length
Roads		permissible
	M.	M.
1.	12	200
2.	18	600
3.	24 and	600
	ahove	

The width of all Master Plan road shall be as per the width prescribed in the Master Plan.

33.3.2 Alleys:

Alleys shall be provided in commercial and industrial area except where RMC may relax this requirement or when assured provision is made for service access such as off street loading/unloading and parking consistent with and adequate for the use provided. The width of alleys where provided shall not be less than 6M and no dead end alley shall be

permitted unless provided with an adequate turn around facilities.

33.3.3 Junctions :

The layout shall be provided at the junctions of roads in such a way that as far as possible all roads do meet at right angle. Roads meeting at less than that shall not be permitted unless adequate arrangements for the circulation of traffic with desirable weaving length is available.

33.4 Parks/Playgrounds:

33.4.1 The open space in a residential area should be in proportion to the density of that area.

To work out an over-all open space exclusively for a active recreation and breathing space the requirement shall be worked out on proposed population density of the area. The requirement of open space shall be divided according to the purpose i.e., tot lot, parks, play field etc.

The following criteria may be adopted for arriving at open spaces depending upon density: -

Density/per	Density/per	Open space
Acre	Hectare	in percentage
100	250	15%
150	325	16%
200	500	22%
250 and	625 and	25%
above	above	

The open spaces provided in the proposed land use plan of a Master Plan or a Regional Plan shall be over and above open space shall be counted and under the density ratio mentioned above. In towns where a Master Plan or a Regional Plan has not been prepared, the demarcation and extent of town level open spaces shall be determined by the RMC in consultation with Chief Town Planner.

33.5 Community facilities:

- 33.5.1 The extent of community facilities to be provided depending upon population and various occupancies shall be as given in National Building Code of India.
- 33.5.2 National Building Code of India based on population shall also be the guide line to work out different requirements of a subdivision plan. The density proposed in the Master Plan shall guide the development to work out the actual population of an area. In town where a Master Plan or a Regional Plan has not been prepared, the density pattern for the area shall be determined by the RMC in consultation with Chief Town Planner.
- 33.5.3 An application can be made to the RMC on prescribed application form as given in Appendix 'K' to obtain the proposals of Master Plan or zonal plan for a land in which an applicant may be interested for preparation of sub-division proposed to develop the area. The RMC shall supply to the applicant such information as may be necessary for him to prepare a sub division plan for his land in accordance with the Zonal Development Plan or the Master Plan, Regional Plan or any proposed land use or density pattern as the case may be within thirty days from the date of receipt of such application by the RMC.

33.6 Layout of Plots:

33.6.1 Subject to the limitations laid down under the Urban Land (Ceiling and Regulation) Act. 1976, the plots in residential area shall be laid out based on the following criteria:

Plot Size Development Scheme

Upto 250 sq. m Row housing

Exceeding 250 sq.m. Semi-detached building

& up to 500 sq. m.

Above 500 sq. m. Detached building

NOTE: Plots which are of 6m. to 9m. width shall be developed as row housing schemes.

34. Bye-laws for plots in Built-up area.

- 34.1 The Subdivision of plots in existing built up area, in which the greater part has been developed as a business, industrial or residential area and which has been provided with all essential facilities like roads, water supply, sewerage, electricity etc. The norms laid down in Bye-law 34.2 to 34.3 shall apply. For the purpose of reckoning an area as built up area, the colonies whether existing or new including the land contiguous therewith shall be excluded.
- 34.2 If the area to be sub-divided as less than I acre or 0.4 hectare then the minimum width of roads and access ways for internal development shall be 6.0m. In case the plot faces a road less than 6.0 m. in width, then the plot boundary at the front shall be set back, so that the distance from the centre line of road to the new plot boundary is not less than 3 m.
- 34.3 If the area to be subdivided is more than 1 acre or 0.4 hectare, then the minimum width of roads and access ways for internal

development shall be 7.5m. and shall be further subjected to the provisions of byelaw 33.2. In case the plot faces a road less than 7.5m. in width, then the plot boundary at the front shall be set back, so that the distance from the centre line of the road to the new plot boundary is not less than 3.75m.

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PART - V SPECIAL REQUIREMENTS OF INDIVIDUAL OCCUPANCIES

- 35. Cinemas, Theaters and Public Assembly Halls.
- 35.1 No permission for construction of a building for a Cinema or other purpose shall be granted by the RMC unless the construction of such building conforms to the rules, under the Jharkhand Cinema (Regulation) Act, or other relevant enactment. (Refer Appendix N, Jharkhand Cinema (Regulation) Rules 1974).
- 35.2 No person shall erect a building intended to be used for as a Cinema, theatre, or public assembly hall, or convert the use of any existing to any such purpose unless such building is set back at least 9 m. from the regular line of the street or from the street if no such regular line exists. The Cinema, theatre shall be constructed as per the relevant rules under the Jharkhand Cinema (Regulation Act, 1974. And Jharkhand Cinema (Regulation) rules 1974 (Appendix N).
- 35.3 In addition, assembly buildings shall conform to IS 4878-1968 Bye-laws for construction of Cinema. See Building Code of India (See Byelaw no. 26.1).
- 35.4 Exits and fire safety requirement shall be in accordance with part IV Fire Protection of National Building Code of India (See Byelaw No. 26.1).
- 35.5 Requirements of Water Supply and Sanitary Installations shall be in accordance with Part IX Plumbing Services Section (1) Water Supply Section (2) Drainage and Sanitation of National Building Code of India (See Bye-law Nos. 31.2 and 31.3)

Misc. Each 0.9 sq. m of floor space for cinema hall including balcony spaces shall be deemed to be occupied by one person.

