



झारखण्ड सरकार

Government of Jharkhand Urban Development & Housing Department

NOTIFICATION

No.-7 / न०वि० / अधि / स०स० / 102 / 2013¹⁹, In exercise of the powers conferred under clause-89 of the Jharkhand Building Bye-laws, 2016, as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (IVth Amendment) Bye-laws, 2018.

Sl.	Chapter	Clause	Sub-clause	Provision	Amended Provision																																																								
1	IV	36	(1) Table no.-8 Serial no.-2	<table><tr><th rowspan="2">Sl</th><th rowspan="2">Average Depth of plot (In meters)</th><th colspan="2">Building Height Upto G+3 Maximum-13.3m</th><th colspan="2">Building Height Upto G+4 Maximum-16.4m</th></tr><tr><th>Minimum Front set back (m)</th><th>Minimum Rear set back (m)</th><th>Minimum Front set back (m)</th><th>Minimum Rear set back (m)</th></tr><tr><td>(i)</td><td>(ii)</td><td>(v)</td><td>(vi)</td><td>(vii)</td><td>(viii)</td></tr><tr><td>3</td><td>Exceeding 15m & upto 21m</td><td>3.0</td><td>1.8</td><td>3.0</td><td>3.0</td></tr><tr><td>4</td><td>Exceeding 21m & upto 27m</td><td>3.0</td><td>2.0</td><td>3.5</td><td>3.0</td></tr></table>	Sl	Average Depth of plot (In meters)	Building Height Upto G+3 Maximum-13.3m		Building Height Upto G+4 Maximum-16.4m		Minimum Front set back (m)	Minimum Rear set back (m)	Minimum Front set back (m)	Minimum Rear set back (m)	(i)	(ii)	(v)	(vi)	(vii)	(viii)	3	Exceeding 15m & upto 21m	3.0	1.8	3.0	3.0	4	Exceeding 21m & upto 27m	3.0	2.0	3.5	3.0	<table><tr><th rowspan="2">Sl</th><th rowspan="2">Average Depth of plot (In meters)</th><th colspan="2">Building Height Upto G+3 Maximum-13.3m</th><th colspan="2">Building Height Upto G+4 Maximum-16.4m</th></tr><tr><th>Minimum Front set back (m)</th><th>Minimum Rear set back (m)</th><th>Minimum Front set back (m)</th><th>Minimum Rear set back (m)</th></tr><tr><td>(i)</td><td>(ii)</td><td>(v)</td><td>(vi)</td><td>(vii)</td><td>(viii)</td></tr><tr><td>3</td><td>Exceeding 15m & upto 21m</td><td>3.0</td><td>1.8</td><td>3.0</td><td>2.0</td></tr><tr><td>4</td><td>Exceeding 21m & upto 27m</td><td>3.0</td><td>2.25</td><td>3.5</td><td>2.5</td></tr></table>	Sl	Average Depth of plot (In meters)	Building Height Upto G+3 Maximum-13.3m		Building Height Upto G+4 Maximum-16.4m		Minimum Front set back (m)	Minimum Rear set back (m)	Minimum Front set back (m)	Minimum Rear set back (m)	(i)	(ii)	(v)	(vi)	(vii)	(viii)	3	Exceeding 15m & upto 21m	3.0	1.8	3.0	2.0	4	Exceeding 21m & upto 27m	3.0	2.25	3.5	2.5
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3	IV	39	39.10.3	Addendum:- 25% more FAR over and above the permissible FAR of the place will be allowed for Information Technology (IT)/Information Technology Enabled Services (ITES)/Electronic System Design and Manufacturing (ESDM)/Communication Units in Earmarked Area/IT Parks/Electronic Manufacturing Cluster (EMC)/Special Economic Zone (SEZs)/Software Technology Park (STPs) as certified by the competent authority.																																																									
4	V	60	60.9	Addendum:- Gas supply a. Town Gas / L.P. Gas Supply Pipes – Where gas pipes are running in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. b. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m per minute per sq.m of hood protected area. It should have grease filters using metallic grill to trip oil vapors escaping into the fume hood. Note: For detailed information on gas pipe installations, reference may be made to Para.9 ‘Plumbing Services, Section 3 Gas Supply’, of National Building Code of India. c. For large/commercial kitchens all wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V DC operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.																																																									

5	IX	83	83.18	Addendum: Lift provision is not mandatory requirement for affordable housing block up to G+3 (Height 12 meters or more) with no bar in number of flats.	
6	Annexure-I	7	application form for registration of builder, sub-section-2	Address of Applicant, issued by the officer, not below the rank of Civil SDO/SDM	Address proof as PAN Card, Aadhar Card, and Driving License of the Applicant.
7	Annexure-I	7	application form for registration of builder, sub-section-9	Character Certificate issued by the Deputy Commissioner/District Magistrate of period not earlier than 6 months	Character Certificate in form of affidavit of period not earlier than 6 months.

