

PART - II

Modified Building Bye-Laws

[As Approved by the Resolution No. 84/93 dated 15-10-1993 and amended by Resolution No. 19/95 dated 7.2.95 and 36/95 dated 24.5-95]

PART I

ADMINISTRATION

1. Short Title, Extent and Commencement.—

1.1. These bye-laws shall be called the Patna Planning Standards and Building Bye-Laws, 1981.

1.2. They shall apply to all building activities in areas as showing the enclosed plan within the jurisdiction of Patna Regional Development Authority set up under Bihar Regional Development Authority, Fourth Ordinance, 1977 and as governed by provisions contained in the Urban Land (Ceiling and Regulations) Act, 1976 and any other enactment framed by Bihar Government from time to time.

1.3. They shall come into force from 15.11.93.

2. Definitions.—

2.0. For the purpose of these bye-laws the following definitions shall have the meaning indicated against each.

2.1. *Act.*—Bihar Regional Development Authority Act, 11981

2.2. *Air Conditioning.*—The process of treating air 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, an addition to the area or height, or the removal of part of a building or any change to the structure, such as the construction of 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 Authority having jurisdiction.

2.5. *Authority having jurisdiction.*—The Authority which has been created by a statute and which, for the purpose of administering the Bye-laws, may authorise as committee or an officer to set on its behalf, hereinafter called the Authority.

Note.—See also "Development Authority"

2.6. *Balcony.*—A horizontal projection of a building, including a hand rail or balustrade to serve as passage or sitting out place.

2.7. *Barsati.*—A covered space of the roof of a building used as shelter during rains. It will have at least one side open.

2.8. *Basement or Celler.*—The lower storey of a building below or partly below ground level.

2.9. Board of Appeals.—A board as constituted by the Authority.

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, walls including doors, windows and ventilators, floors, roofs including sky-lights, chimney plumbing and building services, fixed platforms, verandah, balcony cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, Tents, Shamianas and Tarpaul, in shelters supported by temporary structures shall not be considered as buildings.

2.11. Building Activities.—Shall within the framework and limits of the Urban Land (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 re-development of any tracts of land which includes division and subdivision into plots for various land uses within a colony.

Note.—Building activity referred under (a) and (b) will be covered by Building permit and Building activity referred under (c) will be covered by development permit.

2.12. Building, Height of.—The 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 wall 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 eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights of the building does not abut on a street, the heights shall be measured above the average level of the ground around and continuous to the building.

2.13. Building Line.—The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed in the Patna master plan or specially indicated in any scheme or layout plan or in these Bye-Laws.

2.14. Cabin.—A room constructed with non-load bearing partition/partitions with minimum width of 2.0 mtr. 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 Authority.

2.15. Chhajja.—A sloping or horizontal structure overhang usually provided over opening on external walls to provide protection from sun and rain or for architectural considerations.

2.16. Chimney.—An upright shaft containing one or more provided for the conveyance to the outer air 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 fire when tested for combustibility in accordance with good practice. For example Wood, Plastic etc.

2.18. Conversion.—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 within or adjacent to a building.

2.20. Covered Area.—Ground area covered immediately above the plinth level covered by the building but does not include the spaces covered by.

- (a) garden, rockery, well and well structures, plant, nursery, waterpool, surface water tanks, swimming pool (if uncovered) platform round a tree, tank, fountain, bench, CHABUTRA with open top and unenclosed on sides by walls and the like ;
- (b) drainage, culvert, conduit, catch pit, gully pit, chamber, gutter and the like ; and
- (c) compound wall, gate, slide, swing, areas covered by CHHAJJA and the like.

Note.—For the purpose of this bye-law, covered area equals the lot areas minus the area left out for open spaces including items specified under (a), (b) and (c) above.

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 are independent of any other building with open spaces of all sides as specified.

2.23. Development Authority.—An authority as covered by the Bihar Regional Development Authority Act, 1981, Bihar Town Planning and Improvement Trust Act, 1952 and Bihar Restriction on Uses of Land Act, 1948.

2.24. Drain.—A line of pipes including all fittings and equipment, such as manholes, inspection chambers, taps, gullies and floor traps used for the drainage of a building, or a number of buildings or yards appurtenant to the Building, within the same cartilage. Drain shall also include open channels used for covering surface water refuge.

2.25. Drainage.—The removal of any liquid by a system constructed for this purpose as defined at 2. 17 above.

2.26. Enclosed Staircase.—A staircase separated by fire resistant walls from the rest of the building.

2.27. Exit.—A passage, channel or means of egress from any building stories or floor area to a street or other open space of safety.

2.28. Existing Building or Use.—A building, structure or its use as sanctioned/approved/regularised by the competent authority existing before the commencement of the bye-laws.

2.29. External Wall.—An outer wall of a building not being a party wall even though adjoining to a wall of another 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' unless otherwise specifically mentioned 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 floors 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 usable covered area of a building at any floor level.

2.32. Floor area Ratio (FAR).—The quotient obtained by dividing the total covered area (Plinth area) on all floors by the area of the plot.

$$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

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 bye-laws, it may be taken as 4.5.

2.33. Footing.—A foundation unit constructed in brick-work masonry or concrete under base of a 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 out-house designed or used for the, storage of private owned motor-driven or 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 motor-driven or other vehicles.

2.38. Habitable Room.—A room occupied or 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 bath-rooms, water-closet compartments, laundries, serving and storage pantries, store rooms, corridor, collars, attics and spaces that are not used frequently or -duting 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 Authority.

2.40. Ledge or shelf.—A shelf-like projections supported in any manner whatsoever except by means of vertical supports within a room itself but not having projection wider than one Meter.

2.41. Loft.—An intermediary floor between two floors or a residual space in a pitched room, above normal floor level with a maximum height of 1.5 M. and which is constructed or adopted for storage purposes.

2.42. Masonary.—An assemblage of masonry units properly bonded together with the mortar.

2.43. Masonary unit.—A unit whose net cross sectional area in every plan parallel to the bearing surface is 75 per cent 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 Bihar Regional Development Authority Second Ordinance of 1975, Bihar Town Planning and Improvement Trust Act, 1951 and any other Ordinance or enactment's to be formulated from time to time by the Authorities or the Trusts set up under the provisions of the above enactments or by the Bihar State Town and Country Planning Organisation or any other recognised Authority for ensuring organised urban development.

Note.—This shall include zonal development plan subsequently prepared within the frame work of the Master plan.

2.45. Mezzanine Floor.—An Intermediate floor between two floors, above ground level.

2.46. Occupancy or use Group.—The principal occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. The occupancy classification get given from 2.46. 1 to 2.46. 9.

2.46.1. Residential Buildings.—These shall include a building in which sleeping accommodations provided for normal residential purposes with or without cooking or dining or both facilities, includes one or two or multifamily dwellings, lodging or rooming houses, dormitories, apartment houses and flats and hotels.

2.46.2. Educational Buildings.—These shall include any building used for school, college or day-care purposes for more than 8 hours per week involves assembly for instruction, education or recreation.

2.46.3. Institutional Buildings.—These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness/disease or infirmity care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted.

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

2.46.4. Assembly Buildings.—These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel, and similar purposes; for example theatres, motion picture houses (Cinema), assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations, and terminals of air, surface and other public transportation services, recreation piers and stadia.

2.46.5. Business Buildings.—These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes, doctor's service facilities, City Halls, Town halls, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

2.46.6. Mercantile 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.

2.46.7. Industrial Buildings.—There shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, Laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

2.46.8. Storage Buildings.—These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise like warehouse, cold storage, freight depot, transit sheds, store houses, garages, hangers, truck terminals, grain elevators, barns and stables.

2.46.9. Hazardous Buildings.—These shall include any building or part of a building which is used for the storage, handling, manufacture 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 processing which involved highly corrosive, toxics, noxious alkalies, acids, or other liquid or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases, and/or the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition. This shall include petrol filling station.

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 title 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 owners, and
- (d) A mortgagee in possession.

2.49. Parapet.—A low wall or railing built along the edge of a roof of a floor.

2.50. Parking Space.—An area enclosed or unenclosed 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 Authority to carry-out work regulated by the Bye-laws i. e. building permit or development permit.

2.53. *Pinth*.—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 pedestrian or vehicular approach to building.

2.56. *Regional Plan*.—A document prepared as per the Bihar Regional Development Authority Second Ordinance, 1975 and any other 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 Authority.

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 purposes only. The width of service lane shall not be less than 3M.

2.65. *Set back*.—Set back shall be the minimum horizontal distance between edges of the compound wall and building wall at any particular point.

2.66. *Set back Line*.—A line usually parallel to the plot boundaries and laid down in each case by the Authority, beyond which nothing can be constructed towards the site boundaries.

2.67. *Site, Depth of*.—The mean horizontal distance between the front and rear side boundaries.

2.68. *Site, Width of*.—The mean horizontal distance between the two sides site boundaries.

2.69. *Site Double Frontage*.—A site, having a frontage on two street other than 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 the surface of any floor and the surface of the floor next above it or if there be no floor 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 not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a period within one year after completion of road development, whether existing, proposed in any scheme and includes all bunds, channels, ditches, storm water drains, culverts, sidewalls, traffic in lands, road side trees and hedges, retaining walls fences, barriers and railing within the street lines.

2.75. *Street level of 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, the existing grade of the street at its midpoint, and in case of sloping street the grade shall be the level of the central line of the street at 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 portions have been pulled down, burnt or destroyed;
- (c) conversion from one occupancy to another and
- (d) to construct a well.

2.78. *To Abutt*.—To abutt on a road such that any 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, in sanitary 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 atleast one side open to the outside with exception of 1 M 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 of 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 or law and measures at right angles to the course or intended course of direction 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.

3. Applicability of the Bye-laws.

3.1. Where a building is erected, the bye-laws apply to the design and construction of the building.

3.2. Where the whole or any part of the building is removed, the byelaws apply to all the total building whether removed or not.

3.3. Where the whole or any part of the building is demolished the byelaws 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 requirements of the 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 bye-laws 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 Authority, 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 re-developed into subdivisions, plots or land use zones, the bye-laws apply to all the modifications to the land layout.

4. Application for development or Building Permit.—

4.1. *Permit required.*—No person, including organizations, 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 development activity from the Authority.

4.2. Every person who intends to erect, re-erect or make material alteration in any place in building or part thereof or to develop or re-develop any piece of land within the jurisdiction of the authority, shall give application in writing to the Authority in the prescribed form (Appendices A & B). Such application shall be accompanied by plans and statements in guard, as required under Bye-laws No. 5.2. and 5.3. The plans may be on ferro-print, amonia print, semidry or photographic prints of which at least one set of Plans shall be cloth mounted for the Government and semi-Government organisation and for individuals on tracing cloth. The mounted set and one print shall be retained in the office of the Authority for record after issue of a print or a refusal. The extra print retained shall be sent to P. M. C. for record.

4.3. No application referred to above shall be valid unless and until the person giving the notice has paid such fees to the Authority as are fixed. An attested copy of receipt on such payment shall be attached with the application.

4.4. In the event of a building or a development permit not being issued the fees so paid shall not be refunded to the owner, but he shall be allowed to re-submit the plans without any fees, after complying with all the objections of the Authority within a period of one year from the date of receipt of the rejection order, by the owner, after which fresh fee 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, structure 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 partition
- (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 building permit is necessary for carrying out works by any department of the Central/State Government or any local bodies or Bihar State Housing Board having jurisdiction of any works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables, or other apparatus.

5. Information accompanying 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. and 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 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 size 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 person preparing the plan.

5.1.3. All plans shall be prepared in metric units.

5.2: *Application for development permit.*—The following shall accompany the application for development permit in the case of development or re-development of land into plots, sub-divisions 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 upto 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 contiguous land belonging to applicant indicating the khasra numbers or any other equivalent local denomination, and in case, the continuous land owned by the applicant 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 for existing street (name and width of the street is to be mentioned) to the land, which, the applicant intends to sub-divide.
- (c) The position of all existing structures, and features like high tension line, telegraph and electrical poles, underground pipe lines, trees, grave yards, religious buildings, 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 size of water body, normal flood-affected areas and contours at an interval of 0. S. Meters in case of the site which has a slope of more than 1 in 20.
- (e) Location of the site in Master Plan/Zonal Development Plan. Copies of Master Plan/Zonal Development Plan shall be supplied by the Authority on Payment.
- (f) Present and proposed use of land.
- (g) Scale used and North point.

(iii) *Sub-division layout Plan*.—This shall be drawn on a scale of not less than 1 : 500, for Plot upto 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 point.
- (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 plot 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 subdivision lay out plan.

TABLE 2

Colouring of Plans.

Sl. No.	Item	Site plan			Building plan		
		White plan	Blue print	Ammonia print	White plan	Blue print	Ammonia print
1	2	3	4	5	6	7	8
1.	Plot Line	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing street	Green	Green	Green	...	...	...
3.	Future street if any	Green dotted	Green dotted	Green dotted	Green dotted	...	...
4.	Permissible building lines	Thick dotted black	Thick dotted black	Thick dotted black	Thick	Thick	Thick
5.	Open spaces	No colour	No colour	No colour	No colour	No colour	No colour
6.	Existing out line	Black	White	Blue	Black	White	Black
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work.	Red filled	Red	Red	Red	Red	Red
9.	Drainage and sewerage work.	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supplywork thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin

(f) A statement indicating the total area of the site area utilised under roads, open spaces, schools, shopping and other public places alongwith their percentage with reference to the total area of the site proposed to be subdivided.

(g) In case of plots which are subdivided in built up areas in addition to the means of access to the subdivision from existing streets, and the exiting service lines laid.

(iv) ~~Specification~~—Every application for permission of sub-division 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) Any other statement required by the Authority.

(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 (un-registered) 'DAKHAL KABJA' alongwith malguzari receipt is essential

Or

Affidavit or other documents acceptable to the authority.

5.3. *Application for building permit*.—The following shall accompany the application for building permit in the case of permission for erection, re-erection or making material alteration

(i) *Site Plan*.—Plan sent with an application shall be drawn to a scale of not less than 1:500 for areas upto 10 hectares 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 alongwith the municipal plot number and revenue plot number the name of the street in which the building is proposed to be situated, if any;
- (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 buildings (if any) which the applicant intends to erect upon his contiguous land 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 storeys) 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, 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 scavenging purposes and details of projection (if any) on to open spaces;
- (h) the width of the street (if any) in front and of any street (if any) at the site 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 features, such as walls, drains etc;
- (k) sewerage and drainage lines upto discharge point and water supply lines and
- (l) such other particulars as may be prescribed by the authority.

(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 rooms and the position of staircase, ramps and lift wells;
- (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;
- (d) include two elevations (front and sides) and sectional drawings showing clearly the size of footings, thickness of basement wall, wall construction size and spacing of framing members, floor slabs and roof slabs with their materials and size and locations of doors, windows and other openings. The section shall indicate the heights of buildings and rooms and also the height of the 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);
- (f) indicate details of compound walls (including height and sections) around the boundary;
- (g) give dimensions of the permissible projected portions within open spaces;
- (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

(i) any other particulars as desired by the Authority.

(iii) *Services plan*.—Plans, elevations and sections of private water supply and sewerage disposal system independent of the municipal services, if any, drawn to a scale of 1:10 shall also be included.

(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.

(a) attested copy of the original sale/lease deed; and

(b) attested copy of the Revenue Survey sheet/Municipal survey sheet with *Khesra* no. or mutation record.

Or

affidavit or other documents acceptable to the authority.

(vi) *Building permit for special Building*.—The proposals for building permit for all buildings more than 15 Meters in height and other buildings with more than 500 sq.m. grounds coverage and all other buildings of industrial (warehouse, factory, workshop etc) storage, assembly and hazardous use group shall be subjected to the joint scrutiny of the Authority and Director of Fire Services before the building permit is given. To that extent, one additional copy of plans may be made available to the Authority for scrutiny by Fire Service Directorate.

5.4. *Signing the plans*.—All the plans shall be prepared and duly signed by the licensed technical personnel and shall indicate their names, addresses, qualifications and license numbers allotted by the Authority. Further the plans shall be signed by the owner.