36. Factories and Industrial Building.

- 36.1 Notwithstanding any provisions contained in the Bye-laws and the relevant Acts and Rules framed under them every factory, building or part hereof shall comply with the additional requirements of 36.2 and 36.3.
- 36.2 The location of the factory site shall be governed by the provisions of the development plan (if any). For municipalities having the development plans, the factory site shall have to be approved by the RMC.
- 36.3 In the case of factories constructed or converted for use as a factory after the date of these bye-laws the following additional requirement shall apply:
- (a) Exits and Fire Safety Requirement shall conform to Part IV Fire Protection of National Building Code of India (See Byelaw no. 26.1).
- (b) Disposal of trade waste and effluent: In the case of a factory where the drainage system is proposed to be connected to the public drainage systems prior approval of the arrangements shall be obtained from the RMC and a copy of the approval shall be attached with the notice. All drainage system shall be connected by a suitable trap so as to exclude volatile and other objectionable matters.

(c) Requirements of water supply and sanitary installations shall be in accordance with part IX Plumbing Service Section 1 water supply section 2 Drainage and sanitation of National Building Code of India. Further the number and location of the spittoons to be provided shall be to the satisfaction of the Chief Inspector of Factories or other appropriate RMC (See Bye-law no. 31.2 and 31.3).

37. Petrol Filling Station.

37.1 The location of the petrol filling stations and its layout shall be approved by the RMC in consultation with the Dy. Commissioner of the District depending upon width of roads and traffic generated, location with respect to points of intersections and nearness to occupancies of educational, assembly, storage and hazardous uses.

38. Burial and Burning Grounds:

38.1 The RMC shall under the provisions of Section 258 of the Bihar and Orissa Municipal Act, 1922 regulate the location and area limits of the Burial and Burning grounds, including crematory. Further, the RMC shall prohibit certain burial and burning grounds located in certain area which in their opinion is dangerous or likely to be dangerous to the health and well being of the persons living in the neighborhood or to be offensive to such persons.

39. Building in Mining Area.

39.1 Building on mining area shall not be constructed to a height more than one storey without the prior special approval of the RMC.

APPENDIX- 'A'

(Bye-law No. 4.2)

Form for first Application to Erect, Re-erect, Demolish or to make alteration in any place in a Building for Obtaining Building Permit.

T,

The C.E.O Ranchi Municiapal Corporation Ranchi.

Sir,

I hereby give notice that I intend to erect, re erect, demolish or to make alternation in the building No. or to on/in plot no in Colony/Street Mohalla/Bazar/Road City and in accordance with the building byelaws No.4 and I forward herewith the following plans and specifications (item 1 to 4) in quadruplicate duly signed by me and (Name in Block Letter), the Licensed Architect/Engineer/Draftsman/ Group License No. who will supervise its erection and a copy of other statements/ documents (as applicable) (items 5 and 6):

- 1. Site Plan with Key Plan
- 2. Building Plan with Layout Plan
- 3. Services Plan
- 4. General Specifications
- 5. Ownership Title
- 6. Receipt for payment of Building Permit Application fee.

I request that the application and Plans be approved and permission accorded to me to execute the work.

Signature of Owner

Name of Owner.....(IN BLOCK LETTERS)

Address of Owner

Date.....

APPENDIX	(-'B
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(Bye law No. 4.2)

Form for first Application for Development/ Re-Development of Land for Obtaining Development Permit.

Address	of Owner-	 	

Signature of Owner -----

Name of Owner -----

(In Block Letters)

Date

To,

The C.E.O., Ranchi Municipal Corporation, Ranchi.

Sir,

I hereby give notice that I intend to develop / re-develop the land of Khata No. Plot No. in Colony on Street MohallalBazar of City and in accordance with the building **Byelaws** No. 4 and Ι forward herewith, the following plans specifications (item no. 1 to 4) in quadruplicate duly signed by me (Name in block letters) and the Licensed Architect/ Engineer/ Planner/ Group License No. who will supervise its development, and a copy of each of statements/documents (as applicable in items no. 5 and 6.)

- 1. Key Plan.
- 2. Site plan
- 3. Lay out plan
- 4. Specifications
- 5. Ownership Title.
- 6. Receipt of payment of development permit application fee.
- I request that the scheme be approved and permission accorded to me to develop the land.

APPENDIX -"C"

(Byelaws No. 5.4.1)

Qualification of Licensed Technical Personnel for Schemes of Building Permit and Development Permit and Supervision.

C-1.1The qualifications of the technical personnel and their competence to carry out different jobs for buildings and development permit and supervision for the purpose of licensing by the RMC shall be as given in Byelaw C-2 to C-G. The procedure the technical licensing personnel is given in Byelaw C-7.

C-2 Architect:

C-2.1 Qualifications: The qualifications for licensing of Architect will be the associate Membership of the Indian Institute of Architects or such degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architecture Act 1972 and they shall be registered with the Council of Architecture under the Architects Act, 1972.

C-2.2 Competence:

The licensed architect is competent to carry out work related to development and Building permits, as given in Byelaw C-2.2.1 and C-2.2.2

C-2.2.1 Development Permit:

C-2.2.2 Building Permit:

The limits of competence (if any) for submission of proposals for building schemes regarding plans, related information including structural design and supervision, connected with building permit shall be decided by the RMC.

C-2.2.3 Architects who are registered under the council of Architects Act 1972 shall be entitled for a registration as a licensed Technical personnel of RMC without paying any annual licensing fee for the same. However, if they desire to be enrolled as life-time-licensee of the RMC, a lumpsum payment of Rs.500/-(Five hundred) shall have to be made to the RMC as a fee for such enrolment. so that the RMC may be able to intimate them by post time-to-time about the provisions of planning standard and Building Bye-laws and other relevant information with amendments (if any) in rules and Byelaws of the RMC. But in case ah Architect either already enrolled or likely to be enrolled in future as a RMC. Licensee, violates any of the rules, regulations, bye-laws and/or planning Standards of RMC., for the time being in force, his enrolment in RMC. shall be cancelled and the enrolment fee of Rs. 500/ charged initially from him shall be forfeited by the RMC.