Addendum:-

PERMISSION CHARGES FOR LAYING GAS PIPE LINES AND TELEPHONE/OFC LINES

1. GAS PIPE LINES-One Time Restoration Charge, Annual Rent and Security Deposit :

Particulars of Charge	Type of Roads	Rate for Nagar Panchayat (Rate per running meter)	Rate for Municipal Council class A&B (Rate per running meter)	Rate for Municipal Corporation (Rate per running meter)
Amount of Bank Guarantee	Asphalt Road	500.00	600.00	710.00
	WBM Road Earth Road	350.00	400.00	440.00
	Kuchha Road	50.00	50.00	50.00
	Footpath	890.00	890.00	890.00
	CC Road	900.00	900.00	900.00
Annual Rent (Rate per running meter)	For each Road	20.00	20.00	20.00
	For road crossing	50.00	50.00	50.00
Bank Guarantee towards Security Deposit (The same shall be reimbursed against the actual lost)	-	50% of total estimated cost	50% of total estimated cost	50% of total estimated cost

2. TELEPHONE LINE/OFC LINE- One Time Restoration Charge, Annual Rent and Security Deposit :

Particulars of Charge	Type of Roads	Rate for Nagar Panchayat (Rate per running meter)	Rate for Municipal Council class A&B (Rate per running meter)	Rate for Municipal Corporation (Rate per running meter)
Amount of Bank Guarantee	Asphalt Road	500.00	600.00	710.00
	WBM Road Earth Road	350.00	400.00	440.00
	Kuchha Road	50.00	50.00	50.00
	Footpath	890.00	890.00	890.00
	CC Road	900.00	900.00	900.00
Annual Rent (Rate per running meter)	For each Road	10.00	10.00	10.00
	For road crossing	15.00	25.00	25.00
Bank Guarantee towards Security Deposit (The same shall be reimbursed against the actual lost)	-	50% of total estimated cost	50% of total estimated cost	50% of total estimated cost

3. DOMESTIC GAS SUPPLY PIPELINES

3.1 Criteria for Technically Feasible Domestic PNG Connection

A technically feasible area/locality/society/building shall have provision to lay Medium-Density Polyethylene (MDPE) pipelines and its lanes shall have free accessibility for fire tender in case of any emergency. The under-developed slum areas, water-logging areas, places with soak pits, narrow lanes that do not have room for excavation and/or the narrow and/ or crowded lanes which prevent accessing the area in case of emergency and structurally unstable buildings shall be considered technically not feasible.

A technically feasible domestic PNG connection shall have provision for connecting the customer's premises with the service MDPE pipeline with the riser for the customers building. The connectivity service pipeline to customers building from the mainline should be possible without posing any hindrance or safety hazard.

3.2 Provisions

The provision of the domestic and trans-country pipelines shall be as per the PNGRB Technical & Quality Standards and specifications, which ensures overall safety, quality, and convenience. The last updated PNGRB rules and regulations shall be followed for:

- 3.2.1 Design, Layout, Construction, & Maintenance of City Gas Distribution Infrastructure
- 3.2.2 Pressure Standards & Maintenance
- 3.2.3 Material of Construction
- 3.2.4 Selection of Location for City Gate Stations (CGS)

3.3 The municipalities and development authorities to make provisions for:

- 3.3.1 Right of Usage (RoU) to be pre-defined in the Right of Way (RoW) of the city roads, as per

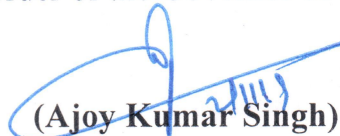
- the norms of PNGRB to be compatible with the other utilities,
- 3.3.2 The safety norms prescribed by Petroleum and Natural Gas Regulatory Board (PNGRB) shall be followed.
- 3.3.3 Land for City gas stations to be provisioned in the urban extensions, avoiding congested areas. Land requirement for the CGS of an area of minimum 2000 sq. mtrs.

4. **DISTRIBUTION SERVICES**

Norms for Distribution Services

Sr. No.	Category	Population served per unit	Land Area Requirement		Other Controls
			Type of Facility	Area requirement	
2.	Compressed Natural Gas (CNG)/ filling centre				
	Permitted in: a. All use zones (except in Regional Parks and Developed District Parks) b. Along National and State Highways c. Villages identified as growth centres d. Freight Complex e. Proposed major roads		CNG mother station (Including building component – control room/office/ dispensing room/ store, pantry and W.C.)	1080 sqm (36m x 30m)	<ul style="list-style-type: none">Shall not be located on road having Right of Way less than 30m.Shall be approved by the explosive / fire department.
3	LPG Godown/ Gas godown	40,000 to 50,000	Capacity = 500 cylinders or 8000 kg of LPG Area (inclusive of guard room)	520 sqm (26m x 20m)	The major concern for its storage and distribution is the location, which shall be away from the residential areas and shall have open spaces all around as per the Explosive Rules.

By the order of the Governor of Jharkhand


(Ajoy Kumar Singh)

Secretary to Government

Urban Development & Housing Department

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013...19

Ranchi, Dated. 02/01/19

Copy to :- Superintendent, Govt. Press, Doranda, Ranchi for information and necessary action. It is requested to publish this notification in the extra ordinary Gazette and provide 100 copies of the same to the undersigned/Nodal Officer, E-Gazette, Urban Development & Housing Department, Government of Jharkhand for information and necessary action.

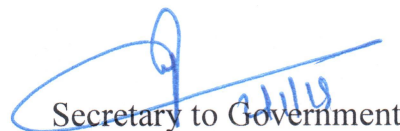

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Copy to :- P.S to Hon'ble Departmental Minister/OSD to Chief Secretary, Jharkhand/All Additional Chief Secretary/Principal Secretary/Secretary, Govt. of Jharkhand/All Divisional Commissioners, Jharkhand/Director, SUDA/ Director DMA/Town Planner, UD&HD/VC, RRDA, Ranchi/All Deputy Commissioners, Jharkhand/Municipal Commissioners, All Municipal Corporations/Managing Directors all Industrial Area Development Authorities/MD, MADA, Dhanbad/Special Officer, Executive Officer, All Urban Local Bodies, Jharkhand/ M/s. Softech Engineers Ltd. for information and necessary action.


Secretary to Government

Urban Development & Housing Department