5.4.1. *Qualifications of licensed technical personnel and competence of workers*.—The technical personnel for the preparation of various plans and design and construction of building schemes and planning of plot layouts shall be licensed by the Authority 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 the licensed technical personnel. 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 4.3 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) for development of area upto	1 hectare	...	1[Rs. 1500/-]
(ii) for development of area above	1 hectare		
& upto 2.5 hectares		...	1[Rs. 3000/-]

(iii) for development of area above 2.5 hectares ... ₹5000/-

(iv) for every addition of '1 hectare or part thereof... ₹1000/-

In the case of development permit for commercial, mercantile and business uses, the above fees shall be doubled for different land sizes as given in (i) to (iv) above.

6.3. *Building permit.*—The scales of fees for building permit shall be as follows :-

(i) Residential Building :	Fees
Height of Building	
1. Up to 11 Meter.	₹ @ Rs. 2/- per sq. m.
2. More than 11 Meters and upto 15 Meters.	₹ @ Rs. 3/- per sq. m.
3. More than 15 Meters.	₹ @ Rs. 4/- per sq. m.
(ii) Business, Mercantile (commercial) and Assembly building. (i. e. shops, show rooms, business offices, godowns, warehouses, Cinemas, theatres, clubs etc) :	
Fees at the rate of Rs. ₹8 per sq. m.)	
(iii) Public buildings for educational, religious and charitable use :-	Fee (in Rs.)
Covered area on all floors 150 sq. m.	₹200/-
₹ Charge for every additional 150 sq. m.	100/-
(iv) Industrial building :-	Fee (in Rs.)
Covered area on all floors 150 sq. m.	₹500/-
For above 150 sq. m. charge at the rate of Rs. 100/- for every additional ₹100 sq. m. or part thereof above	Rs. 200

6.4. *Fixation of fees*

6.4.1. The fixation of these fees shall be governed by the following—

- For re-erection of existing building, the fees chargeable shall be the same as erection of new building.
- 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.
- For revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be 1/4 of the 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.
- In case of 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.
- 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 building permit fee shall be calculated only for each of the building block 1 scheme, based on which the other buildings are constructed.

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 Authority owning the Road:

- (a) for construction of residential building— Rs. 10 per sq. m. per week,
- (b) for construction of non-residential building—Rs. 20 per sq. m. per week.

Note.—As soon as any building is 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 re-development of land or erection re-erection or making material alterations of buildings shall be submitted to the Authority. The Authority shall verify the facts given in the application and Annexures from Technical, administrative and legal point of view. The title of land shall be verified. The Authority shall ensure that adequate guarantee has been obtained from the owner for carrying out the building activity as per the specifications prescribed (See Bye-law no. 5.5.). The Authority may either sanction or refuse the proposals or may sanction them with such modifications or directions as it may deem necessary and thereupon shall 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 a development permit under section 32 (f) and within four months after the receipt of application for a building permit under section 36 of the Bihar Regional Development Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction, the application with its annexures shall be deemed to have been sanctioned provided that the fact is immediately brought to the notice of the Authority in writing by the person who has given and who has not received any intimation from the Authority within 20 days of giving such written notice. Subject to the condition mentioned in this Bye-law, nothing shall be construed to authorize any person to do anything in contravention or against 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. In the case of refusal, the Authority shall quote the reasons and relevant provision of the Bye-laws which the plans contravene. The authority shall (as far as possible) advice all the objections to the plans and specifications in the first instance itself and ensure that no new objections are raised when they are resubmitted after compliance of earlier objections,

7.4. Once the plan, has been scrutinized and objections have been pointed out, the owner giving application shall modify the plan/statements to comply with the objection raised and re-submit it. The Authority shall scrutinize the re-submitted plan and if there be further objections stated in Bye-law no 7.3. which are not complied with the plan shall be rejected, but before rejection the applicant will be served with a notice, why the plan should not be rejected giving clear one month time (30 days) and if this time also the applicant fails to comply the plan will be rejected without further notice.

7.5. *Board of appeals.*—In order to determine the suitability of alternative materials or methods of design or construction and to provide for reasonable interpretation of the provisions of the Bye-law, specially in the case of refusal of building/development permit, a Board of Appeal consisting of an engineer, architect, town planner from Government Department and Public Agencies with the Commissioner of the Division as Chairman shall be appointed by the Authority.

7.6. Every land owner or Builder has to display and keep available the P. R. D. A. sanctioned maps on the site during the construction of the Building.

8. Duration of Sanction.—

8.1. The sanction once accorded shall remain valid upto 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 two years. The revalidation fee shall be 10 percent of the full fee in force at the time of application for revalidation. The revalidation application shall be accompanied by a P. R. D. A. receipt of deposit of revalidation fee as stated above.

If the building/development works are not completed within the above stated five years period, the owner has to apply for a new building/development permit. The fee for this new permits shall be the full fee in force. at the time of application. The application for new permit shall be accompanied by a P. R. D. A. receipt of deposit of the fees as stated above.

9. Notice for commencement of work.—

9.1. The owner, upon commencement of his work under building permit or for development land shall give notice in prescribed proforma given in Appendix 'F' to the Authority that he is starting the work and the Authority shall cause inspection of the work to be made within 14 days following the receipt of notice to verify that the building has been located and developmental work is being carried out in accordance with the sanctioned plans. If, however, the Authority fails to make the inspection within the specified period, it shall be presumed that the Authority has no objection to the construction.

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 Authority 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 document herein before shall apply to all such amended plans excepting that the time limit specified under Bye law 7.2. shall be three weeks and the fees shall be as per Bye-law no. 6, 4. (c).

10.2 Condonation for minor deviation —The Authority 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 with fine will be considered only when deviation has been made after getting the earlier map of the plan sanctioned and not otherwise.
- (d) 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 Authority.
- (e) 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 Authority as and when considered necessary.
- (f) that the condonation fee will be deemed to be public demand within the meaning of the Bihar Public Demands 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 Authority 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 Authority may cancel such permission and any work done thereafter shall be deemed to have been done without permission.

12. Completion certificate.—

12.1. On completion of the work, the registered technical personnel shall give notice to the Authority in prescribed form as given in Appendix 'C' —

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 Authority affirming that such building is fit for occupation as per proforma given in Appendix 'H'.

For special building identified in Bye-law no. 5.3. (vi), the inspection of the completed building shall be carried out by the Authority and the Director of Fire Services before the occupancy certificate is given :—

Provided that if the Authority fails to issue the occupancy certificate within two weeks of the date of receipt of completion certificate by the Authority for issue of such certificate, the building may be occupied without waiting for the certificate, but information to this effect shall have to be sent to the Authority by the owner occupying the same.

13.1.1. *Temporary occupancy.*—Upon the request of the licensed technical personnel, the Authority may issue a temporary certificate of occupancy for a building or a part thereof before the entire work covered by the building permit shall 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 Authority after affirming that such development is in accordance with the sanctioned plan and prescribed specification, as per proforma given in Appendix 'T'. Provided that if the Authority fails to issue the development certificate within four weeks of the date of receipt of completion certificate by the Authority 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 Authority by the owner before starting the handing over of plots.

13.3. *Connection of electricity.*—Water supply and drainage main may be permitted by concerned Authorities only after the owner receives the Occupancy/ Development Certificate from the Authority.

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 Authority. Further provisions of Sections 193, 236, 237 of Bihar and Orissa Municipal Act, 1922 and 47 of Patna Municipal Corporation Act, 1951 shall apply for actions regarding unsafe buildings. However, the provisions of Bye-law nos. 14.2 to 14.5 shall also apply in addition to the provisions of the Act.

14.2. *Examination of unsafe, building.*—The Authority 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 Authority 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 Authority may direct in writing that the building which in his 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; provided that the Authority concerned shall, keep a record of the reasons for such action with it.

If any person does not comply with the orders of vacating a building, the Authority 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 to demolish the said building or portion thereof, the Authority shall cause the danger to be removed whether by demolition or repair of the building, or portion thereof otherwise.

14.5 Cases of emergency.—In case of emergency, which in the opinion of the Authority involves imminent danger to human life or health, the decision of the Authority shall be final. The Authority 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 Authority may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Authority may also get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary.

14.6. Costs.—Costs incurred under Bye-law nos. 14.4 and 14.5 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same has been incurred, and shall be recoverable (as provided under the laws).

15, Demolition of Building.—

15.1. Before building having service connections within the building such as water, electric, gas, sewer and other connections is demolished, the owner shall notify all concerned bodies. A permit to demolish a building shall not be issued until a release is obtained from utilities stating that the respective service connections and appurtenant equipment, such as Meters and regulators have been removed or sealed and plugged in a safe manner.

16, Architectural control. —

For the buildings coming up in the important areas affronting 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 Authority shall have powers to frame suitable rules ensuring the above.

17. Alternative materials, Methods of Design and Construction and Tests. —

17.1. The provisions of the Bye-laws are not intended to prevent the use of any materials or method of design or construction not specifically prescribed by the Bye-laws provided any such alternative has been approved.

17.2. The Authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms 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 Bye-laws 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 or evidence that any material or method of 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 Authority may require tests 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 Bye-laws for the materials or design or construction in question. If there are no appropriate test methods specified in the Bye-laws, the Authority shall determine the test procedure. For methods of test for building materials, reference may be made to relevant In-

dian Standard's as given in the National Building Code of India published by the Indian Standard Institution. The latest version 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 Authority for a period of not less than two years after the acceptance of the alternative material.

PART II

GENERAL BUILDING REQUIREMENTS

18. Requirement of site.—

18.1. *Site 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 Authority. Until such refuse has been removed therefrom and the site has been prepared or left in a manner suitable for building purposes to the satisfaction of the Authority.

18.2. No permission to construct a building on site shall be granted, if the site is within nine (9) Meters of the highest water mark of a tank, unless the owner satisfies the Authority that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank. Further the Authority 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 Authority may specify.

18.2.1 *Damp sites*—Wherever the dampness of a site or the nature of the soil renders such precautions necessary, the ground surface of the site between the walls of any building erected thereon shall be rendered damp-proof to the satisfaction of the Authority.

18.2.2. *Surface water drains.*—Any land, passage or other area within the curtilage of a building shall, if the Authority so requires, be effectively drained by surface water drains or other means.

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

18.2.3. 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 electric supply lines and telephones cables.

18.2.4. 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 Authority will have 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.

(Appendix M shows uses permissible in various land use Zones)

18.5. *Distance from electric lines.*—No verandah, balcony, saiban or the like shall be allowed to be erected or re-erected 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 build-

ing and any overhead electric supply line.—

Voltage lines	Vertically (in Meters)	Horizontally (in Meters)
(a) Low and medium voltage lines and service lines.	2.5	1.2
(b) High voltage lines upto and including 33,000 V.	3.7	2.0
(c) Extra high voltage lines beyond 33,000 V.	3.7 (plus 0.3 m. for every additional 33,000 V. or part thereof)	2.0 (plus 0.3 m. for every additional 33,000 V. or part thereof)

18.6. Means of access.—(i) Every person who erects a building shall provide as means of access to the site on which the building is constructed a clear way not less than 2.6 m in width so long as it is used as a means of access to that building maintained free from any obstruction and shall not at any time cause or permit any portion of any building below a height of 5m. to over head or project over or into such way provided that an access not less than 1.8 m is allowed from the edge of the site of the main door of the building.

[S.O. 1382 दिनांक 21.5.2003.—पं० क्षेत्र वि० प्रा० के संकल्प सं० 10/03 दिनांक 22. 2.03 एवं कार्यवाही के क्रम प्रा० सं०-जे० अ० 1/03 के अनुसार 15 मीटर से ज्यादा ऊँचाई या 500 वर्ग मी० से अधिक के क्षेत्रफल वाले भवन के चारों ओर अग्निशामक के वाहनों को घूमने के लिए 3.66 मीटर चौड़ा एवं कम से कम 5 मीटर ऊँचा रास्ता रखने का निर्णय लिया गया है। तदनुसार इस निर्णय का समावेश पटना प्लानिंग स्टेशनर्ड एण्ड बिल्डिंग की कंडिका 27.2. एक ऐडिसनल कंडिका के रूप में निम्नलिखित रूप से जोड़ा जाता है :

In case of building having more than 15 mtr height or 500 sq. mtr. plinth area a clear passage of 3-66 mtr. all around the building with a clear height of 5 mtr. to facilitate the movement of fire vehicle shall be provided.]

(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 Authority and mainhole covers 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 (i)

[18.6 (vi)]—On less than 20 feet wide roads the encroachment from both sides will be removed by measuring 10 feet from the centre line of the width of roads declared by or belonging to Road Construction Department, Patna Municipal Corporation, Housing Board, Co-operative Societies, Government and Semi-Government Organisations. In other cases maximum 10 feet land from such revenue plot on either side will be taken into account to make it 20 feet wide road and the construction falling in between the said width of road will be removed as an encroachment.

Similarly 6 feet and 8 feet land from each Revenue plot on either side will be taken into account to make it 12 feet and 16 feet wide road correspondingly.

[18.6 (a) Means of access :

The minimum width of the road/street required for the access to building in an existing colony not developed by any authorised Agency such as P.R.D.A., Housing Board, Co-operative societies, Government and Semi Government Organisation will be as follows :

Sl No.	Maximum length of the road in Meter	Minimum width of road of street in Meter.
1	2	3
1.	Upto 25 Meter	3.6 Meter or 12 feet
2.	Exceeding 25 Meter and upto 100 Meter	4.8 Meter or 16 feet
3.	Exceeding 100 Meter	6 Meter or 20 feet

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.

Decision—Approval after the consultation with Fire Brigade.

19. Minimum size and Requirement of Plot.—19.1. Omitted by Authority Resolution no. 36/83 dated 4.5.83.

19.2. For industrial areas, the minimum size of the plot shall be 550 sq.m.

In the case of service industries and industrial estates, the minimum size of the plot shall be as determined by the Authority in consultation with the Chief Town Planner.

19.3. In commercial areas the minimum plot size for shops shall be 15 sq. m. with a minimum width of 2.4m.

Note. — Kiosks shall not be included in the Commercial shops.

[19.4 In case of plot for assembly occupancies except for cinema which is governed by Cinematograph Act in existing built up area, the minimum width of the plot shall be 25m and it shall be front on a street of width not less than 15m. In 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.

Note 1.—For building of height upto 21 Meter the set back will be as per Table 2A I/Table 2A-II only. For building with height more than 21 Meters, the

120.1.1 TABLE 2A-1
The front and rear set backs for Residential Buildings

Sl. No. (in meters)	Building upto 11 mtr. in height		Building exceeding 11 meters and upto 15 meters in height		Building more than 15 meters in height	
	Minimum front set-back in mtr.	Minimum rear set-back in mtr.	Minimum front set-back in mtr.	Minimum rear set-back in mtr.	Minimum front set-back in mtr.	Minimum rear set-back in mtr.
1. Upto 11 mtr	1.5	1.5	No construction shall be permitted			
2. Exceeding 11 mtr. & upto 15 mtr.	1.8	1.5	3.0	2.5	6.0	3.0
3. Exceeding 15 mtr. & upto 21 mtr.	2.0	1.5	3.0	3.0	6.0	3.0
4. Exceeding 21 mtr. & upto 27 mtr.	2.5	2.5	4.0	4.0	6.5	4.0
5. Exceeding 27 mtr. & upto 33 mtr.	3.0	3.0	4.0	4.0	6.5	4.0
6. Exceeding 33 mtr. & upto 39 mtr.	3.0	3.0	4.0	4.0	7.0	4.0
7. Exceeding 39 mtr. & upto 45 mtr.	3.0	3.0	4.0	4.0	7.5	4.5
8. Exceeding 45 mtr.	3.0	3.0	5.0	4.5	8.0	5.0

Note.— Depth of plot means effective depth of plot in which construction of rooms as per provision in bye-laws is possible upto six inches measurement will not be considered for exceeding purposes.