C-3 **Engineer**:

C-3.1 Qualification: The qualifications for licensing of Engineer will be the corporate membership (Civil) of the Institution of Engineers or such degree or diploma in Civil or Structural engineering which makes him eligible for such membership or which is recognised by Jharkhand Public Service Commission for the post of an Assistant Engineer:

C-3.2 Competence:

The licensed engineer is competent to carry out the work related to Development and Building permit as given in Bye-law C-2, C- 2-I,C-2-2,C-2-2-1, C-2-2-2 and C-2 3.3.

C-4. Town Planner:

C-4.1 **Qualification:**

The qualifications for licensing of Town Planner will be the Associate membership of the Institute of Town Planner or Post Graduate Degree or Diploma in Town and Country Planning which makes him eligible for such membership or recognised by the Jharkhand Public Service Commission for the Post of Assistant Town Planner.

C-4.2 Competence:

The licensed Town Planner will be entitled to submit:

- (i) all plans and related information connected with development permit of all areas.
- (ii) Certificate of supervision for development of land and areas.

C-5 Draftsman:

C-5.1 **Qualification:**

The qualification for licensing of Draftsman will be:

- (i) three years architectural assistantship or intermediate in architecture with three years experience.
- (ii) diploma in Civil Engineering with 3 years experience or
- (iii) draftsman in Civil Engineering from I.T.I. with five years experience under an architect/engineer from a recognised institution which would enable him for the post of senior rank.

C-5.2 Competence:

The draftsman will be entitled to submit:

- (i) All plans and related information for building permit on plots up to 200 sq.m. and up to two storey:
- (ii) Certificate of supervision of building on Plots up to 200 Sq.m. and up to two storey.

C-6. Group or Agency:

C-6.1. When an agency or group comprising of qualified architect/Engineer/ Town Planner is practicing, then the qualification of individual qualification and competence, given under byelaw C-2,C-3 and C-4 and the agency shall be licensed by the RMC.

Q-7. Licensing.

Q-7.1. Technical personnel to be licensed:

The qualified technical personnel or groupas given in Bye-law C-2, C-3, C-4, C-5 & C-6 shall be licensed by the RMC and the license shall be valid for two calendar year after which it shall be renewed for two years.

Q-7.2 Licensing fees:

The fees for licensing of technical personnel shall be as follows:

- S1. No. Category of Technical Annual Personal Licensing fees
- l. Licensed Engineer/Town Rs.5000/-Planner
- 2 Licensed Draftsman Rs. 2,000/-
- 3. Licensed Group / agency Rs. 10000/-
- C-7.3 License Renewal Fees: Fees for renewal of Licensee on completion of one Calendar year shall be as follows:
- S1. No. Category of Technical Annual Personal Licensing Fees
- 1. Licensed Engineer/Town Planner Rs. 1000/-
- 2 Licensed Draftsman Rs.500/-
- 3. Licensed Group / agency Rs.2.000/-
- C-8 Duties and Responsibilities of Technical personnel:
- C-8.1 The duties find responsibilities of technical personnel undertaking preparation of plans and supervision shall be as follows
 - (a) They shall be conversant with the provisions of the Bihar and Orissa
 Municipalities Act 1922, Ranchi Municipal Corporation (Adoption & Amedment) Act 2001, Bihar

Restriction of Uses of Land Act, 1948 Rules and Bye-laws made there under and as well as the Bihar Town Planning and Improvement Trust Act 1951, Jharkhand Regional

Development Authority Act, 2001 and the regulations made therein and shall prepare plans, sections elevations and other structural details as per the requirements of the clauses above to prescribed scales marking clearly all the dimension etc. Furnishing the Area table and shall, draw specifications, etc.

- (b) They shall prepare and submit all plans either new or renewed with necessary documents and other details. They are required to do so in a neat, clean and legible manner without any scratches, erosions, or corrections. Only small corrections will be permitted with proper initials and on a durable paper properly arranged and folded and in accordance with provisions mentioned in the byelaws.
- (c) They shall personally comply with all requisitions received from the local body in connection with the work under their charge promptly, expeditiously and

fully

at one time. When they do not agree with requisitions they shall state objections in writing otherwise for non-compliance of requisition within stipulated time; the plans and application shall be filed forthwith and shall not be re-opened.

(d) They shall immediately intimate to the owners about corrections or other changes they make on the plans, documents and details as per requisition from the local body.

- (e) They or their authorised agent or accept employees, shall not employment for preparation and submission of plans and with or without supervision of any work if the same is intended or proposed to be intended or being executed or already executed in contravention or provision of the Bihar and Orissa Municipalities 1922. Ranchi Municipal Act. Corporation (Adoption Amedment) Act 2001, Bihar Restriction on Uses of Land Act, 1948, Bihar Town Planning and Improvement Trust Act,1951, Jharkhand Regional Development Authorities Act, Rules Byelaws and Regulations and other orders made hereunder.
- (f) They shall give all facilities to the local body staff to inspect and examine the work in progress.
- (g) They shall be held responsible for work executed on site in contravention of provisions of the Bihar and Orissa Municipalities Act, 1922, Ranchi Municipal Corporation (Adoption & Amedment) Act 2001. Bihar Restriction of Uses of Land Act, 1948, Bihar Town Planning and Improvement Trust Act, 1951, Jharkhand Regional Development RMC Act 1982, 1975 and Rules and Bye-Laws, framed hereunder.
- (h) They shall regularly fill up the progress report form and shall not proceed with the next stage of work without getting the previous state inspected and examined by the authorised local body staff. They shall fully comply with the requisitions issued after examinations of the work.

- (i) They shall not materially and structurally deviate from the approved plan without previous approval of the local body and without explaining to the owners the risk of the work being removed if they happen to contravene the provisions of the Act, Rules, Bye-laws, Model Regulations, Scheme regulation, Zoning Regulations, Standing and Policy Orders.
- (j) They shall submit the completion certificate and completion plan (in the case of deviations) immediately when the work is completed. They shall fully comply with the requisitions issued from the local body in connection with the completion certificate within stipulated time.
- (k) They shall be deemed to have continued their supervision unless they have given in writing to the local body, that they have ceased to be an employee and further that they shall be hold responsible for the work executed up to the date of intimation or the local body has accepted their resignation.
- (I) In the case of architects and engineers practicing as a group/agency they shall submit the registration document, registered partnership deed, along with the qualifications at the time of application for license.
 - (m)In the case of Government department construction agencies and statutory Authorities created by Government, a Group license maybe given without the partnership deed as required under (1) above.
 - C-8.2 "Registration of Builders shall be done by the RMC. This registration shall be done in prescribed form. The registration shall be valid for one calendar year and shall

be renewable annually. The fee for the intial registration of a builder shall be Rs 50000 and the renewable fee shall be Rs 10000". An applicastion form for the registration of builders will form new Appendix "Q".

APPENDIX - E

address of the Authority -----

.....Date

Office Stamp. Office (Communication) No.

(Byelaw No. 7.1)

FORM FOR SANCTION OR REFUSAL

APPENDIX - D

(Byelaw No. 5.5)

FORM FOR SUPERVISION

l hereby certify that the erection, re- erection, demolition or material alteration of building no or the development	OF BUILDING /DEVELOPMENT PERMIT
of land of Khata No on/ in Plot	From:
No in Colony Street	THE CEO,
Mohalla/ Bazar/ Road shall be carried out under my supervision and I	Ranchi Municipal Corporation, Ranchi.
certify that all the materials (Type and grade) and the workmanship of the work	To,
shall be generally in accordance with the	
general specifications submitted along with, and that the work shall be carried out	
according to the sanctioned plans.	Sir,
market beautiful from the same	With reference to your application
Signature of Licensed Architect / Engineer	dated for grant of license
/ Town Planner / Draftsman /Group	for the erection, re-erection/ making
	alteration OR development of land in
	Khesra No on RS Plot no.
Name of Licensed Architect / Engineer/	Block No. Situated in
Town Planner/ Draftsman / Group	colony/ Street Mohalla/
	Bazar/ Road City No I have to inform you that sanction
(IN BLOCK LETTERS)	has been granted/ refused
License No. of Licensed Architect /	by the RMC on the following grounds.
Engineer/Town Planner/ Draftsman /Group	1.
	2.
	3.
Date	4.
Note: Strike out the terms not applicable	5.
Note: Strike out the terms not applicable.	6.
	Signature of the Authority
	Name, Designation

APPENDIX - F

(Bye-law No. 9.1)

FORM FOR NOTICE FOR **COMMENCEMENT**

I hereby	certify that	the erection,
demolition or mat	erial alternatio	on in/of building
No of	the developm	nent of land of
Khata No	on RS Plot	no in
Colony Street	Moha	lla/ Bazar/Road
City	will be	commenced on
as per	your permis	ssion vide No.
dated	.: under	the supervision
of Licens		-
Planner/ Draftsn	nan/ Group	License No.
and in	•	
		•
sanctioned.		
sanctioned.		
sanctioned. Signature	of	Owner
Signature	of	
Signature		••
Signature		••
Signature		
Signature		
Signature Name of Owner (In	Block letters)
Signature Name of Owner (In	Block letters)
Signature Name of Owner (In	Block letters)
Signature	Block letters	
Signature Name of Owner (In	Block letters	

APPENDIX - 'G'

(Bye-law No. 9.1)

FORM FOR COMPLETION **CERTIFICATE**

I hereby certify that the erection, re-erection or
material alteration in/of building No OR the
development of land of Khesra no on/in
Plot no City has been
supervised by me and has been completed on
according to the plans sanctioned, vide on
dated
completed to my best satisfaction, the
workmanship and all the materials (type and grade)
have been used strictly in accordance with general
and detailed specification. No provisions of the
building Byelaws have been violated, no requisitions
made, no conditions prescribed or orders issued
there under have been transgressed in the course of
the work. The building is fit for use for which it has been erected; re-erected or altered, constructed and
enlarged. The land is fit for construction for which it
has been developed or re-developed. I request that
the occupancy certificate/development certificate for
the premises may be issued.
Signature of Licensed
Architect /Engineer/
Town Planner/Draftsman/
Group
Name of Licensed
Architect / Licensed Town
Planner / Draftmans/
Group
(in block letters)
Address of licensed Architect /
Engineer/ Town Planner/
Draftsman/ Group Dated

NOTE: Strike out the terms not applicable. AP

APPENDIX -'H'

(Bye-law No. 17.1)

FORM FOR OCCUPANCYCERIFICATE

I hereby certify that the erection, re-	
erection or alteration of building on	
OR the on in Plot on	
in Colony Street	APPENDIX -'I'
Mohalla/ Bazar/ Road	(Bye-law No. 13.2)
City completed	FORM FOR DEVELOPMENT
under the supervision of Licensed	CERTIFITCATE
Architect/ Engineer/ Draftsman/ Group. License	I hereby certify that the development/
Nohas been inspected by me and I	redevelopment of the land of Khesra
declare that building conforms in all respect to	noof street
the requirements of the Bye-laws in respect of	in Mohalla/Bazarif
use group, structural safety{ structure of the	City completed under the
building including external walls},Electrical	supervision of Licensed /
connectuionto the building and all habitable	Architect/ Engineer / Town Planner/ Group,
units, Wate supply, Sewerage and Drainage	License No has been
system, Stair Cases, Elevetors { if	inspected by me and I declare that the
applicable},Fire Fighting installations{if	development of the land conforms in all respect
applicable},Boundry wall, Gates, Generator	to the requirements of the Planning Standards in
Room, Guard Room, common area finishing	respect of use group, services, planning norms,
and lighting including staircase,passage,external	hygienic and sanitary condition inside and in the
lobby and lift lobby pump room, generator	surroundings and is fit for building construction.
room,, , hygienic and sanitary, condition inside	Signature of Authority
and in the surroundings and is fit for occupation.	
	Office Stamp
Signature of Authority	
Office Stamp	Office (Communication)
Office (Communication)	No
	Name, Designation
Name, Designation and address of	
Authority	and address of Authority
No Date:	
NOTE Strile and the terms of 12 11	Detad
<i>NOTE:</i> Strike out the terms not applicable.	Dated

NOTE: Strike out the terms not applicable.