120.1.1 TABLE 2A-2
Side set backs for Residential Buildings.

Sl. No. (in meters)	Building upto 11 mtr. in height		Building exceeding 11 meters and upto 15 meters in height		Building more than 15 meters in height	
	Minimum left side set-back in mtr.	Minimum right side set-back in mtr.	Minimum left side set-back in mtr.	Minimum right side set-back in mtr.	Minimum left side set-back in mtr.	Minimum right side set-back in mtr.
1. Upto 11 mtr.	Nil	Nil	No construction shall be permitted.			
2. Exceeding 11 mtr. & upto 15 mtr.	0.75	0.75	1.5	1.5	3.0	3.0
3. Exceeding 15 mtr. & upto 21 mtr.	1.0	1.0	2.0	2.0	3.0	3.0
4. Exceeding 21 mtr. & upto 27 mtr.	1.5	1.5	2.0	2.0	3.5	3.5
5. Exceeding 27 mtr. & upto 33 mtr.	1.5	1.5	2.5	2.5	3.5	3.5
6. Exceeding 33 mtr. & upto 39 mtr.	1.5	1.5	2.5	2.5	4.0	4.0
7. Exceeding 39 mtr. & upto 45 mtr.	1.5	1.5	2.5	2.5	4.5	4.5
8. More than 45 mtr.	1.5	1.5	3.0	3.0	5.0	5.0

Note :— Width of plot means effective width of plot in which construction of room as per provision in the bye-laws is possible upto six inches measurement will not be considered for exceeding purposes.

1. Subs. S.O. 71/96 dated 9.12.1996 and 42/97 dated 29.1.1997.

following extra set back will be required to be proved over and above those laid down in Table 2A-I/Table 2A-II.

Building between 21-24 Meters	1.0 Meter in front. 1.0 Meter in rear and 0.3 Meter in each side.
Building between 24-30 Meters	2.0 Meter in front. 1.5 Meter in rear and 0.6 Meter in each side
Building above 30 Meters	3.0 Meter in front. 2.0 Meter in rear and 1.0 Meter in each side.

**ALL THE SET BACKS SHALL BE APPLICABLE FROM GROUND
LEVEL ITSELF**

Note 2.—Where the building lines as fixed and also the front set backs considering the depth of the plots, the maximum of the above two have to be provided as set back to the building in the front.

[Note 3 In case of corner site of residential area the building facing on wider side of the two roads shall be treated as front side. In case of equal width of the roads the plot facing the main road will be considered the front side of the building. For better visibility sufficient weaving angle and turning radiuses will be provided at the junction of the two roads.]

Note 4. (A) 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) ²[Deleted]

(C) In case of building upto 15 Meters of height, and the building line is not parallel to the property line, the specified rear set back will be constructed as being an weighted average width of that specified one, which at no place shall be less than 1.8 Meters.

(D) In case of building more than 15 Meters of height and building line is not parallel to the property line, the rear set back shall not be less than the specified set back at any point.

Note. (5)—The minimum set backs required shall be subject to the building line as may be laid down in case of integrated Housing colonies constructed by Public Agencies.

Note (6).—A building constructed on a plot situated at the junction of two road and belonging to low housing category will be required to have a minimum set back of 1.5 Meters along the side road.

Note (7).—Set backs shall be provided in the owner plot. Public open space or conservancy lanes adjoining the plot shall not be considered as set backs.

Note (8).—In case of plot having width upto ²[11 mtrs. maximum height of building shall be 11 Meters.

1. "Note 3" subs. by No. 42/97 dated 29.1.1997

2. Subs by ibid.

3. "Note" 4(B)" deleted by ibid.

Note (9).—Basement or semi basement shall also follow the set backs norms as mentioned in Table-2A-I and Table 2A II.

Note (10).—Any building more than 15 Meters in height shall face minimum 12 Meters wide existing road.

Note (11).—Every building more than 11 Meters and up to 15 Meters in height shall face minimum 6 Meters wide existing road. If the plot abuts on the existing road less than 6 Meters in width in that case building more than 11 Meters in height shall not be allowed but building up to 11 Meters in height shall be permitted on less than 6 Meters of existing road provided the owner of the plot leaves from his plot for road widening purpose half of the strip of land required to make the approach road 6 Meters wide.

Note (12).—¹[In case of very small & irregular shape of plot having area upto 100 mtrs. maximum plot coverage shall be 80% with a minimum front set back 1.5 mtr. after provision of widening of road upto 6 mtrs. Maximum height of building on such plot shall be 6.5 mtrs. No chajja projection on drainage, water supply line, sewerage line or window on any opening shall be allowed in others land or on the approach road.

Note (13).—²[Deleted]

Note (14).—In case the F.A.R. of a particular building is not achieved to the maximum permitted level the plot owner can be permitted to construct additional floor after leaving requisite set back at that particular level.

20. Open Space :—

20.1. Residential Building.—Every room intended for human habitation shall abut on interior or exterior open space or an open verandah open to such interior or exterior open space.

20.1.1. Exterior Open Space.—The Exterior open spaces shall be provided within the plot boundaries at the front, rear and sides of residential building with different plot widths and heights as per the minimum requirements detailed below.

20.1.2. Interior Open Space.—Subject to provision of Note-1 of Table 2A 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 Bye-laws no. 24.4.2) 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 2 A of these Bye-laws, if such interior or open air space is intended to be for the 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 blocks of structure in a same plot.— If is a single plot more than one block of structure/building are constructed/proposed in that case the distance between every two blocks should be as per following Table-2 A III.

1. Subs. by No. 42/97 dated 29.1.1997
2. "Note 13" deleted by: ibid.

TABLE-2 A-III

Sl. No.	Height of Higher block	Distance between block mentioned in column No. (2) & other block.
1	2	3
1.	Upto 11 mtrs.	3.0 mtrs.
2.	More than 11 mtrs. & upto 15 mtrs.	4.5 mtrs.
3.	More than 15 mtrs. & upto 21 mtrs.	6.0 mtrs.
4.	More than 21 mtrs. & upto 24 mtrs.	7.0 mtrs.
5.	More than 24 mtrs. & upto 30 mtrs.	9.0 mtrs.
6.	More than 30 mtrs.	12.0 mtrs.

20.1.3. 1 (B). In case of two blocks joined with passage or staircase etc. 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 :—

- ¹[(a) **Projection into open space** — Every open space provided either interior or exterior shall be kept free from any erection there on and shall be open to sky and no cornice or chajja more than 0.6m. wide shall over hang or project over the said open space so as to reduce the width to less than the minimum required. Only unusable projection can be permitted under this clause.]
- ²[(b) A cantilever portico upto 2.4 m. width and 4.5 m. length may be permitted 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). One Garage only for car parking in the residential area may be permitted at the front rear and at side open space which will be accountable in the total builtup area, but the construction over the pucca garrage will not be allowed on such type of garrage. The Garage will not be permitted in the front set back at the intersection of the two roads. The ceiling height of such Garage will not be above 2.6m from the ground.]
- (c) In the case of corner plot the location of the garage is provided within the open space shall be located diagonally opposite the point of intersection of both roads.

Provided that in case of residential buildings upto 15 Meters in height constructed on a corner plot having width of 12 Meters or less on the side facing the narrower of the two streets, it shall be permitted to construct with minimum set back

1. "20.1.4 (a)" subs. by No. प्र०सं०सं० 53/02 dated 19.2.2002 (w.e.f. 18.2.2002).

2. Subs. by No. 42/97 dated 29.1.1997.

of 5 Meters in front and the road side and 1.5 Meter in the rear and the other side.

20.1.5. Maximum coverage at each floor for Residential Building.—

- A) For intensely populated area (i.e. for proposed Gross Density of the area above 200 persons/per acre.

Sl. No.	Plot area (in sqm.)	Maximum coverage on each floor
1.	Upto 250 Sqm.	70% of plot area.
2.	Exceeding 250 sqm. & upto 1000 Sqm.	60% of plot area.
3.	Exceeding 1000 Sqm.	50% of plot area.

- (B) For area where proposed Gross Density exceeding 150 persons/acre.

Sl. No.	Plot Area (in Sqm.)	Maximum coverage in each floor,
1.	Upto 250 Sqm.	65% of plot area.
2.	Exceeding 250 Sqm. & upto 1000 Sqm.	60% of plot area.
3.	Exceeding 1000 Sqm.	55% of plot area.

- (C) For area where proposed Gross Density upto 150 persons/acre.

Sl. No.	Plot Area (in Sqm.)	Maximum coverage in each floor,
1.	Upto 250 Sqm.	60% of plot area,
2.	Exceeding 250 sqm. and upto 1000 Sqm.	50% of plot area.
3.	Exceeding 1000 Sqm.	40% of plot area.

20.1.6. Landscape / Plantation along with plant Guard.—

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

Sl. No.	Plot Area (in Sqm.)	No. of trees
1.	Upto 250 Sqm.	2—4
2.	Exceeding 250 Sqm. and upto 1000 Sqm.	4—6
3.	More than 1000 Sqm.	8

- N.B.:** (i) Before completion of the actual construction work, required number of trees shall be planted.

- (ii) The seed or planted trees shall be of such group, which shall grow minimum upto 2 Meter of height.

20.2. Commercial, Educational, Institutional Buildings.—

20.2.1 Commercial, Buildings.—For all commercial, mercantile, storage and business buildings proposed to be constructed in the area within the jurisdiction of the Authority the minimum set back requirement shall be as follows :-

TABLE 2-B—1

The front and rear set back for commercial, mercantile, business and storage buildings.

Sl. No.	Depth of plot (in Meter)	Building upto 15 Meters in height		Building more than 15 Meters (in height)	
		Minimum front set back (in Meter)	Minimum rear set back (in Meter)	Minimum front set back (in Meter)	Minimum rear set back (in Meter)
1.	Upto 10 Meters.	4.5	2.0		Not Permitted
2.	Exceeding 10 Meters and upto 15 Meters	4.5	3.0	6.0	3.0
3.	Exceeding 15 Meters and upto 21 Meters	5.5	3.0	6.0	3.66
4.	Exceeding 21 Meters and upto 27 Meters	6.0	3.0	6.0	3.66
5.	Exceeding 27 Meters and upto 33 Meters	6.5	3.0	7.5	3.66
6.	Exceeding 33 Meters and upto 39 Meters	6.5	3.5	8.0	4.0
7.	Exceeding 39 Meters and upto 45 Meters	7.0	4.0	8.5	4.5
8.	More than 45 Meters	7.5	4.5	9.0	5.0

TABLE 2-B—II

Side set backs for commercial, mercantile, storage and business buildings

Sl. No.	Depth of plot (in Meter)	Building upto 15 Meters in height		Building more than 15 Meters (in height)	
		Minimum left side set back (in Meter)	Minimum right side set back (in Meter)	Minimum left side set back (in Meter)	Minimum right side set back (in Meter)
1.	Upto 10 Meters	X	X	No Construction shall be	
2.	Exceeding 10 Meters and upto 15 Meters	2.0	2.0	2.5	2.66
3.	Exceeding 15 Meters and upto 21 Meters	2.5	2.5	2.5	3.66
4.	Exceeding 21 Meters and upto 27 Meters	3.0	3.0	3.66	3.66
5.	Exceeding 27 Meters and upto 33 Meters	3.0	3.66	4.0	4.0
6.	Exceeding 33 Meters and upto 39 Meters	4.0	4.0	4.5	4.5
7.	Exceeding 39 Meters and upto 45 Meters	5.0	5.0	5.5	5.5
8.	More than 45 Meters and upto 45 Meters	5.5	5.5	6.0	6.0

Note : (1) Provided that the set backs laid down in Table 2B-I and Table 2B-II shall be subject to the conditions given in note appended to byelaws 20.1.1.

Note : (2) In case of plot having width less than 10 Meters maximum height of building shall be 11 Meters.

Note : (3) In case of plot having depth upto 10 Meters, the above front set back shown in Table no. 2B-1 will be applicable on ground floors only. The front set back on upper floors can be 3.00 Meters.

Exceptions.—(1) Provided that a commercial, mercantile, business or storage building upto 1 Meter 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 row housing any side set back.

(2) Provided further that commercial, mercantile, business and storage building upto 11 Meters in height may be permitted to be constructed in district centres and on commercial streets as semi detached houses with following side set backs :—

Plot width	One side	Other side
9.21 Meters	3 Meters	Nil
21.36 Meters	4 Meters	Nil

20.2.2. *Mercantile and Storage Buildings.*—

- (a) Mercantile and storage buildings shall not be permitted in non-commercial areas except under special permission by the competent authority. Where such permission is granted the set back requirements shall be the same as applicable in the commercial areas.

20.2.3. *Educational, Institutional and Assembly Building.*—

- (a) All institutional buildings upto 15 Meters in height whether located in commercial or non-commercial areas shall have the following minimum set backs:-

Front	—	9	Meters
Rear	—	5	"
Side	—	5	"
Side	—	5	"

- (b) Institutional building with height more than 15 Meters whether situated in a commercial or non-commercial area shall be required to have minimum additional front and rear set back as per the provisions of Note—1 in Table 2A 1 and 11. The minimum side set backs for these buildings will be 5 Meters on others side.

20.2.4. *Maximum Coverage at each floor.*—For Commercial, Mercantile, Storage and business building as per clause No. 20.1.5.

20.3. *Industrial Buildings.*—

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 3.

TABLE NO. 3

Open Space for Industrial Building

Sl. No.	Plot size	Front	Rear	Side
1	2	3	4	5
1.	From 550 Sq. M. to 1000 Sq. M.	6.0 mtrs.	4.5 mtrs.	4.5 mtrs.
2.	From 1000 Sq. M. to 5000 Sq. M.	9.0 "	4.5 "	4.5 "
3.	From 5000 Sq. M. to 30,000 Sq. M.	9.0 "	9.0 "	10.0 "
4.	Above 30,000 Sq. M.	15.0 "	15.0 "	10.0 "

20.3.2. Subject to the requirements of FAR, height, parking space and all other provisions of these bye-laws the requirement of exterior open spaces to be provided in Industrial Building constructed over a plot measuring less than 550 sq. m. shall be given in Table 3A below :—

TABLE No. 3A

Minimum set back required for Industrial Building constructed over a plot size upto 550 Sq. M.

Width of plot	Front set back	Rear set back	Side set back
1	2	3	4
Upto 10 mtrs.	3 mtrs	3 mtrs.	0.6 mtrs.
Above 10 mtrs. & upto 12 mtrs.	3 "	3 "	1.5 "
Above 12 mtrs. & upto 15 mtrs.	4.5 "	3 "	1.5 "
Above 15 mtrs. & upto 18 mtrs.	4.5 "	3 "	3 "
Above 18 mtrs.	6.0 "	4.5 "	3 "

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

1. In additions to these set backs, provisions regarding open space included in the master plan for Industrial zones shall be applicable.
2. The requirement 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 Vice-Chairman 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 FAR 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, the floor area ratio (FAR) for different use groups shall be as given in Table 4.

F.A.R. or Different Use Groups

Sl. No.	Area bounded as in	Density	F.A.R.
1.	<p>NORTH : Ganga river starting from cantonment in west upto Police line in east. Ashok Raj Path starting from Police line in west and upto TIKIATOLI Lane in east starting from junction of Golakhpur and Tikiatoli lane and up to junction of Tikiatoli lane and Baripath starting from south end of Tikiatoli lane and upto Ganga Bridge Road alignment.</p> <p>EAST : Ganga Bridge Road alignment starting from Baripath and upto junction of Ganga Bridge Road alignment and new Patna Bye-pass roads.</p> <p>SOUTH : Railway main line from Khagaul in west upto Anisabad junction—New Patna Bye-pass Road starting from Anisabad and upto Ganga Bridge Road alignment in east.</p> <p>WEST : 300 Meters west of Danapur-Khagaul Road.</p> <p>ALL ABOVE AREA MINUS THE AREA MENTIONED IN SERIAL NO. II BELOW.</p>	Varies from 200 PPA to 300 PPA	2.5
II.	<p>NORTH : North side roads of Rajbanshi Nagar upto A. N. College touching Digha.</p> <p>NORTH : Branch Rly. line, Digha Branch Rly.</p> <p>EAST : Line starting from near A. N. College and upto near R' Block at Harding Road.</p> <p>EAST : Main Rly. line starting from R' Block.</p> <p>SOUTH : and upto near Gardanibagh Police station-boundary of Gardanibagh colony starting from Gardanibagh P. station and passing through south limit of Gardanibagh colony and upto Anisabad-railway main line starting from Anisabad and upto near west-south corner of camp jail.</p> <p>WEST : Wheeler Roads and its continuation starting from west-south corner of camp jail near Phulwari Railway Station in south and touching Bailey Road via Riding Road near Forensic Labs. western limit roads of Shastri Nagar, Rajbanshi Nagar Electricity Board Colony starting from Bailey Road in south and upto west-north corner of Rajbanshi Nagar.</p>	150 PPA	2.00

Note.—This above bounded area mostly includes Camp jail, Patna Civil Aerodrome, Veterinary College and Colony, Gardanibagh Colony, Government quarters, Raj Bhawan, Secretariat, Electricity Board Colony, Shastrinagar Colony.