APPENDIX -'K'

(Bye-law No. 33.4.2) FORM FOR OBTAINING PROPOSAIS OF MASTER PLAN

To,
The Chief Executive officer,
Ranchi Municipal Corporation, Ranchi.
Sir,
I intend to develop/re-develop the land of
Khata NoPlot No in Colony
/ or Street in
Mohalla / Bazarof City
The proposals of the Master Plan/ zonal
Development plan pertaining to the areas may
be made available for 'the preparation of sub
divisional plan for the land referred to above.
The necessary payment for procuring the
proposals of Master Plan/ Zonal Development
Plan has been made and the attested copy of
receipt is enclosed.
Signature of Owner
Name of Owner
(In Block Letters)
Dated
Address of Owner

APPENDIX - L (Bye-Law No. 10.2) RULES FOR CONDONATION OF DEVIATION.

- 1. निर्माण कार्य में उपबंधों एवं वर्तमान बॉयलाज के किसी प्रावधान का उल्लंघन हुआ हो तो मुख्य कार्यपालक पदाधिकारी को यह निर्णय लेने का अधिकार होगा कि जो उल्लंघन हुआ है वह सामंजन के लायक है या नहीं। सभी सम्बद्ध वातों को ध्यान में रखकर अगर मुख्य कार्यपालक पदाधिकारी इस निष्कर्ष पर पहुँचते हैं कि मामला सामंजन लायक है तो निम्नलिखित प्रावधान के अनुरूप निर्माण में विचलन के सामंजन की अधिकतम सीमा तय करेंगे जो मामूली विचलन या सामंजन लायक विचलन माना जाएगा।
- 2. विचलन के सामंजन की अधिकतम सीमा का निर्धारण।
- 2.1. जहाँ निर्माणकर्ता द्वारा प्रस्तुत दस्तावेजों से स्थापित होता है कि निर्माणकार्य दिनांक 19.09.1974 के पूर्व ही सम्पन्न किया गया है वहाँ सामंजन लायक सभी विचलन अनुमान्य हो सकता है बशर्ते कि वह महायोजना को प्रत्यक्ष या परोक्ष रूप से प्रभावित नहीं करता हो।
- 2.2. विकसित क्षेत्र में निर्मित भवन जिसका भू—खण्ड क्षेत्रफल 500 वर्गमीटर से कम है, के सेट बैक में कमी एवं उचाँई तथा आच्छादित क्षेत्रफल की अधिकता बॉयलाज की अनुमान्य मानकों से 50 प्रतिशत तक का विचलन सामंजन लायक हो सकता है।
- 2.3. विकसित क्षेत्र में निर्मित भवन जिसका भूखण्ड क्षेत्रफल 500 वर्गमीटर से अधिक है परंतु भवन की उचाँई 11.4 मीटर से कम है, के सेट बैक में कमी एवं उँचाई तथा आच्छादित क्षेत्रफल की अधिकता वाई लाज के अनुमान्य मानकों से 40 प्रतिशत तक का विचलन सामंजन लायक हो सकता है।
- 2.4. विकसित क्षेत्र मे निर्मित भवन जिसका भखण्ड क्षेत्रफल 500 वर्गमीटर से अधिक है, एवं जिसकी ऊँचाई 11.4 मीटर से अधिक एवं 15.25 मीटर से कम है, के सेट बैक में कमी एवं ऊँचाई तथा आच्छादित क्षेत्रफल की अधिकता बॉयलाज के अनुमान्य मानकों से 30 प्रतिशत तक का विचलन सामंजन लायक हो सकता है।
- 2.5. विकसित क्षेत्र में निर्मित भवन जिसकी ऊँचाई 15.25 मीटर से अधिक है, के सेट बैक में कमी एवं ऊँचाई तथा आच्छादित क्षेत्रफल की अधिकता वाई लाज के अनुमान्य मानकों से 20 प्रतिशत तक का विचलन सामंजन लायक हो सकता है।
- 2.6. विकसित क्षेत्र में निर्माणाधीन एवं विकासोन्मुख / अविकसित क्षेत्र के सभी निर्माण के सेट बैंक में कमी एवं ऊँचाई तथा आच्छाजित क्षेत्रफल की अधिकता वाई लाज के अनुमान्य मानकों से 10 प्रतिशत तक का विचलन सामंजन लायक हो सकता है।

3. तकनीकी पदाधिकारी द्वारा अनुशंसित विचलन के समांजन की अधिकतम सीमाओं के अनुरूप विषेष पदाधिकारी सामंजन की स्वीकृति दे सकेंगे। ऐसे मामलों में निम्नलिखित दरों पर अनिवार्य प्रशमन शुल्क वसूल कर नक्सा स्वीकृत करने की प्रावधान होगा :—

4.1 अनिवार्य प्रशमन शुल्क निर्धारण तालिका : भवन निर्माण के अनियमितता की स्थिति,

	ानमाण के आनेथामतता का रिश्चात,	
	भवन निर्माण के अनियमितता की स्थिति	कम्पाउडिंग फीस
1	भवन दिनांक 19.09.1974 के पूर्व निर्मित है	मूल नक्षा फीस का 100%
2	धारा 36 के अन्तर्गत नक्शा दाखिल कर स्वीकृति के पहले ही आवेदक द्वारा तीन माह रूकने के बाद भवन निर्माण कार्य शुरू कर दिया जाता है। समर्पित नक्शा एवं	मूल नक्शा फीस का 100%
	वास्तविक निर्माण वाईलॉज के अनुकूल पाया जाता है, परन्तु आवेदक द्वारा धारा 37(5) के अनुसार नोटिश न दी गई पायी गई है।	
3	धारा 36 के अन्तर्गत नक्शा दाखिल कर स्वीकृति के पहले ही आवेदक द्वारा तीन माह भी बिना रूके निर्माण कार्य शुरू कर दिया जाता है। समर्पित नक्शा एवं वास्तविक निर्माण भी बाईलॉज के अनुकूल पाया जाता है।	मूल नक्शा फीस का 200%।
4	धारा 36 के अधीन नक्शा दाखिल कर नक्शे की स्वीकृति प्राप्त की जाती है। उसके बाद निर्माण प्रारंभ कर बिना नोटिश दिये प्लान से विचलन किया जाता है, पर संशोधित नक्शा बाद में समर्पित करने पर पाया जाता है कि संशेधित नक्शा तथा कुल निर्माण वाईलॉज के अनुकुल है।	मूल नक्शा फीस का 300%।
5	धारा 36 के अधीन नक्शें की स्वकृति प्राप्त की जाती है। उसके बाद भवन निर्माण स्वीकृत नक्शा पर न कर, बिना नोटिस दिये संशोधित नक्शा के अनुसार किया जाता है और संशोधित नक्शा बाद में समर्पित करने पर पाया जाता है कि संशोधित नक्शा तथा कुल निर्माण वाईलॉज के प्रतिकूल है पर वाईलॉज के अनुमान्य मानको से विचलन सांमजन की अधिकतम सीमा के अन्दर है।	अतिरिक्त ४.४ के अनुसार शुल्क
6	धारा 36 के अधीन नक्शे दाखिल कर नक्शो की स्वीकृति प्राप्त की जाती है पर उसके बाद भवन निर्माण स्वीकृत नक्शा पर न कर बिना नोटिस दिये नक्शा में विचलन कर किया जाता है और संशोधित नक्शा पें विचलन कर किया जाता है और वाईलॉज के अनुमान्य मानको से विचलन सामंजन की अधिकतम सीमा के बाहर है।	अतिरिक्त निर्माण को हटाने के बाद क्रमांक 4 में उल्लिखित दरों
7	धारा 36 के अंतर्गत नक्शा दाखिल कर निर्माणकर्त्ता द्वारा स्वीकृति के पहले ही भवन निर्माण कार्य चालू कर दिया जाता है जो उनके द्वारासमर्पित नक्शे के अनुसार है। परन्तु स्थल पर किये जा रहे निर्माण के अनुकूल संशोधित नक्शा समर्पित कने पर पाया जाता है कि वह वाईलॉज के अनुकूल है।	अलावे मूल नक्शा फीस का 400%।
8	धारा 36 के अंतर्गत नक्शा दाखिल कर निर्माणकर्त्ता द्वारा स्वीकृति के पहले ही भवन निर्माण कार्य चालू कर दिया जाता है और बाद में उनके द्वारा निर्माण के अनुकूल संशोधित नक्शा समर्पित किया जाता है, जो वाईलॉज के प्रतिकूल पाया जाता है, जो वाईलॉज के अनुमान्य मानकों की से विचलन सामंजन की अधिकतम सीमा के अन्दर है।	अतिरिक्त कंडिका 4.4 के अनुसार शुल्क देय होगा।
9	धारा 36 के अन्तर्गत नक्शा दाखिल कर निर्माणकर्त्ता द्वारा स्वीकृति	सामंजन सीमा के अतिरिक्त

10	के ही भवन निर्माण कार्य चालू कर दिया जाता है। बाद में उसके द्वारा समर्पित संशोधित नक्शा वाईलॉज के प्रतिकूल पाया जाता है, एवं बाईलाज के अनुमान्य मानकों से विचलन सामंजन की अधिकतम सीमा के बाहर है। धारा 36 के अधीन नक्शा दाखिल किए बिना निर्माणकर्त्ता द्वारा भवन निर्माण शुरु किया जाता है। बाद में उसके द्वरा नक्शा स्वीकृति हेतु दाखिल किया जाता है तथा निर्माण भी नक्शा एवं वाईलॉज के अनुकूल है। धारा 36 के अधीन नक्शा दाखिल किए बिना निर्माणकर्त्ता द्वारा भवन निर्माण शुरु किया जाता है पर बाद में उसके द्वारा नक्शा	4.7 में उल्लिखित दरों के अनुसार फीस देय होगा। संशोधित नक्शा फीस के अतिरिक्त मूल नक्शा फीस का 500%। कंडिका 4.1.9 में देय शुल्क के अतिरिक्त कंडिका 4.4 के
12	स्वीकृति हेतु दाखिल किया जाता है जो वाईलॉज के अनुमान्य मानकों से विचलन सामंजन की अधिकतम सीमा के अन्दर है। धारा 36 के अधीन नक्शा दाखिल किए बिना भवन निर्माण शुरु किया जाता है, बाद में उसके द्वारा नक्शा स्वकृति हेतु दाखिल किया जाता है जो वाईलॉज के अनुमान्य मानकों से विचलन सांमजन की अधिकतम सीमा के बाहर है।	सामंजन सीमा के अतिरिक्त निर्माण हटाने के बाद कंडिका