III.	NORTH :	Ganga River starting from Police line near Golghar and upto Dedargunj in east.	150 PPA to 250 PPA	2.0
	SOUTH :	Ashok Rajpath starting from Police line near Golghar and upto junction of Golakhpur roads and Tikiatoli Lane-Tikitoli lane starting from junction of Golakhpur roads and Tikiatoli lane and upto southern ends of Tikiatoli lane-Baripath starting from southern end of Tikiatoli lane in west and upto Ganga Bridge alignment in east-Ganga Bridge alignment starting from Baripath in north and upto third Bye-pass roads in south-third Bye-pass roads starting from Ganga Bridge alignment junction in west and upto Dedargunj in east.		
IV.	NORTH :	Main Railway line starting from Khagaul in western side upto Anisabad following new Patna Bye-pass from Anisabad and upto Ganga bridge road alignment in east.	200 PPA	2.5
	EAST :	Ganga Bridge roads alignment starting from Patna new bye-pass near Transport Nagar in north and upto third bye-pass in south.		
	SOUTH :	Third bye-pass starting from junction of Ganga bridge roads alignment and third bye-pass in east and upto 300 Meters west of Danapur-Khagaul Roads in west.		
	WEST :	300 Meters parallel west of Danapur-Khagaul Roads.		

2. Commercial/Business/Mercantile.

- (1) (a) *Central Business District*
Area bounded by New Dakbungalow road in north, Fraser road in east, Station road in south and Patna-Gaya road (Budh-Marg) in west — 3.0
- (i) (b) Remaining Central business District area — 2.5
- (ii) District Shopping Centre — 2.0
- (iii) Neighbourhood shopping Centre — 1.5

(iv) Commercial Street		— Existing FAR of the Area under residential use zone.
3.	Assembly	— 1.5
4.	Education / Institutional	— 2.5
5.	Industrial	
	(i) Upto 0.5 acre / 0.2 hectare	— 0.50
	(ii) 0.5 to 3 acre / 0.2 to 1.2 hectare	— 0.45
	(iii) 3 to 7 acre / 1.2 to 2.8 hectare	— 0.40
	(iv) Above 7 acre / above 2.8 hectare	— 0.30

Note 1.—The F.A.R. values indicated above are for plotted development and in the case if integrated development schemes like group housing scheme, shopping centre etc. and services industries the F.A.R. for occupancies shall be as decided by the Authority in consultation with the Chief Town Planner.

Note. 2.—Appendix J gives the values of F.A.R. for different areas of the city depending on the streets/roads facing the plots and the area and localities of the city.

Note. 3.—Population density for the city of Patna has been adopted as 75 to 200 persons per acre but pending approval by the State Govt. the density of 100 to 250 persons per acre adopted by the Authority shall remain applicable.

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 width of the road abutting the property plus the front open spaces.
- (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 greater 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.
- 1[(c) For the building in vicinity of the Aerodrome the absolute maximum height of such structure shall be as per the Govt. of India, Ministry of Civil Aviation latest Notification and subject to further amendment from time to time.]

Note.1.—Height excepting. The following apartment structures shall not be included in the height of the building.

Roof tanks and their support; ventilation, air, conditioning, lift rooms and similar service equipment, roof structures including stair cover, chimneys, other than barsaties parapet walls and architectural features not exceeding 1m in height.

Unless the aggregate area such structures including barsaties exceeds one third of the roof of the building upon which they are erected.

1[Note.2 Tower of the roof of cellular phone/pager can be permitted as technical requirement of the technological need only on commercial building subject to the maximum power load of 10 K.W. as special case after due consideration

of technical and hinderance to the project etc. It will not be considered towards the F.A.R. calculation and will be treated as technical requirement. Permission of the Airport Authority shall be taken in case the tower is proposed near the aerodrome and is affected by the latest circular of the Airport Authority.

Permission charges at the rate of Rs. 2,500/- (Two thousand five hundred) per Meter of height shall be charged.]

21.3 Road widening and F.A.R.—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 Authority without any claim of compensation he 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 effected by a deed of transfer to be executed by the owner in favour of the Authority for widening of road.

22. Group Housing.—

22.1. Group Housing Development normally and preferably in two and multistoreyed block 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 Authority.

22.2. Access to dwellings in housing of low cost of weaker sections of the society shall be governed by appropriate design requirements. the footpaths shall open on a residential street or *cul-de-sac* or loop street of preferably 9.m. width.

22.3 The minimum size of the size for this type development shall be 5,000 sqm.

22.4 No limit to floors and height shall be applicable except in areas near protected monuments and airports, etc. but the coverage and F.A.R. for various densities shall be given in Table-6 below and the following rules:-

TABLE 6

FAR and coverage for group housing

Sl. No.	Gross residential density persons/ Acres, persons / Hectare.		Maximum coverage in percent.	F.A.R
1	2	3	4	5
1.	50	125	25	0.75
2.	100	250	30	1.25
3.	150	425	32 1/4	1.50
4.	200	500	35	1.75
5.	250	625	35	2.00

(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 housing after deducting.—

(a) The area of any highway, any road upto 25m. with the major residential roads of 18m. width around the Group Housing Area (but

residential street, loop street, cul-de-sac, service lanes and foot-paths 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 toilets of local nature.

(iii) Any further provisions of master plan and zonal development plans.

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 shall be 3 Meters.

23.2. For building of different off street parking space for vehicles shall be provided as specified below:-

(a) Motor Vehicles.—Space shall be provided as specified in Table-7 for parking motor vehicles.

[23.2 TABLE - 7]

Minimum of Street Car parking space

Sl. No.	Occupancy	One car parking at 20 sq.m. (Including Driveway) shall be provided for every
1.	Residential 11 Meter Height (i) Multi family residential (ii) Lodging establishments, Tourist homes and Hotels with lodging accommodation	Two dwelling each of more than 30 Sqm carpet area. 120 Sqm carpet area or fraction thereof.
2.	Educational	150 Sqm carpet area or fraction thereof of the administrative office area and public service area.
3.	Institutional (Medical)	20 beds.
4.	Assembly	30 beds.
5.	Governmental or Semi public.	150 Sqm. carpet area or fraction thereof.
6.	Mercantile Business and Commercial.	100 Sqm carpet area or fraction thereof.
7.	Industrial	200 Sqm carpet area or fraction thereof.
8.	Storage	100 Sqm. upto 500 Sqm area and every 200 Sqm thereafter.

Note.—One Scooter parking for each dwelling unit of 30 Sqm carpet area will have to be provided at the rate of 0.3 sqm.

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 sqm. as in the case of Shops/Parking space need not be insisted upon.

- (b) *Other types of Vehicles.*—For non-residential and non-assembly occupancies in addition to the parking areas provided under Bye-laws no. 23.2 (a) above 100 percent additional parking space shall be provided for parking other types of vehicles. Of this a minimum of 60 percent shall be set apart exclusively for cycles.

Part of the parking space shall not be provided upto a width of 15'-0" depth (mm) in front along main road.

23.3. Off street parking space shall not be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvring 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 this space may be constituted as meeting the off-street parking requirements under these Bye-laws, subject to the approval of the Authority.

23.5. In addition to the parking spaces provided for buildings of mercantile (commercial), industrial and storage, parking space at the rate of one such space for loading and unloading activities for each 2,000 sq.m of floor area or fraction thereof exceeding the first 400 sq.m. floor area shall be provided.

23.6. Parking lock-up garages shall be included in the calculation for floor space for F.A.R. calculations unless they are provided in the basement of a building or under a building constructed site with no external wall.

23.7. The parking space in cinemas, theatres and places of public assembly shall be provided as under:—

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

Note.1.—Parking may be permitted in set back areas after leaving adequate space for vehicular and pedestrian movement.

2. Carpet area will be taken as 50 percent of total floor area.

3. Requirement of proposed road width and land use proposals as indicated in the Master plan and Zonal Development Plan shall be strictly adhered to.

4. The building shall be considered detached, semi-detached and new type on the basis of the width of plots as per the footnotes given for Bye-law no. 20.1.1.

Where the Master Plan/Zonal Development Plan provides the minimum proposed right of way where a construction of Cinema is permissible but the exist-

ing right of way is narrower or less than the above standards, a cinema hall may be permitted only if the existing right of way is not less than 13 Meters.

24. Requirements of Parts of Building:—

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 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 sections 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 tenement shall consist of not less than 11 sq.m in area and a multipurpose space of atleast 7.5 sq.m. in area.
- (b) In the case of double room tenements 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 1.8 m. 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 2.4 m.

(ii) In the case of special housing schemes as given under Bye-law no. 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 1.5 m.

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 1.2m. 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 sq.m. with a minimum width of 0.9m.

(ii) In the case of special housing scheme as given under 24.1.1. (ii) provisions shall be made for water closet and bath in the area of single shed double room tenements.

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 under any circumstances.

24.1.7. *Garages*.—The minimum size of the garage shall be 2.75m. X 4m., the maximum 3.3 x 6m.

24.1.8. *Verandah*.—The minimum width shall be 1.5. m.

24.1.9. *Corridor*.—The minimum width of corridor shall be 1m.

24.1.10. *Basement*.—

24.1.10.1.—The basement shall be allowed to be constructed in the plot and can be put to any of the following:—

- (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 places.
- (vi) Stock room of libraries and.
- (vii) Office of commercial purpose provided if it is air conditioned.
- (viii) Office of commercial purposes provided if it is air conditioned.

Note.—Uses of basement from 24.1.10.1. (i) to (vi) shall not be reckoned for the purpose of F.A.R. whereas for uses in 24.1.10.1. (vii) the basement coverage shall be reckoned for the purpose of F.A.R.

24.1.10.2. *The basement shall not be used for residential purposes.*—

24.1.10.3 *The basement shall have the following requirements.*—

- (i) Every basement shall be in every part at least 2.4m. in height from the floor to the under side of the roof slab or ceiling. ¶
- (ii) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to Bye-laws.

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

- (iii) Adequate arrangement shall be made as such that surface drainage does not enter the basement.
- (iv) The walls and floors of the basement shall be water tight and be so designed that the effect of the surrounding soil and moist, if any are taken into account in design and adequate damp proofing treatment is given.
- (v) The basement shall not be partitioned. In case the partitions in the basement are allowed by the Authority, no compartment shall be less than 45 sq. m. in area 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.

24.2. *Height*.—

24.2.1. *Habitable room*.—the height of all rooms used for human habitation shall be 2.75 m. 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 or false ceiling shall be provided. The minimum head room under beams shall be 2.4m.

24.2.2. *Kitchen*.—The height of the kitchen shall not be less than 2.75m and minimum head room under beams shall be 2.4m.

24.2.3. *Bathrooms and water closet*.—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 2.2m.

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 2.2m.

24.2.6. *Mezzanine floor*.—The minimum height of mezzanine floor shall be 2.2m.

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

24.2.8. *Industrial building*.—The ceiling height shall not be less than 3.6m.

24.2.9. *Corridor*.—The minimum head room under corridor shall be 2.4m.

24.2.10. *Garage*.—The minimum head room under garage shall be 2.4m.

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 in a pantry; means for the washing of kitchen utensils which shall lead directly or through a sink to a grouted and trapped connected to the washer pipe;
- (b) an impermeable floor.
- (c) a flue, if found necessary and
- (d) in case of multi-storeyed buildings more than 5 storeys in height, refuse chutes (which may be provided). They shall be constructed in accordance with IS: 6924-1973 Code of Practice for the construction of refuse chutes in multistoreyed buildings.

24.3.2. *Bathrooms and water closet shall*.—

(i) Every bath room and water closet shall,—

- (a) be so situated that at least one of its walls shall open to external air (see Bye-laws 24.4.3)
- (b) not be directly over or under any room other than another latrine, washing place, bath or terrace 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 or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material 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 that,—

- (a) it conforms to the standards of living rooms as regards 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 sub-divided 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 sub-divided 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 provided that adequate drainage of site is assured. In no case shall this be less than 0.45m. Every interior-courtyard or garage shall be raised at least 0.15m. above the level of surrounding ground level and shall be satisfactorily drained.

23.3.5. Roof.—(i) The roof of a building shall be so constructed or framed as to permit effectual drainage or the rain water therefrom by means of sufficient rainwater pipe of adequate size, wherever required, so arranged, jointed 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 those of an adjacent building.

(ii) The Authority may require rainwater pipes to be connected to a drain or sewer 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 of the walls of the building or in recesses or chases cut out or formed in such walls or in such other manner as may be approved by Authority.

24.3.6. Boundary wall.—

- (a) Except with the special permission of the Authority 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 2.2m. Above the central line of the service road, in case it exists, otherwise 2.2m. shall be measured above the central line of the front street.
- (c) In case of corner plot the height of the boundary wall shall be restricted to 0.75 m. for a length of 5m on the front and side of the inter sections and the remaining height of 1.5m shall be made up to railings.
- (d) However, the provisions of (a), (b) and (c) are not applicable to boundary walls of jails, sanatoria, factories and educational institutions.

- (e) No building boundaries shall be surrounded by barbed wire fence prickly pear or other objectionable plant or milk hedge.

24.4. Lighting and Ventilation requirement.

24.4.1. Lighting and Ventilation of rooms.—Rooms shall have the admission of light and air, one more aperture, such as window and fan lights, opening directly to external air or into an open verandah ventilation as not less than 3 Meter in width.

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 Section (1) Lighting and Ventilation of National Building Code of India.

Notwithstanding the above, a minimum aggregate area of openings of the 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. Meters from the opening assumed for lighting that portion.

24.4.3. Ventilation shaft.—For ventilation of the spaces for water closet and bath rooms, if not opening on the ventilation shaft, the size of which shall not be less than as given in Table 8.

TABLE 8
Size of Ventilation Shaft

Sl.No.	No. of Storeys.	Size of ventilation shaft in sq.Meters.	Minimum width in Meters
1.	1,2	1.2	0.9
2.	1,2, 3, 4	2.8	1.2
3.	1, 2, 3, 4, 5, 6	4.0	1.5
4.	1, 2, 3, 4, 5, 6, 7, 8	5.4	1.8
5.	1 to 10 and above.	8.0	2.4

25. Provision of Lifts.

25.1. Provision of lift shall be made for all buildings more than 15 Meters in height.

25.2. Number and capacity of Lift shall be provided in any sort of building as per the National Building Code, India.

25.3. 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.

25.4. Fire scape staircase shall not be calculated for F.A.R.

26. Exit Requirements.—

26. General;

(i) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.

(ii) In every building exits shall comply with the 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 exits 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 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 occupied unit.

26.2. *Arrangement of exits.*—Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 Meters for residential, educational, institutional, and hazardous occupancies and 30 Meters for assembly, business mercantile, industrial and storage occupancies.

26.3. *Capacities of Exits.*—

(i) The unit of exit width used to measure capacity of any exit shall be 50cm. A clear width of 25cm. shall be counted as an additional half unit. Clear width less than 25 cm. shall not be counted for exit width.

(ii) The occupancies per unit exit which shall be as given in Table 9.

TABLE 9

Occupants per unit exit width

Sl. No.	Group of occupancy	Number of occupants stairways.		Door
1	2	3		4
1.	Residential	...	25	75
2.	Educational	...	25	75
3.	Institutional	...	20	75
4.	Assembly	...	60	90
5.	Business	...	50	75
6.	Mercantiles	...	50	75
7.	Industrial	...	50	75
8.	Storage	...	50	40
9.	Hazardous	...	25	40

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 Table 10.

TABLE 10
Occupant Load

Sl. No.	Group of occupancy	Occupants load, Cross area in centre cubic Meters.
1.	Residential	...
2.	Educational	12.5
3.	Industrial	4
4.	Assembly —	15
	(a) With fixed or loose seats and dance floors.	0.6
5.	Mercantile,	
	(a) Street floor and sales basement	3
	(a) Upper safe floors	6
6.	Buisness and Industrial	10
7.	Storage	30
8.	Hazardous	10

(ii) There shall not be less than two exits for building over 3 storeys in height serving every floor area and at least one of them shall be internally enclosed stairways.

26.5 (i) Other requirements of Exits.—

- (a) Every exit doorway shall open into a 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 c.m. 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. Over head or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight or stairs; a landing equal to atleast 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 key.

26.5. (ii) Revolving Doors.

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width.
- (b) When revolving door are considered as required exitway the following assumptions shall be made.
 - (1) Each revolving door shall be constituted on half unit exit width.

- (2) Revolving door shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

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 atleast one side adjacent to an external wall and shall be completely.
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as for that type of construction itself.
- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 cm. except in the case of residential dwellings the maximum width shall be 75 cm.
- (f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the 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 riser shall be 10 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 90cm. from the centre of the trend.

26.5.(iv) *Fire Escapes or external Stairs.*—

- (a) Fire escapes shall not 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 fire escape shall be separate and remote from the internal staircase.
- (d) The route of 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 non-cumbustible materials.
- (f) Fire escape stairs shall have straight flight not less than 75 cm. wide with 20 cm. treads and riser not more than 19 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).*—The use of spiral staircase shall be limited to low occupant load and to a building of height 9m. unless they are connected to platforms, such as balconies and terraces to allow escapes to pause.

A spiral fire escape shall be not less than 150 cm. in diameter and shall be designed to give adequate headroom.

26. (vi) Ramps.—

- (a) Ramps with a slope of not more than 1:10 may be substituted or for and shall comply with all the requirements of required stairway as to enclosure, capacity and limiting dimensions; larger slopes shall be provided for special uses but in no case greater than 1:8. The ramp with a slope between 1:10 to 1:8 shall be allowed only upto height of 2.4 Meter.
- (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 is such as to involve danger of slipping the ramp shall be surfaced with approved non-slipping materials.
- (d) ramps with slope upto 1:20 shall be counted towards the covered area for calculating the fees.
- (e) The ramps shall not be within required minimum set backs.
- (f) The ramps can be permitted in Basement, semi-basement, within the minimum set back provided it should not obstruct the movement of fire-engine.
- (g) *Ramps for Hospital.*—In case of Hospital, Ramp shall not be greater 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, unless otherwise, specified in these bye-laws. In the case of special Buildings like multi-storeyed building above 15 Meter in height and /or building with more than 500sq.m. ground coverage and all other buildings of industrial, storage assembly and hazardous type as identified in Bye-law no. 5.3 (vi), the building shall also be cleared by the local Fire Brigade Authority.

¹[27.1 *Building Line*—In such residential colony which have been developed by Patna Improvement Trust/Patna Regional Development Authority, Bihar State Housing Board, Housing Co-operatives and Private Housing Colonies. Building line of every plot shall be governed by as follows :

Area of Plot	Building Line
1. Upto 1.5 Katha	3 Meter (10 feet)
2. Exceeding 1.5 Katha and	4.5 Meter (15feet)
3. Exceeding 2.5 Katha	6.0 Meter (20 feet)

²[27. 2. *Clear passage.*—

In case of building having more than 15 mtr. height or 500 sq. mtr. plinth area a clear passage of 3.66 mtr. all around of the building with a clear height of 5 mtr. to facilitate the movement of fire vehicle shall be provided.

1. Added by Office Order No. 42/97 dated 29.1.1997.

2. Ins. by S.O. No. 1382 dated 21.5.2003.

PART III**STRUCTURAL SAFETY AND SERVICES****28. Structural design.—**

28.1. The 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, sectional loads, Section 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.—

29.1 All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Bihar and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII "Constructional Practices and "Safety of National Building Code of India.

30. Building Services.—

30.1. The planning, design and installation of electrical installations, airconditioning 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.

[30.2.1—Water harvesting through storing of rainwater run off in all new buildings of residential character, group housing & plotted development on plots of about 1000 sq. mtrs. and above. The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of rainwater in surface reservoirs or in recharge wells. A system of dual piping must be installed in the buildings in order to utilize untreated water supply. One piping system would be served by a separate overhead water tank for feeding WCs urinals, water Coolers and garden taps. The other piping system would supply (Jal Board) treated water to the wash basing, bath taps and kitchen taps.

30.2.2—All non-residential building having a discharge of 10,000 litres per day shall incorporate waste water re-cycling system. The re-cycled waste should be used for horticultural purposes.]

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 Table 11.

31.3. The sanitary fittings and installations for different occupancies be as given in Tables 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23.

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 Buildings Code of India.

32.2. The type, design and construction of street furniture including Bus shelters shall be to the satisfaction of the Authority.

TABLE 11

Per capita water requirements for various occupancies.

Sl. No.	Type of occupancy	Const. per head per day in	Remarks
1.	Group A : Residential	135	<p>Note : (1) At present it is not possible for the Authority to check the structural design of buildings, plumbing services, signs and outdoor display structures etc. This should be responsibility of the construction Engineer/Architect/Town Planner under whose supervision the building will be constructed as well as the owner.</p> <p>(2) The provision in note (1) above shall remain operative for a period of 5 years and after that it will be revised for change by the Authority.</p>
2.	Group B : Educational :		
	(a) Day Schools	45	
	(b) Boarding School	135	
3.	Group C: Institutional (Medical)		
	(a) No. of beds not exceeding 100.	340	
	(b) No. of beds exceeding 100.	450	
	(c) Medical Quarters and Hostels.	135	
4.	Group D : Assembly (per seat of accommodation).	15	
5.	Group E: Governmental or Semi Public business.	45	
6.	Group F: Mercantile (Commercial)		
	(a) Residents (per seat)	70	
	(b) Hotels with lodging accommodation (per bed).	180	
	(c) Other business buildings.	45	
7.	Group G: Industrial	45	
8.	Group H : Storage (including Ware housing).	30	
9.	Group I : Hazardous	30	

TABLE 12

Sanitation requirement for Hotels

Sl. No.	Fitments	For Residential	For public rooms		For Non-residential Staff	
			For males	For females	For males	For females
1	2	3	4	5	6	7
1.	Water Closet	One per 8 persons omitting occupants of the room with attached water closet minimum of 2 in both sexes are lodged.	One per 100 persons up to 400 persons for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons up to 200 persons over 200 add at the rate of one per 100 persons or part thereof.	One for 1-15 persons two for 16-35 persons. three for 36-65 persons Four for 66-100 persons.	1 for 1-12 persons, 2 for 13-25 persons, 3 for 26-40 persons, 4 for 41-57 persons.

Sl. No.	Fitments	For Residential	For public rooms		For Non-residential Staff	
			For males	For female	For males	For females
1	2	3	4	5	6	7
2.	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with draining arrangement shall be provided for every 150 persons or part thereof in the vicinity of water closet and urinals.						
3.	Urinals.		One for 50 persons or part thereof.		Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
4.	Wash Basin.	One per 10 persons omitting the wash basins installed in the room suits	One per water closet and urinals provided	One per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons.	1 for 1-12 persons, 2 for 13-25 persons 3 for 26-40 persons, 4 for 41-57 persons 5 for 58-77 persons, 6 for 78-100 persons.
5.	Bath	One for 10 persons omitting occupants of the room with bath in suits	—	—	—	—
6.	Slop Sinks.	One for 30 bed rooms (One per floor min).				
7.	Kitchen Sinks.	One in each Kitchen	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen.

Note.—It may be assumed that the two thirds of the number are males and one third females.

TABLE No.13

Sanitation Requirements for Educational Occupancy

Sl. Fitments	Nursery School	Boarding Institution		Other educational Institutions		
		For Boys	For Girls	For Boys	For Girls	
1	2	3	4	5	6	7
1. Water Closets	One per 15 pupils and part thereof	One every 8 pupils or part thereof	One every 6 pupils or part thereof	One for 40 pupils or part thereof	One for 25 pupils or part thereof	
2. Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet	
One water tap with draining arrangement shall be for every 50 persons or part thereof in the vicinity of water closets & urinal.						
3. Urinals	....	One per every 20 pupils or part thereof.	....	One per every 25 pupils or part thereof.		
4. Wash basin	One per 15 pupils or part thereof	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One per 40 pupils or part thereof	One per 40 pupils or part thereof	
5. Baths	One bath sink per 40 pupils or part thereof	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	....	
6. Drinking Water fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	
7. Cleaners sink	....	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	

Note.—For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings.

Table.14
Sanitation Requirements for Institutional (Medical) Occupancy—Hospital

Sl. No.	Fittings	Hospitals with Indoor patients ward for males & females		Hospitals with out-door patients		Administrations Buildings	
		3	4	5	6	7	
1.	Water closet	One for every 8 beds or part thereof	Two for every 100 persons or part thereof.	Two for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 15 persons or part thereof	
2.	Ablution taps	One in each water closet plus one water tap with draining arrangement in the vicinity of water closet and urinals for every 50	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	
3.	Wash basins	2 upto 30 beds; and one for ever additional 30 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 25 persons or part thereof	
4.	Bath with shower	One bath shower for every 8 beds or part thereof.		One on each floor.		One on each floor.	
5.	Bed per washing sinks	One for each ward		One per floor, minimum		One per floor, minimum.	
6.	Cleaners sinks	One for each ward					
7.	Kitchen sinks & dish-washers (where kitchen is provided)	One for each ward					

TABLE 14—Continued

8. Urinals.	One for every 50 persons part thereof.	Nil upto 6 persons. 1, for 7.20 persons, 2, for 21 to 45 persons, 3 for 46 to 70 persons, 4 for 71 to 100 persons, from 101 to 200 persons add at the rate of 3 percent, for over 200 persons add at the rate of 2.5 percent.
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TABLE No. 15

Sanitation Requirements for Institutional (Medical) Staff quarters & Hospitals)

Doctors Dormitories

Sl. No.	Fitments	For male staff.	For Female staff,	Nurses Hostel
1	2	3	4	5
1.	Water closets.	One for 4 persons.	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution taps.	One in each water closet.	One in each water closet.	One in each water closet.
	1. Water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.			
3.	Wash basins.	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof.
4.	Bath (with showers)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for 4 persons or part thereof.
5.	Cleaners Sinks	One per floor minimum	One per floor minimum	One per floor minimum.

TABLE No. 16
Sanitation Requirements for Government or semi-public business occupations

Sl. No.	Fitments	For male personnel	For Female personnel
1	2	3	4
1.	Water closets	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet
	One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.		
3.	Urinals	<p>Nil upto 6 persons.</p> <p>1 for 7-20 persons.</p> <p>2 for 21-45 persons.</p> <p>3 for 45-70 persons.</p> <p>4 for 71-100 persons.</p> <p>For 101 to 200 persons add at the rate of 3 percent. For every 200 persons, add at the rate of 2.5 percent.</p>	
4.	Wash basins	One for every 25 persons or part thereof.	
5.	Drinking water fountains	One for every 100 persons with a minimum of one for each other floor.	
6.	Baths	Preferably one on each floor.	
7.	Clearer sinks.	One per floor minimum preferable in or adjacent to sanitary rooms	

TABLE No. 17

Sanitation Requirements for Assembly Occupancy Building (Theatres, Auditorium and Cinemas)

Sl. No.	Fitments	For public			For staff		
		Male	Female		Male	Female	
1	2	3	4	5	6		
1.	Water closets	1 per 100 persons upto 400 persons, for over 400 persons add at the rate of 1 per 250 persons or part thereof.	2 per 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons. 2 for 16-35 persons. 2 for 13-25 persons.	1 in each water closet.	1 in each water closet.	
2.	Ablutions taps	1 in each water closet.	1 in each water closet.	1 in each water closet.	1 in each water closet.	1 in each water closet.	
	1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.						
3.	Urinals	1 for 50 persons or part thereof			Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons		
4.	Wash basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons. 2 for 16-35 persons. 2 for 13-25 persons.	1 for 1-12 persons. 2 for 13-25 persons.		

Note.—It may be assumed that two thirds of the number are males one-third females.

TABLE No. 18

Sanitation Requirements for Assembly Occupancy Buildings (Theatres, Auditorium and Cinemas)

Fittings	For public		For staff	
	Male	Female	Male	Female
2	3	4	5	6
Water closets	1 per 200 persons up to 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof	1 per 100 persons up to 200 persons For over 200 persons add at the rate of 1 per 100 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
1 water tap with draining arrangement shall be provided for every 50 persons, or part thereof in the vicinity of water closets and urinals.				
Urinals	1 for 50 persons		Nil upto 6 persons. 1 for 7-10 persons. 2 for 21-45 persons.	
Wash basins	1 for every 200 persons or part thereof, For over 400 persons add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons. 2 for 16-35 persons.	1 for 1-12 persons. 2 for 13-25 persons.
Cleaners of sinks			1 per floor minimum.	

Note.—It may be assumed that two third of the number are males and one third females.

TABLE No. 19

Sanitation requirements for Assembly Occupancy (Restaurants)

Sl. No.	Fittings	For public		For staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water closets.	1 for 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof.	1 for 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	1 for 1-15 persons. 2 for 16-25 persons. 3 for 26-65 persons. 4 for 66-100 persons.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons.
2.	Ablution taps.	One in each water closet.			
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets & urinals.			
3.	Urinals.	1 per 50 seats.		Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	
4.	Wash basins	One for every water closet provided.			
5.	Kitchen sinks and dish washers.	One in each kitchen.			
6.	Slop or service sinks.	One in the restaurants.			

Note.—It may be assumed that two-third of the numbers are male and one-third females.

TABLE No. 20
Sanitation requirements for shops and Commercial Offices

Sl. No.	Fitments	For personnel
1	2	3
1.	Water closets.	One for every 25 persons or part thereof exceeding 15 (including employees and customer) For female personnel one every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain.	One for every 100 persons with a minimum of one on each floor.
3.	Wash basin.	One for every 25 persons or part thereof.
4.	Urinals.	Same as Sl. no. 3 of Table 16.
5.	Cleaner's sink	One per floor minimum preferably in or adjacent to sanitary rooms.

Note.—Number of customers for the purpose of above calculation shall be the average number of persons in the premises, for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.

TABLE No. 21
Sanitation requirements for Residences

Sl. No.	Fitments	Male	For male personnel	For female personnel
1	2	3	4	4
1.	Water closets	1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons. From 101-200 persons add at the rate of 3 percent. From over 200 persons add at the rate of 2.5 percent.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons. From 101-200 persons add at the rate of 5 percent. From over 200 persons add at the rate of 4 percent.	

TABLE No. 21—Concl'd.

1	2	3	4
2.	Ablution taps	1 in each water closet. 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet.
3.	Urinals	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons. From 101 to 200 persons add at the rate of 3 percent. for over 200 persons. add at the rate of 2.5 percent.	
4.	Washing taps with draining arrangements.	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof.
5.	Drinking water fountains.	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers).	As required for particular trades or occupations.	

Note.—For many traders of a dirty or dangerous character, more extensive provisions are required.

TABLE No. 22

Sanitation requirements for Residences.

Sl. No.	Fitments	Dwelling with individual conveniences.	Dwelling without conveniences
1	2	3	4
1.	Bath room.	1 provided with water tap.	1 for every two tenements.
2.	Water closet.	1	1 for every two tenements.
3.	Sink (or Nahani) in the floor.	1	1 with draining arrangements in each tenement.
4.	Water Tap.	1	1 in common bath rooms and common water closet.

Note.—Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

TABLE No. 23
Sanitation requirements for Large Stations and Airports

Sl. No.	Place	W/C for Males	W/C for Females	Urinals for males only
1	2	3	4	5
1.	Junction Stations	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	4 for first 1,000 persons and one for every additional 1,000 persons.	4 for every 1,000 persons and one for every additional 1,000 persons.
2.	Intermediate stations and bus stations.	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof.	5 for 1,000 persons and 1 for every subsequent 1,000 persons or part thereof.	6 for first 1,000 persons and 1 for every additional 1,000 persons or part thereof.
3.	Domestic Airport min. Min. for 200 persons	2*	4*	2*
	For 400 persons.	5	8	6
	For 600 persons.	9	15	12
	For 800 persons.	12	20	16
	For 1000 persons.	16	26	20
4.	International Airports.	18	29	22
	For 200 persons.	6	10	8
	For 600 persons.	12	20	16
	For 1,000 persons.	18	29	22

Note.— Separate provisions shall be made for staff and workers at these traffic terminals stations,

*At least one Indian Style Water Closet shall be provided in each toilet. Assume 60 males or 40 females in any area.