- 4.2. प्रशमन शुल्क सभी परिस्थितियों में मूल नक्सा शुल्क के अतिरिक्त होंगो।
- 4.3. भवन की ऊँचाई में पाये गये सामंजन लायक विचलन हेतु 500 रु० प्रति मीटर ऊँचाई में विचलन प्रति वर्गमीटर आच्छादित उस फर्श का क्षेत्रफल जिसपर विचलन किया गया हो, की दर से अनिवार्य प्रशमन शुल्क वसूलनीय होगा।
- 4.4. वाई लाज के अनुमान्य मानकों के प्रतिकूल सेट बैक मे कमी या आच्छादित क्षेत्रफल की अधिकता में पाये गऐ सामंजन लायक हेतु निम्नलिखित दर से अनिवार्य प्रशमन शुल्क वसूलनीय होगा।
- 4.4.1 500 वर्गमीटर से कम भखण्ड क्षेत्रफल या 11.4 मीटर तक ऊँचाई वाले आवासीय भवन के लिए। — 500रू प्रति वर्ग मीटर
- 4.4.2 500 वर्गमीटर से अधिक भखण्ड क्षेत्रफल या 11.4 मीटर से अधिक ऊँचाई वाले सभी आवासीय भवन के लिए। — 1200रू प्रति वर्गमीटर
- 4.4.3 सभी गैर आवासीय भवन के लिए 1500रू, प्रति वर्ग मीटर।

APPENDIX – "M" PROVISION REGARDING USES IN LAND USE ZONES (Bye-law No. 18.4)

Land use zone,	Uses permitted	Uses permissible if allowed by the Authority after special appeal
A. Residential	Residences, Hostels and Boarding Houses with density limitations	1. Places of workhip
	2. Nursery, Kinder garten and High Schools,	2. Professional, commercial and Govt. Offices
	3. Clinics, Social and cultural institution with adequate parking facilities	3. Services, uses and retail shops of a neighborhood character when located in local shopping centres or in concentrated locations or as shown in the zonal Development plan of the area when prepared.
	4. Retails Shopping & Community facilities with adequate parking facilities.	4. Hostels, hospitals and sanitoria not treating contagious diseases or mental patients, provided the set back and coverage of plots are such as not to constitute nuisance to the residential area.
	5. Neighborhood recreational uses including clubs and other such public recreational facilities with adequate parking facilities.	5. Non commercial poultry and cattle farms provided that a part of such building is not less than 50 ft. away from a dwelling or property line.
		6. Institutions of higher learning.
		7. Bus depots, railway passenger and freight station.
		8. Petrol filling stations on roads of 27 m. width and above.
B. Commercial		9. Service and storage Yard, taxi and scooter stands.
(Retial)	1. Retails shop and markets	Social and Welfare institutions
	2. Business and Professional Offices,	Petrol filling stations and Service garages with adequate set back and coverage so that there is no nuisance created in the locality.

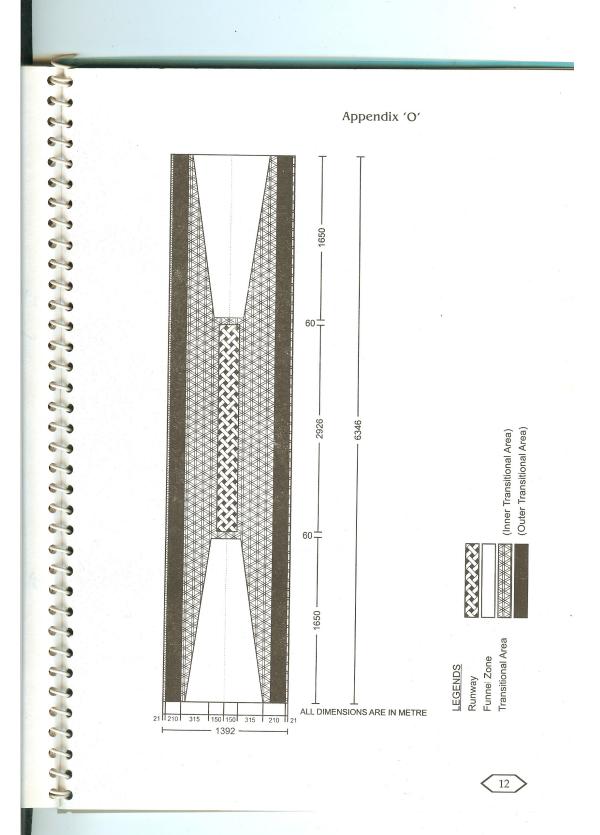
	3. Services uses shops like barbers,	3. Coal Wood or Timber yards.
	tailors, laundary cleaner etc.	
	4. Restaurants and places or	4. Light manufacturing units employing not more that 4
	entertainment with adequate parking	persons with or without power provided the goods
	places.	manufactured are sold on their premises in retail and that
		doesnot create nuisance or hazard.
	5. Residences, Hotels and Boarding,	5. Taxi and Scooter stand, Bus Terminal, (Parking areas
	Houses and Social and welfare	requirements for all the above uses must be approvable)
	institutions provided they are located in	
	the first and higher floors.	
	6. Meat, Fish, Vegetable and fruit	
	markets.	
	7. Roofed storage for legitimate retail	
	business.	
	8. Public and Semi public recreational	
	Uses	
	9. Public utilities and building (parking	
	area requirements for all these	
	recreational uses must be approved)	
C. Commercial	1. Wholesale and retail shops.	1. Truck terminals and parking
	2. Storage for wholesale uses except	2. Market, Clinic, Social and Cultural institutions.
	when specifically prohibited	
	3. Commercial and Govt. Offices	3. Dwelling for watch and ward. (Parking loading and
		unloading requirements must be approvable for all the
		above uses)
	4. Restaurants and residences provided	
	they are located in first and higher	
	floors.	
	5. Public utilities and buildings	
	(Parking, loading and unloading	
	requirements must be approvable for all	
	the above uses)	
D. Industrial	1. Industries which do not cause	1. Bus and Trunk Terminals.
	excessive, injurious or obnoxious noise,	Railway passenger and freight terminal.
	vibration, smokes, gas fumes, Odour,	3. Petrol filling Stations, Taxis and Scooter
	dust effluent or other objectionable	stands, Junk Yars.
	conditions and do not employ more	4. Dwellings for watch and ward, staff, canteen
	than 100 workers (Parking, loading and	and recreational facilities for the employees.
	unloading requirements must be	
	approvable for all uses)	