PART IV

BYE-LAWS FOR DEVELOPMENT OF LAND

33. Sub-division: 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-laws 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:

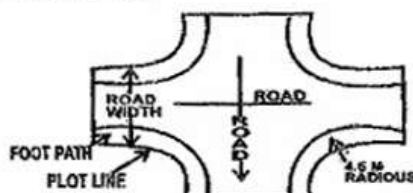
(2) Collector Roads:

(3) other roads either proposed in the Regional Plan, Master Plan, Zonal Development Plan or Development plan 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 m. The service road can serve upto a length of 300m. This will be measured from one wider street to another wider street. If the 7 m road ends as a dead end road it must have a turn around at the end. The width and 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 upto 100 plots/houses or extendable to new areas shall be of 12m width. Such road can be 400m. in length.
- (c) All junctions of service roads shall have sufficient weaving angle. In no case it shall be less than the space arrived at 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 off by drawing a quadrant of the circle of 2.7m radius at the edge of plot boundaries (see figure). It can also be provided but cut in place of rounded corners is to be determined by the Authority.



(ii) *Other Roads.*—The width of Master Plan roads shall be followed as per the Master Plan.

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

33.2.2. *Condition of Planning*.—The service roads shall be so laid out that their use for through traffic is automatically discouraged. In no case a service road can be permitted, if it is used as through traffic.

Where a sub-division abut on certain major existing or proposed road the authority may require service road along side the major road or may provide roads with no access to adjacent properties or such other treatment as may be necessary for adequate protection or residential property and to effect separation of through 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 12m. in width

Class of Roads	Width	Maximum length permissible
1	M.	M.
2	12	200
3	18	600
4	24	Above 600

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

33.3.2. *Alleys*.—Alleys shall be provided in commercial and industrial areas except where Authority may relax this requirement or when assured provision is made for service access such as off street loading/unloading and parking co-existent with and adequate for the use provided. The width of alleys where provided shall not be less than 6m. and no dead end alleys 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 45° shall not be permitted unless adequate arrangements for the circulation of traffic with desirable weaving length is available.

33.4. *Parks/Playgrounds*.—

¹[The open space in residential colony shall be as follows :

Sl. No.	Area of land to be developed	Open Space/park/play ground in percentage
1.	Upto 1 acre	Nil
2.	More than 1 acre & upto 5 acres	5%
3.	More than 5 acres & upto 7 acres	7.5%
4.	More than 7.5 acres & upto 10 acres	10%
5.	More than 10 acres & upto 12.5 acres	12.5%
6.	More than 12.5 acres.	15%

1. Ins. by No. 71/96 dated 9.12.1996 and No. 42/97 dated 29.1.1997.

The open space provided in the proposed land use plan of a zonal plan or Master plan or a Regional Plan shall be over and above this open space.

33.4.1. The open space in a residential area/layout shall not be less than 15% of the area of the lay out/residential colony. This open space shall be divided according to the purpose i.e. toilet, parks, play fields etc.

The open spaces provided in the proposed land use plan of a master plan or a Regional plan shall be over and above this open space.

33.5. Community facilities.—

33.5.1 The extent of community facilities to be provided depending upon population shall be as given in Table 24.

33.5.2. Table 24 based on population shall also be the guideline to work out different requirements of a sub-division 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 Authority in consultation with Chief Town Planner.

33.5.3. An application can be made to the Authority 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 Authority 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 Authority.

33.6. Layouts 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.
250 sq.m.-500 sq.m.	Semi-detached building
above 500 sq.m.	Detached building

Note.—Plots which are 6m. to 9 m. width shall be developed as row housing schemes.

34. Sub-division Bye-laws for plots in Built-up-area.—

34.1. The sub-division of plots in existing built-up areas, 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 is less than 1 acre or 0.4 hectare then the minimum width of roads and access ways for internal development shall be 6m. In case the plot faces a road less than 6m. 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 3m.

¹[Note—If the area to be sub-divided is less than 1 acre in that case, the layout has also to be accorded by the concerned committee authorised by the Authority.

34.3. If the area to be sub-divided is more than 1 acre or 0.4 hectare, then the minimum width of roads and access ways for internal development shall be 7m. and shall be further subjected to the provisions of bye-law 33.2. In case the plot faces a road less than 7m in width, then the plot boundary at the front shall be set back, so that the distance from the centre line to the new plot boundary is not less than 3.5m.

²[34.4. *Submission of residential layout plan,—*

The residential layout plan may be submitted for approval to Authority by the signature of the members of the concerned 'Residential Co-operative Society in lieu of Secretary/President of the Society.

Even a single member of the Co-operative Society may apply with his signature, if he is authorised by all the members of the society for doing the same.



1. Note below 34.2 added by G.S.R. 19/95 dated 7.2.1995.
2. "34.4" ins. by No. 42/97 dated 29.1.1997.

TABLE NO. 24

Facilities required				
Sl. No.	Main type	Sub-type	Scale of provision number required	Area required and remarks
1	2	3	4	5
1.	Education facilities	Nursery School (3+ to 5 age group)	4 for 15,000 population	0.5 acre for density upto 100 population/acre. 0.35 acre for 101 to 200 population/acre. 0.25 acre for 201 population/acre and above.
		Primary school (5+ to 12 age group)	4 for 15,000 population	2.5 acre for density upto 100 population/acre. 2.0 acre for 101 to 200 population/acre and above.
		High School (12+ to 16 age group)	1 for 15,000 population	6.0 acre for density upto 100 population/acre. 5.0 acre for 101 to 200 population/acre. 4.0 acre for 200 population/acre and above.
		Degree College	1 for 75,000 to 1,00,000	10 to 15
2.	Health facilities.	Health Centre General Hospital	1 for every 15,000 1 for 75,000	1.5 acre. 10.0 acre for 200 beds with ancillaries and staff quarter.
3.	Commercial facilities including shopping facilities	Facilities of shops	1 for every upto 250 to 500 1 for every 500 up to 3,500	20 sq.m./250 40 sq.m./500
		Convenience shopping Centre	Upto 10 shops	0.2 to 0.5 acre. for 5000
		Local shopping Centre	Up to 20 shops. for 15,000	1.7 acre.

TABLE NO. 24—Continued.

1	2	3	4	5
		Zonal shopping Centre	Upto 80 to 100 shops for 50,000	11 acres.
4.	Communication facilities & essential services.	Sub-post Office and Telegraph office cum delivery and booking including Telephone Exchange of 10,000 lines.	1 for every 10,000 1 for every 1,00,000	2.5 acres.
		Electric sub-station	(i) One in every shopping centre. (ii) One for every 3,000 dwelling units and one additional to fraction thereof	12m.x 12m 60m.x 60m.
		Police station with staff quarter	1 for every 50,000	2.0 acres.
		Police post with staff quarters.	1 for 20,000	1.0 acre.
		Fire station with staff quarters.	1 for every 5K.M. radial distance.	2 acres.
5.	Social & cultural facilities.	Religious Building	1 for every 15,000	1 acre-location not at inter-section of road and 60m. away from junction. 0.75 acres.
		Community Hall and Library.	1 for every 15,000	
		Cinemas.	1 for every 25,000	0.8 acre with parking location in Zonal shopping Centre, business & commercial area in residential zone.

SPECIAL REQUIREMENT OF INDIVIDUAL OCCUPANCIES

35. Cinemas, Theatres and Public Assembly Halls.

35.1. No permission for construction of a building for a Cinema or other purpose shall be granted by the Authority unless the construction of such building conforms to the rules, under the Bihar Cinema (Regulation) Act or other relevant enactment. (Refer Appendix N—Bihar 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 building to any such purpose unless such building is set back at least 9m, from the regular line of the street or from the street if no such regular line exist. The Cinema, theatre shall be constructed as per the relevant rules under the Bihar Cinema (Regulation) Act, 1954 Cinema (Regulation) Rules, 1974 Appendix N.)

35.3. In addition, assembly buildings shall conform to IS 4878-1968 Bye-laws for Construction of Cinema Building Code of India (See Bye-law no. 26.1).

35.4. Exits and fire safety requirements shall be in accordance with Part IV, Fire Protection of National Building Code of India (See Bye-law no. 26.1)

35.5. Requirements of Water Supply and Sanitary Installations shall be in accordance with Part IV 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 thereof 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 no development plans, the factory site shall have to be approved by the Authority.

36.3. In the case of building constructed or converted for use as a factory after the date of these bye-laws, the following additional requirements shall apply:-

- (a) Exits and Fire Safety Requirements shall conform to Part IV, Fire Protection of National Building Code of India (See Bye-law No.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 sewerage systems prior approval of the arrangements shall be obtained from the Authority 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 spittons to be provided

shall be to the satisfaction of the Chief Inspector of Factories or other appropriate authority. (See Bye-law Nos. 31.2 and 31.3).

37. Petrol filling stations.

37.1 The location of the petrol filling stations and its layout shall be approved by the Authority in consultation with the Commissioner of the Division 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 Authority 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 cemetery. Further, the Authority 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 neighbourhood or to be offensive to such persons.

39. Building in Mining Area.

39.1. Buildings in mining area shall not be constructed to a height of more than one storey without the prior special approval of the Authority.

APPENDIX 'A'

(Bye-law No. 4.2)

Form for first Application to erect, re-erect, demolish or to make alteration in any place in building for obtaining Building permit.

To,

The Vice-Chairman
Patna Regional Development Authority
Dakbungalow Road, Patna-800001.

Sir,

I hereby give notice that I intend to erect, re-erect, demolish or to make alteration in the building No. or to on/in plot. No. in Colony/Street Mohalla/Bazar/Road City and in accordance with the building bye-laws of 0.4 and I forward herewith the following plans and specifications (items 1 to 40) in quadruplicate duly signed by me and (Name in block Letter,) the Licensed Architect/Engineer/Draftsman/Group Licence No. who will supervise its erection and a copy of other statements/documents (as applicable Items 5 and 6) :—

1. Site Plan.
2. Building Plan.
3. Service Plan.
4. General Specifications.
5. Ownership Title.
6. Receipt for payment of Development Permit Application fee.

I request that the construction may 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'

(Bye-law No. 4.2)

*Form for first Application for development/re-development of land
 for obtaining Development Permit.*

To,

The Vice-Chairman
 Patna Regional Development Authority
 Dakbungalow Road, Patna-800001.

Sir,

I hereby give notice that I intend to develop/re-develop the land of Khesra No.....PlotNo....in Colony.....on Streetin Mohalla/Bazar..... of City and in accordance with the building bye-laws No.4 and forward herewith the following plans and specifications (items no. 1 to 4) in quadruplicate duly signed by me and..... (Name in block Letter,) the Licensed Architect/Engineer/Town planner/Group Licence Nowho will supervise its development and a copy of each statements/documents (as applicable Items 5 and 6) :—

1. Key Plan.
2. Site Plan.
3. Lay out Plan.
4. Specifications.
5. Ownership Title.
6. Receipt for payment of Development Permit Application fee.

I request that the construction may 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-'C'

(Bye-laws No. 5.4.1.)

*Qualification of licensed technical personnel for Schemes
for Building permit and Development
Permit and Supervision.***C-1 General.**

C 1 .1 The 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 Authority shall be as given in Bye-laws C-2 to C-6. The procedure for licensing the technical personnel is given in Bye-law 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 Architect 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 Bye-laws C.2.2.1 and C.2.2.

C.2.2.1. *Development permit.*—The licensed architect will be entitled to submit.

- (i) All plans and related information connected with development permit for areas upto the extent of four hectares.
- (ii) Certificate of supervision for development of land for areas, upto four hectares pertaining to road work, water supply, drainage, sewerage and light installations.

C.2.2.2. *Building permit.*—The limits on competence (if any) for submission of proposals for building scheme regarding plans, related information including structural design and supervision, connected with building permit shall be decided by the Authority.

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 P.R.D.A. without paying any annual licensing fee for the same. However, if they desire to be enrolled as life-time licensee of the Authority, a lump sum payment of Rs. 500/- (Five hundred) shall have to be made to the authority as a fee for such enrolment, so that the Authority may be able to intimate them by post from time to time about the provisions of Planning Standard and Building Bye-laws and other relevant information with amendments (if any) in Rules and Bye-laws of the Authority. But in case an Architect either already enrolled or likely to be enrolled in future as a P.R.D.A. Licensee, violates any of the rules, regulations, bye-laws and / or Planning Standards of P.R.D.A., for the time-being in force, his enrolment in P.R.D.A. shall be cancelled and the enrolment fee of 500/- charged initially from him shall be forfeited by the Authority.

C-3 Engineer.

C-3.1. Qualification.—The qualifications for licensing of Engineer will be the corporate membership (Civil) or the Institutions of Engineers or such degree or diploma in Civil or Mechanical or Structural Engineering which makes eligible for such membership or which is recognised by Bihar 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, 2.1 and C-2.2.3.

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 Bihar 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 of all areas.

C-5. Draftsman.

C-5.1. Qualification.—The qualification for licensing of Draftsman will be;

- (i) three years architectural assistantship on intermediate in architecture with three years experience;
- (ii) diploma in Civil Engineering with 3 years experience; or
- (iii) draftsmanship in Civil Engineering from I.T.I. with five years experience under architect/engineer, from a recognised institution which would enable him for the post of senior Draftsman recognised by Bihar Public Service Commission.

C-5.2. Competence.—The draftsman will be entitled to submit.—

- (i) all plans and related information for building permit on plots upto 200 sq.m. and upto two storeys.
- (ii) certificate of supervision of building on plots upto 200 sq.m. and upto two storeys.

C-6 Group or Agency.

C-6.1. When an agency or group comprising of qualified Architect/Engineer/Town Planner is practising, the qualification and competence of work will be the combination of individual qualification and competence, given under bye-laws C-2, C-3 and C-4 and the agency shall be licensed by the Authority.

C-7. Licensing.

C-7.1. Technical personnel to be licenced.—The qualified technical personnel or group as given in Bye-laws C-2, C-3, C-4, C-5 and C-6 shall be licensed by the Authority and the licence shall be valid for one Calendar year after which it shall be renewed annually.

C-7.2. Licensing fees.—The fees for licensing of technical personnel shall be as follows:—

Sl. No.	Category of Technical Personnel	Annual Licensing fees
1.	Licensed Engineer/Town Planner	Rs. 100/-
2.	Licensed Draftsman	Rs. 50/-
3.	Licensed Group/Agency	Rs. 500/-

C-7.3. Licence Renewal Fee.—Fee for Renewal of Licence on completion of one Calendar year shall be as follows:—

Sl. No.	Category of Technical Personnel	Licence fee	Annual Renewal fee
1.	Licensed Engineer/Town Planner	Rs. 500/-	Rs. 250/-
2.	Licensed Draftsman	Rs. 250/-	Rs. 50/-
3.	Licensed Group/Agency	Rs. 5000/-	Rs. 2000/-

C-8 Duties and Responsibilities of Technical personnel :

C-8.1. The duties and 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 Municipal Act, 1922, Patna Municipal Corporation Act, 1951, Bihar Restriction of Use of Land Act, 1948, Rules and Bye-laws made thereunder and as well as the Bihar Town Planning and Improvement Trust Act, 1951, Bihar Regional Development Authority Act, 1982 & 1975 Rules and the regulations made therein and shall prepare plans, sections elevations and other structural details as per requirements of the clauses above to prescribed scales making clear all the dimensions etc. furnishing the area table, 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, erasures or corrections. Only such corrections will be permitted with proper initials and on a durable paper properly arranged and folded and in accordance with provisions mentioned in the bye-laws.
- (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 with 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 of other changes they make on the plans, documents and details as per requisitions from the local body.
- (e) They or their authorised agent or employees, shall not accept the 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 of provision of Bihar and Orissa Municipalities Act, 1922, Patna Municipal Corporation Act, 1951, Bihar Restriction on Uses of Land Act, 1948, Bihar Town Planning and Improvement Trust Act, 1951, Bihar Regional Development Authorities Act, 1982 & 1975 Rules, Bye-law and Regulations and other orders made thereunder.

- (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 & Orissa Municipalities Act, 1922, Patna Municipal Corporation Act, 1951, Bihar Regional Development Authority Act, 1982, 1975 Rules and Bye-laws, framed thereunder.
- (h) They shall regularly fill up the progress report form and shall not proceed with the next stage of work without getting the previous stage inspected and examined by the authorised local body staff. They shall fully comply with the requisitions issued after examination 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 regulations, Zoning Regulations, Standing Orders 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 therequisitions 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 as employees and further that they shall be held responsible for the work executed upto the date of intimation, the local body has accepted their resignation.
- (l) In the case of architects and engineers practising as a group/agency they shall submit the registered partnership deed, along with the qualifications at the time of application for licence.
- (m) In the case of Government department, construction agencies and statutory Authorities created by Government, a group licence may be given without the partnership deed as required under (1) above.

APPENDIX-'D'

(Bye-law No. 5.5)

Form for Supervision

I hereby certify that the erection re-erection, demolition or material alteration of building no.....or the development of the land of Khesra No.....on/in Plot No....in Colony/Street..... Mohalla/Bazar

Road..... City shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted alongwith, and that the work shall be carried out according to the sanctioned plans.

Signature of Licensed Architect/Engineer/Town Planner/Draftsman/
Group.....

Name of Licensed Architect/Engineer/Town Planner /Draftsman/
Group.....

(In block letters)

Licence No. of Licensed Architect/Engineer/Town Planner /
Draftsman/Group

Date

Note.—Strike out the terms not applicable

APPENDIX 'E'

(Bye-law No. 7.1)

Form for Sanction or Refusal of Building Development Permit

From:

The Vice Chairman,
Patna Regional Development Authority.
Dakbungalow Road, Patna-800001.

To,

.....
.....
.....

Sir,

With reference to your applicationdated
.....for grant of licence for the erection, re-erection/making alteration or
development of land in Khesra No.— ——— or/in Plot No. — ———
Block No ——— situated in Colony/Street ———
Mohalla/Bazar/Road ———

City No. ———, I have to inform you that
sanction has been granted/refused by the Authority on the following grounds.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Signature of the
Authority

Name, Designation

and address of the
Authority

Office Stamp,
Office (Communication) No.
Dated

APPENDIX-'F'

(Bye-law No. 9.1)

Form for Notice for commencement

I hereby certify that the erection, re-erection, demolition or material alteration in of building no.....of the development of the land of KhesraNo.....on/inPlot No....in Colony Street..... Mohalla/Bazar Road..... City will be commenced on as per your permission vide No. dated.....

under the supervision of Licensed Architect/Engineer/Town Planner/Draftsman/Group Licence No. and in accordance with the plans sanctioned.

Signature of the Owner

Name of Owner.....

(In Block Letters)

Address of Owner

Dated

APPENDIX-'G'

(Bye-law No. 12.1)

Form for Completion Certificate

I hereby certify that the erection, re-erection, or material alteration in of building no.....or the development of the land of KhesraNo.....on/inPlot No.... City has been supervised by me and has been completed onaccording to the plans sanctioned, vide nodated. The work has been 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 Bye-laws, no requisitions made, conditions prescribed or orders issued thereunder 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/Engineer/Town Planer /Draftsman/Group.....

(In block letters)

Licence No. of Licensed Architect/Engineer/Town Planner/Draftsman/Group

Address of Licensed Architect/Engineer/Town Planner/Draftsman Group

Date

Note:—Strike out the terms not applicable.

APPENDIX-'H'

(Bye-law No. 17.1)

Form for Occupancy Certificate

I hereby certify that the erection, re-erection or alteration in/of building no..... or the on/in Plot No. in Colony/Street Mohalla/Bazar/Road City completed under the supervision of Licensed Architect/Engineer/Draftsman/Group, License No. has been inspected by me and I declare that building conforms in all respect to the requirement of the Bye-laws in respect of use group, structural safety, fire safety, hygienic and sanitary condition inside and in the surroundings and is fit for occupation.

Signature of Authority.

.....
Name, Designation and address of Authority.....

Office Stamp,
Office (Communication)
No.

Note .— Strike out the terms not applicable.

APPENDIX-'I'

(Bye-law No. 13.2)

Form for Development Certificate

I hereby certify that the development/re-development of the land of Khesra No..... in Colony..... or street Mohalla/Bazar of City completed under the supervision of Licensed Architect/Engineer/Town Planner/Group, Licence No. has been inspected by me and I declare that the development of the land conforms in all respect to the requirements of the Planning Standards in respect of use group services, planning norms, hygienic and sanitary condition inside and in the surroundings and is fit for building construction.

Signature of Authority

.....
Name, Designation and address of Authority.....

Office Stamp,
Office (Communication)
No.

Note .— Strike out the terms not applicable.

APPENDIX-'J'

(Bye-law No. 21.1)

*F.A.R. Values For Different Occupancies for Different Area of City***J-1. Residential building:**

The F.A.R. Values for residential building for different areas of the City depending upon gross density shall be as per density map and table—4.

J-2. Business and Mercantile (Commercial) Buildings;

The F.A.R. values for business and mercantile (Commercial) buildings for different commercial/business zones of City shall be as given in Table 26.

TABLE 26

*F.A.R. Values for Business and Mercantile (Commercial)
Buildings for Different Areas*

Sl.No.	Commercial Business Zones	F.A.R.
1.	Neighbourhood shopping centre (as per Master Plan of Patna)	1.5
2.	District shopping centre (as per Master Plan)	2.0
3.	Central business District Areas and Office Areas, (As per Master plan of Patna)	3.0 2.5

APPENDIX 'K'

(Bye-law No. 33.4.2.)

Form for Obtaining Proposals of Master Plan.

To,

The Vice-Chairman,
Patna Regional Development Authority,
Dakbungalow Road, Patna-800 001

Sir,

I hereby intend to develop/re-develop the land of Khesra No.Plot No. in Colony or Street in Mohalla/Bazar City The proposals of the Master Plan/Zonal Development Plan pertaining to the area may be made available for the preparation of sub-divisional plan for the land referred above. The necessary payment for procuring the proposals for 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)

Address of Owner

Dated

'[APPENDIX 'L'

(Bye-law No. 10.2)

Rules for Condonation of Minor Deviation

बिहार क्षेत्रीय विकास प्राधिकार अधिनियम 1982 की धारा 36/37/[5] एवं वर्तमान बाईलॉज के किसी भी प्रावधान का जहाँ मामूली उल्लंघन हो तो उपाध्यक्ष को यह निर्णय लेने का अधिकार होगा कि प्रत्येक मामले में अधिनियम एवं बाईलॉज के प्रावधानों का जो उल्लंघन हुआ है, वह सामंजस्य के लायक है या नहीं। यदि सभी सम्बद्ध बातों को ध्यान में रखकर उपाध्यक्ष इस निष्कर्ष पर पहुँचते हैं कि मामला सामंजस्य लायक है तो कारणों को लिखित करते हुए उपाध्यक्ष सामंजस्य की स्वीकृति दे सकेंगे, वशर्त कि सामंजस्य का केस

नीचे दर्शाये गये सीमाओं के अनुरूप और शर्तों के अनुकूल हो। ऐसे मामलों में निम्नलिखित दरों पर अनिवार्य कम्पाउंडिंग फीस वसूल कर नक्शा स्वीकृत करने का प्रावधान रहेगा।

भवन निर्माण के अनियमितता की स्थिति	कम्पाउंडिंग सीमा एवं कम्पाउंडिंग फीस।
1. धारा 36 के अन्तर्गत नक्शा दाखिल कर स्वीकृत के पहले ही आवेदक के द्वारा तीन माह रूकने के बाद भवन निर्माण कार्य शुरू कर दिया जाता है। समर्पित नक्शा एवं वास्तविक निर्माण कार्य शुरू कर दिया जाता है। समर्पित नक्शा एवं वास्तविक निर्माण बाईलॉज के अनुकूल पाया जाता है, परन्तु आवेदक द्वारा धारा 37 [5] के अनुसार नोटिस न दी गई है।	मूल नक्शा फीस का 200 प्रतिशत
2. 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 300 प्रतिशत
3. धारा 36 के अधीन नक्शा दाखिल कर नक्शे की स्वीकृति प्राप्त की जाती है। पर उसके बाद निर्माण स्वीकृत प्लान पर न कर बिना नोटिस दिए प्लान से विचलन कर किया जाता है, पर संशोधित नक्शा बाद में समर्पित करने पर पाया जाता है कि संशोधित नक्शा बाईलॉज के अनुकूल है।	संशोधित नक्शा फीस के अलावे मूल नक्शा फीस का 100 प्रतिशत।
4. धारा 36 के अधीन नक्शे को स्वीकृति प्राप्त की जाती है। पर उसके बाद भवन निर्माण स्वीकृत नक्शा पर न कर बिना नोटिस दिए संशोधित नक्शा के अनुसार किया जाता है और संशोधित नक्शा बाद में समर्पित करने पर पाया जाता है संशोधित नक्शा बाईलॉज के प्रावधानों के प्रतिकूल है परन्तु बाईलॉज में अनुमान्य मानकों एवं सामंजन की अधिकतम सीमा के अन्दर है।	संशोधित नक्शा फीस के अलावे मूल नक्शा फीस का 100 प्रतिशत। [क] 11 मीटर तक ऊँचाई वाले आवासीय भवनों के लिए:- [1] सामने के सेट बैक के लिए अनुमान्य सेट बैक मानक में 30 प्रतिशत तक का विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए कम्पाउंडिंग फीस 1500/-रुपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा। [2] साइड सेट बैक में मानक सेट बैक क्षेत्रफल का 50 प्रतिशत तक का

भवन निर्माण के अनियमितता की स्थिति

कम्पाउंडिंग सीमा एवं कम्पाउंडिंग फीस।

विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए सामंजन शुल्क 500/- रूपये प्रति वर्गमीटर आच्छादित क्षेत्रफल की दर से देय होगा।

- [3] पीछे के सेट बैक में मानक सेट बैक क्षेत्रफल का 50 प्रतिशत तक का विचलन का ही सामंजन किया जा सकता है। इस विचलन के लिए सामंजन शुल्क 500/-रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा ।

नोट:- उपर्युक्त [1], [2] एवं [3] को मिलाकर कुल राशि की अधिकतम सीमा 50,000/-रूपये होगी।

- (ख) 11 मीटर तक ऊँचाई वाले आवासीय भवनों के लिए:-

साइड एवं पिछले सेट बैक अनुमान्य मानक सेट बैक का 20 प्रतिशत तक विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए कम्पाउंडिंग फीस 500/-रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा।

- (ग) 11 मीटर से अधिक ऊँचाई वाले सभी भवनों के लिए:-

साइड एवं पिछे के सेट बैक में अनुमान्य मानक सेट बैक का 20 प्रतिशत ही सामंजन किया जा सकता है। इस विचलन के लिए कम्पाउंडिंग फीस 1200/- रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा।

कंडिका [4] में उल्लिखित अधिकतम सीमा से ज्यादा आच्छादित क्षेत्रफल को हटाने के बाद कंडिका [4] में उल्लिखित दरों के अनुसार फीस देय होगा।

5. धारा 36 के अन्तर्गत नक्शा दाखिल कर नक्शे की स्वीकृति प्राप्त की जाती है, पर उसके बाद भवन निर्माण स्वीकृत नक्शा पर न कर बिना नोटिश दिए नक्शा विचलन कर निर्माण किया जाता है, और संशोधित नक्शा बाईलॉज में अनुमान्य मानकों एवं सामंजन की अधिकतम सीमा के बाहर है।

भवन निर्माण के अनियमितता की स्थिति	कम्पाउडिंग सीमा एवं कम्पाउडिंग फीस।
<p>6. धारा 36 के अन्तर्गत नक्शा दाखिल कर निर्माणकर्ता द्वारा स्वीकृति के पहले ही भवन निर्माण कार्य चालू कर दिया जाता है, जो उनके द्वारा समर्पित नक्शा के अनुसार नहीं है, परन्तु स्थल पर किये जा रहे निर्माण के अनुकूल संशोधित नक्शा समर्पित करने पर पाया जाता है कि यह बाई लॉज के अनुकूल है।</p>	<p>संशोधित नक्शा के फीस के अलावे मूल नक्शा फीस का 200 प्रतिशत।</p>
<p>7. धारा 36 के अन्तर्गत नक्शा दाखिल कर निर्माणकर्ता द्वारा स्वीकृति के पहले ही भवन निर्माण कार्य चालू कर दिया जाता है और बाद में उनके द्वारा संशोधित नक्शा समर्पित किया जाता है, जो बाइलॉज के प्रतिकूल पाया जाता है, परन्तु बाइलॉज में अनुमान्य मानकों एवं सामंजन की अधिकतम सीमा के अन्दर है।</p>	<p>संशोधित फीस के अलावे मूल नक्शा फीस का 300 प्रतिशत सेट बैक में अतिक्रमण किये गए कुल रकबा पर निम्नलिखित रूप में सामंजन शुल्क देय होगा:-</p> <p>[क] 11 मीटर तक ऊँचाई वाले आवासीय भवनों के लिए:-</p> <ol style="list-style-type: none"> 1. सामने के सेट बैक के लिए अनुमान्य सेट बैक मानक में 30 प्रतिशत का विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए कम्पाउडिंग फीस 1500/-रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा। 2. साइड सेट बैक में मानक सेट बैक क्षेत्रफल का 50 प्रतिशत तक का विचलन ही सामंजन शुल्क 500/-रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा। 3. पीछे के सेट बैक में मानक सेट बैक क्षेत्रफल का 50 प्रतिशत का विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए सामंजन शुल्क 500/- रूपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा। <p>नोट:- उपर्युक्त (1), (2) एवं (3) को मिलाकर कुल राशि की अधिकतम सीमा 50,000/- रूपये होगी।</p>

भवन निर्माण के अनियमितता की स्थिति

कम्पाउंडिंग सीमा एवं कम्पाउंडिंग फीस।

(ख) 11 मीटर तक ऊँचाई वाले गैर आवासीय भवनों के लिए:-

साइड एवं पीछे के सेट बैक में अनुमान्य मानक सेट बैक का 20 प्रतिशत तक का विचलन ही सामंजन किया जा सकता है। इस विचलन के लिए कम्पाउंडिंग फीस 500/- रुपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा।

(ग) 11 मीटर से अधिक ऊँचाई वाले सभी भवनों के लिए:-

साइड एवं पीछे के सेट बैक में अनुमान्य सेट बैक का 20 प्रतिशत तक का ही विचलन सामंजन किया जाता है। इस विचलन के लिए सामंजन शुल्क 1200/- रुपये प्रति वर्गमीटर विचलित आच्छादित क्षेत्रफल की दर से देय होगा।

सामंजन सीमा के अतिरिक्त निर्माण का हटाने के बाद क्रमांक 7 में उल्लिखित दरों के अनुसार फीस देय होगा।

8. धारा 36 के अन्तर्गत नक्शा दाखिल कर निर्माणकर्ता द्वारा स्वीकृति के पहले ही भवन निर्माण कार्य चालू कर दिया जाता है। बाद में उसके द्वारा समर्पित संशोधित नक्शा बाइलॉज के प्रतिकूल पाया जाता है, जो बाइलॉज के सामंजन की अधिकतम सीमा के बाहर है।

9. धारा 36 के अन्तर्गत नक्शा दाखिल किए बिना निर्माणकर्ता द्वारा भवन निर्माण शुरू किया जाता है पर बाद में उसके द्वारा नक्शा स्वीकृत हेतु दाखिल किया जाता है तथा निर्माण भी नक्शा एवं बाइलॉज के अनुकूल है।

10. धारा 36 के अन्तर्गत नक्शा दाखिल किए बिना निर्माणकर्ता द्वारा भवन निर्माण शुरू किया जाता है, पर बाद में उसके द्वारा नक्शा स्वीकृति हेतु दाखिल किया जाता है। जो बाइलॉज के प्रतिकूल है। परन्तु बाइलॉज के अनुमान्य मानकों एवं सामंजन की अधिकतम सीमा के अन्दर है।

मूल नक्शा फीस का 500 प्रतिशत

मूल नक्शा फीस का 500 प्रतिशत एवं सेट बैक में अतिक्रमण किए गए कुल रकबा पर निम्नलिखित दर से कम्पाउंडिंग फीस देय होगा-