E. Public and Semi	1. Local, State and Central Government	1. Residences and other uses incidental to main use in no
Public uses :	office and use of land for defence purposes.	way causing any nuisance or hazard.
	2. Social and cultural institutions.	2. Outdoor theatres and drive-in-cinemas.
	3. Radio Transmitters and Wireless Stations subject to height and density restrictions.	3. Restaurants and selling of eatables.
	4. Educational Medical and research institution.	4. Uses clearly incidental to recreational use which will not create nuisance or hazard.
	5. Social and cultural, institution.	5. Dwelling for watch and ward staff. (Parking area requirements for all uses must be approvable)
	6. Monuments and religious institutions.	
	7. Public utilities and buildings.	
	8. Cremation grounds and cemeteries	
	Bus and Railways passenger terminals.	
	10. Parks, Play ground and special recreational areas (Parking area requirements for all these uses must be approvable)	
F. Agricultural	Agricultural and Horticultural	1. Place of worship.`
<i>g</i>	2. Dairy and Poultry farming	Special educational, hostel, residential, and cultural buildings.
	3. Farm houses and accessory buildings of appropriate specification.	Parks and non-commercial and semi public, recreational uses
	4. Brick Kilns.	4. Storage and processing and sale of farm products.
		5. Services & repair of farm implements.
	(Parking area requirements for all these uses must be approvable)	6. Public utility and buildings. (Parking area requirement for all these uses must be approvable)

APPENDIX – "N"

CERTIFICATE

No	Date
intends to build an Apartment on Plot No Ranchi under P.S.	
•	rement of litres of water per day for human e residents of the said Apartment, which is not available for Urban
As such, applicant plans to extract ground was overhead Tank and / of surge tank of	ater in the said plot for the said requirement and store the same in an litre capacity.
amount and use of groundwater is possible/n of ground water the Applicant shall comply with the same of the same of groundwater is possible/n of ground water the Applicant shall comply with the same of groundwater is possible/n of groundwater the Applicant shall comply with the same of groundwater is possible/n of groundwater is possible/n of groundwater the Applicant shall comply with the same of groundwater is possible/n of groundwater the Applicant shall comply with the same of groundwater is possible/n of groundwater in the same of groundwater is possible/n of groundwater in the same of groundwater is possible/n of groundwater in the same of groundwater is possible/n of groundwater in the same	(regarding extraction rate)
	y of Urban Administration that the applicant in not complying with the e, necessary action shall be taken against him/them.
-	en hereinabove are true to the best of my knowledge and belief and If anything found illegal or contrary to the statements I shall be liable
Place Date	Signature of Expert



APPENDIX "P" APPLICATION FORM FOR ERECTION OF TELECOM/TELEPHONE TOWER FOR N.O.C. Name of the Applicant Address (with Telephone No. & Pin Code) a) Local Address b) Address for Correspondence c) Permanent Address Name of the Telecom/Telephone Company: a) Address of the Company with Telephone No. Location of tower to be constructed a) Place b) Mohalla Plot No. c) 10 Khata No. e) Thana No. Ward No. Name & Address of the House Owner/ Land Owner with phone no. on which Tower is to be erected or constructed. Ownership paper of Building or Land a) Paper of Sale/Lease deed b) Paper of Current Rent Receipt c) Paper of Mutation etc Sanctioned map of the building with BC. No. on which tower is to be erected. No Objection Certificate of the Land/House Owner. Agreement between the party and Telephone / Telecom Company. Details of the License / N.O.C. from the Department of Telecommunication, Govt. of India. 11. Layout Plan for erecting tower. 12. Details of the Foundation of Tower. Structural stability certificate by the Telecom/Telephone Service & the Licensed Engineer with License no. & Seal. 14

	14.	Amount of Fee deposited in RRDA along with a p	hotocopy	of its receipt.	
		APPENDIX "Q"			
		FORM OF APPLICATION FOR REGIST	RATION	OF BUILDER	
	1.	Name of Builder/Firm/Developer	:		
	2.	Address (with Pin Code and Tel. no.)	:		
	۷.				
		a) Local Address	·		
		b) Correspondence Address	:		
		c) Permanent Address	:		
	3.	Educational Qualifications of Builder and	:		
	0.	his Technical Employees			
	4.	Commercial Tax Registration Number			
		and up to Date Clearance Certificate	:		
	5.	Income Tax Registration Number	:		
		of PAN CARD (Attested copy to be atteched)			
1					
	6.	Labour Licence - Yes / No (if Yes, Licence No., Date and attested	:		
2		copy to be attached)			
	7.	Work Experience	:		
13		a) In Building Construction works			
13					
		b) In Road Construction Works	÷		
1		c) In Water Resources Works	:		
1		d) In Public Health Engineering Works	:		
1	8.		:		
5	0.	By the applicant mention the B.C. No.			
1		and Passing Authority with details.			
-		b) Year of Building Construction	:		
2		c) Name of Building, Building Owner	:		
-		and its present status			
22222222222	9.		:		
50		Construction work (Owned by himself), with its cost and utility details.			

1	0. Character Certificate issued by the	:
	Deputy Commissioner / District Magistrate (Date of the Character Certificate and name	
	of the issuing officer)	
1	Is any unauthorised construction case	:
	pending after the construction of the sanctioned	
	building plan (If yes, mention its full details, Name of the Authority/Court, case no. and	
	present status of case)	
1	2. Annual Turn Over:	
1	3. Details of the Movable and Immovable Property	
4	 a) Movable property (Gold, Silver, Furniture, Machine, Vehicle etc.). 	
	b) Immovable property (Firm, Land, Building etc.).	:
	c) If any movable and immovable property	•
	is mortgaged or if it is kept in the shape of security amount for any other purpose,	
	mention its full details.	
1	4. Is applicant registered for work in any	
1	department? (If yes, its full details with Registration No.).	
1	5. Fee deposited in Ranchi Regional	•
5	Development Authority along with a photocopy of the receipt.	
5		
5		
C.S		
6		
6.3		
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		The second secon