कंडिका [4] [क, ख, एवं ग] में विर्णित सीमा एवं दरों के अनुसार फीस देय होगा।

भवन निर्माण के अनियमितता की स्थिति	कम्पाउंडिंग सीमा एवं कम्पाउंडिंग फीस।
11. धारा 36 के अधीन नक्शा दाखिल किए बिना भवन निर्माण शुरू किया जाता है, बाद में उसके द्वारा नक्शा स्वीकृति हेतु दाखिल किया जाता है, जो बाइलॉज के प्रतिकूल है एवं बाइलॉज में अनुमान्य मानकों एवं सामंजन की अधिकतम सीमा के बाहर है।	सामंजन सीमा से अतिरिक्त निर्माण को हटाने के बाद क्रमांक 10 में उल्लिखित दरों के अनुसार फीस देय होगा।

नोट:-

- [1] उपरोक्त कम्पाउंडिंग फीस सभी परिस्थितियों में मूल फीस के अतिरिक्त होंगे।
- [2] निम्नलिखित स्थितियों में भवन प्लान की स्वीकृति कतई नहीं की जायेगी:-
- [क] रिजनल प्लान, मास्टर प्लान, जोनल प्लान, किसी स्वीकृत परियोजना या उसके प्रकाशित प्रारूप के अन्तर्गत भूमि उपयोग का उल्लंघन ।
- [ख] सड़क की निर्धारित चौड़ाई पर अतिक्रमण या उस पर निर्धारित बिल्डिंग लाइन का अतिक्रमण।
- [ग] 11 मीटर तक के गैर आवासीय एवं 11 मीटर से ऊँचे सभी भवनों के सामने की निर्धारित न्यूनतम सेट बैक का उल्लंघन।
- [घ] अगल-बगल और पीछे के सेट बैक के निर्धारित सेट बैक में सामंजन सीमा से अधिक का उल्लंघन
- [ङ] स्वीकृत नक्शे से कोई भी विचलन जो भवन के बाइलॉज के अनुसार न्यूनतम सेट बैक, उसकी ऊँचाई, उसका आच्छादित रकबा सामंजन सीमा से अधिक प्रभावित नहीं करता हो मामूली विचलन माने जा सकते हैं, उपरोक्त विचलन के कारण अगर निर्धारित एफ० ए० आर० में मामूली बढ़ोतरी होती है तो उसे भी मामूली विचलन माना जा सकता है।

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.
1	2	3
A. Residential	1. Residences, Hostels and Boarding Houses with density limitations. 2. Nursery, Kinder Garden and High Schools. 3. Clinics, Social and cultural institution with adequate parking facilities.	1. Places of worship 2. Professional, Commercial and Government Offices. 3. Service uses and retails shops of a neighbourhood character when located in local shopping centres or in con-

1	2	3
	4. Retail shopping and community facilities with adequate parking facilities. 5. Neighbourhood recreational uses including club and other such public recreational facilities with adequate parking facilities.	concentrated locations or as shown in the Zonal Development plan of the areas when prepared. 4. Hotels, hospitals and sanatoria not treating contagious diseases of mental patients, provided the set back and coverage of plots are such as not to constitute nuisance to the residential area. 5. Non-commercial poultry and cattle farms provided that a part of such building is not such that 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 road of 90 ft. width and above. 9. Service and storage yard, taxi and scooter stands.
B. Commercial(Retail)	1. Retail shops and markets. 2. Business and professional Offices. 3. Service uses shops like barbers, tailors, laundry cleaners etc. 4. Restaurants and places of entertainment with adequate parking places. 5. Residences, Hostels and Boarding Houses and Social and welfare institutions provided they are located in the first and higher floors.	1. Social and welfare institutions 2. Petrol filling stations and garages with adequate set-back and coverage so that there is no nuisance created to the locality. 3. Coal, Wood or Timber yard. 4. Light manufacturing units employing not more than 4 persons with or without power provided the goods manufactured are sold on the premises in retail and that does not create nuisance.

	1	2	3
		6. Meat, Fish, Vegetable and fruit markets.	nce or hazard.
		7. Roofed storage for legitimate retail businesses.	5. Taxi and Scooter stand, Bus Terminal (Parking areas requirements for all the above uses must be approved).
		8. Public and semi-public-recreational discos.	
		9. Public utilities and buildings. (Parking area requirements for all these uses must be approved).	
C. Commercial (wholesale)	1. Wholesale and retail shops		1. Truck terminals and parking.
	2. Storage for wholesale uses except when specifically prohibited.	2. Market, Clinic, Social and Cultural institutions.	
	3. Commercial and Government Offices.	3. Dwelling for watch-and-ward. (Parking, loading & unloading requirements must be approved 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 approved for all the above uses).		
D. Industrial	1. Industries which do not cause excessive, injurious or obnoxious noise, vibration, smokes gas, flames, odour, dust, effluent or other objectionable conditions and do not employ more than 100 workers. (Parking, loading and unloading requirements must be approved for all uses).	1. Bus and Truck Terminal.	
		2. Railway passenger and freight terminal.	
		3. Petrol filling Station, Taxis and Scooter stands, junk yards.	
		4. Dwellings for watch and ward staff, canteen and recreational facilities for the employees.	

1	2	3
E. Public and Semi-public uses	1. Local, State and Central Government Offices and use of land for defence purposes.	1. Residences and other uses incidental to main use in no 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 institutions.	5. Dwelling for watch and ward staff. (Parking area requirement for all uses must be approved).
	6. Monuments and religious institutions.	
	7. Public utilities and buildings.	
	8. Cremation grounds and cemeteries.	
	9. Bus and Railways passenger terminals.	
	10. Parks, play grounds and special recreational areas (Parking area requirements for all these uses must be approved).	
F. Agricultural and horticulture	1. Agricultural and horticulture.	1. Places of worship.
	2. Dairy and Poultry farming	2. Special educational and cultural buildings.
	3. Farm houses and accessory buildings of appropriate specification.	3. Parks and non-commercial and semi-public, recreational uses.
	4. Brick Kilns. (Parking area requirement for all these uses must be approved).	4. Storage and processing & sale of farm product.
		5. Service and repair of farm-implements.
		6. Public utility and buildings. (Parking area requirement for all these uses must be approved).

APPENDIX 'N'

अधिसूचना संख्या 739 पटना दिनांक 30.5.1978—बिहार सिनेमा (विनियमन) अधिनियम, 1954 (बिहार अधिनियम 15, 1954) की धारा 9 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए बिहार राज्यपाल, बिहार सिनेमा (विनियमन) नियमावली 1974 में निम्नलिखित संशोधन करते हैं—
(क) ग्रामीण क्षेत्रों के लिए स्थायी सिनेमा भवन निर्माण के लिए प्लानिंग स्टैण्डर्ड।

सुविधाओं का नाम	250 कुर्सियाँ तक का सिनेमा भवन	251 से 500 कुर्सियों तक का सिनेमा भवन	501 और उससे अधिक कुर्सियों का सिनेमा भवन
1	2	3	4
1. भूखण्ड की न्यूनतम चौड़ाई	कोई भी न्यूनतम मानक नहीं रखा गया है	कोई भी न्यूनतम मानक नहीं रखा गया है	कोई भी न्यूनतम मानक नहीं रखा गया है
2. सामने की सड़क की न्यूनतम चौड़ाई।	9 मीटर	9 मीटर	9 मीटर
	सेट बैक्स		
3. क—सामने	4.5 मीटर	9 मीटर	9 मीटर
ख—दोनों तरफ			
बगल में	शून्य	3 मीटर	4 मीटर
ग—पीछे	3.0 मीटर	3 मीटर	4 मीटर
4. पार्किंग			
क—कार/ट्रेक्टर	शून्य	कुल कुर्सियों का 1 प्रतिशत (215.0 वर्गफीट/	(323.0 वर्ग फीट/100 कुर्सियाँ)
ख—मीटर साईकिल/स्कूटर	शून्य	कुल कुर्सियों का 4 प्रतिशत 129.0 वर्गफीट/100 कुर्सियाँ	कुल कुर्सियों का 6 प्रतिशत 194.0 वर्गफीट/100 कुर्सियाँ
ग—साईकिल	शून्य	कुल कुर्सियों का 15 प्रतिशत 226.0 वर्गफीट/100 कुर्सी	कुल कुर्सियों का 20 प्रतिशत 301.0 वर्गफीट/100 कुर्सी
घ—न्यूनतम क्षेत्रफल	0.55 वर्गमीटर (6 वर्गफीट)	0.55 वर्गमीटर (6 वर्गफीट)	0.55 वर्गमीटर (6 वर्गफीट)

टिप्पणी—एक मोटरगाड़ी का पार्किंग स्थान 20.0 वर्गमीटर तथा एक स्कूटर और एक साईकिल का पार्किंग स्थान क्रमः 3.0 वर्गमीटर और 1.4 वर्गमीटर से कम नहीं होगा।

(ख) 50 हजार तक की जनसंख्या वाले नगरों में स्थायी सिनेमा भवन के निर्माण के लिए प्लानिंग स्टैण्डर्ड।

सुविधाओं का नाम	500 कुर्सियों तक का सिनेमा भवन	501 और उससे अधिक कुर्सियों का सिनेमा भवन
1	2	3
1. भूखण्ड की न्यूनतम चौड़ाई	कोई भी न्यूनतम मानक नहीं रखा गया है	20 मीटर
2. सामने की सड़को की न्यूनतम चौड़ाई	9 मीटर	13 मीटर
सेट बैक्स		
सामने का	9 मीटर	9 मीटर
दोनों तरफ बगल में	4 मीटर	4 मीटर
पीछे	4 मीटर	4 मीटर
पार्किंग		
कार	कुल कुर्सियों का 1.5 प्रतिशत (3.23 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 2.0 प्रतिशत (430.0 वर्गफीट/100 कुर्सी)
साईकिल	कुल कुर्सियों का 20 प्रतिशत	कुल कुर्सियों का 20 प्रतिशत
मोटर साईकिल	कुल कुर्सियों का 60 प्रतिशत (194.0 वर्गफीट/100 कुर्सी)	(301.0 वर्गफीट/100 कुर्सी)
न्यूनतम क्षेत्रफल प्रति कुर्सी	0.55 वर्गमीटर (6 वर्गफीट)	0.65 वर्गमीटर (7 वर्गफीट)

टिप्पणी—एक मोटरगाड़ी की पार्किंग का स्थान 20.0 वर्गमीटर तथा एक स्कूटर एवं एक साईकिल का पार्किंग स्थान क्रमशः 3.00 वर्गमीटर और 1.4 वर्गमीटर से कम नहीं होगा।

(ग) 50 हजार से 2 लाख की जनसंख्या वाले नगरों में स्थायी सिनेमा भवन निर्माण के लिए प्लानिंग स्टैण्डर्ड

सुविधाओं का नाम	500 कुर्सियों तक का सिनेमा भवन	501 और उससे अधिक कुर्सियों का सिनेमा भवन
1	2	3
भूखण्ड की न्यूनतम चौड़ाई	कोई भी न्यूनतम मानक नहीं रखा गया है।	30 मीटर
सामने की सड़क की न्यूनतम चौड़ाई	13 मीटर	18 मीटर
सेट बैक्स		
सामने	9 मीटर	9 मीटर
दोनों तरफ बगल में	4 मीटर	6 मीटर
पीछे	4 मीटर	5 मीटर

कार	कुल कुर्सियों का 2 प्रतिशत (430.0 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 3.3 प्रतिशत (710.0 वर्गफीट/100 कुर्सी)
मोटर साईकिल (स्कूटर)	कुल कुर्सियों का 8 प्रतिशत (201.0 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 25 प्रतिशत (377.0 वर्गफीट/100 कुर्सी)
साईकिल	कुल कुर्सियों का 20 प्रतिशत (201.0 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 25 प्रतिशत (377.0 वर्ग फीट/100 कुर्सी)
न्यूनतम क्षेत्रफल	0.55 वर्गमीटर	0.65 वर्गमीटर
प्रति कुर्सी	6 फीट	7 वर्गफीट

टिप्पणी—एक मोटर कार के पार्किंग का स्थान 20.0 वर्गमीटर तक स्कूटर और एक साईकिल पार्किंग का स्थान क्रमशः 3.00 वर्गमीटर और 1.4 वर्गमीटर से कम नहीं होगा।

(घ) 2 लाख से अधिक की जनसंख्या वाले नगरों में स्थायी सिनेमा निर्माण के लिए प्लानिंग स्टैण्डर्ड।

सुविधाओं का नाम	500 कुर्सियों तक का सिनेमा भवन	501 और उससे अधिक कुर्सियों का सिनेमा भवन
1	2	3
भूखण्ड की न्यूनतम चौड़ाई	कोई भी न्यूनतम मानक नहीं रखा गया है।	35 मीटर
सामने की सड़क की न्यूनतम चौड़ाई	13 मीटर	20 मीटर
	सेट बैक्स	
सामने	9 मीटर	9 मीटर
दोनों तरफ बगल में	4 मीटर	6 मीटर
पीछे	4 मीटर	6 मीटर
	पार्किंग के लिए	
कार	कुल कुर्सियों का 3.3 प्रतिशत (710 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 3.3 प्रतिशत (710.0 वर्गफीट/100 कुर्सी)
मोटर साईकिल	कुल कुर्सियों का 10 प्रतिशत (323.0 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 10 प्रतिशत (323 वर्गफीट/100 कुर्सी)
साईकिल	कुल कुर्सियों का 25 प्रतिशत (377.0 वर्गफीट/100 कुर्सी)	कुल कुर्सियों का 25 प्रतिशत (377.0 वर्गफीट/100 कुर्सी)
न्यूनतम क्षेत्रफल	0.55 वर्गमीटर	0.65 वर्गमीटर
प्रति कुर्सी	6 वर्गफीट	7.0 वर्गफीट

टिप्पणी—एक मोटर कार के पार्किंग का स्थान 20.0 वर्गमीटर एवं एक स्कूटर और एक साईकिल के पार्किंग का स्थान क्रमशः 3.0 वर्गमीटर और 1.4 वर्गमीटर से कम नहीं होगा। निम्नलिखित सामान्य शर्त भी लागू होगी।

1. नगरों में सिनेमा भवन की अनुमति केवल वहीं दी जाएगी जिनके भूखण्ड वर्तमान एवं महायोजना में दिखाये गए प्रस्ताव व्यावसायिक और उद्योग क्षेत्रों में स्थित होंगे।

2. नगरों की महायोजना के आधार पर स्थायी सिनेमा भवनों को भी बनाने की अनुमति दी जायेगी।

3. किसी सिनेमा भवन का निम्नलिखित स्थानों के 75 मीटर के भीतर बनाने की अनुमति दी जायेगी।

क-अनुमोदित या पुराना पूजा करने का स्थान।

ख-सरकार द्वारा अंगीभूत पाठशाला आदि।

ग-50 और उससे अधिक शय्या का अस्पताल।

परन्तु 250 कुर्सियों तक के सिनेमा भवन को 75 मीटर के भीतर भी बनाया जा सकेगा।

4. एक भूखण्ड पर एक से अधिक सिनेमा भवन बनाने की अनुमति दी जायेगी यद्यपि हर प्रकार की सुरक्षात्मक आवश्यकताओं को पूरी तरह ध्यान में रखा गया हो परन्तु प्रत्येक सिनेमा भवन के कम-से-कम दो साईड आसमान की ओर खुले रहेंगे।

5. जहाँ तक सिनेमा भवन को किसी अन्य प्रस्तावित बनाने की अनुमति महायोजना या बाईलॉज के आधार पर दिया जा सकता हो वहाँ पर सिनेमा भवन को केवल ग्राउण्ड फ्लोर पर ही बनाने की अनुमति दी जायेगी उसको वेसमेंट में या ऊपरी मंजिल पर बनाने की अनुमति नहीं दी जायेगी।

6. किसी भी सिनेमा भवन के किसी अंश को कारखाना, वर्कशॉप, गोदाम या होस्टल आदि के तौर पर इस्तमाल नहीं किया जायेगा परन्तु सिनेमा भवन को चलाने के लिए उसमें कुछ दुकानें, कार्यालय कक्ष और रेस्टोरेन्ट बनाने की अनुमति दी जायेगी यद्यपि हर प्रकार की सुरक्षात्मक आवश्यकताओं को पूरा किया जायेगा जैसा कि सिनेमा भवन के लिए प्रवेश आदि के लिए अलग से व्यवस्था की जायेगी।

7. यदि किसी सिनेमा भवन की किसी कॉमर्शियल कम्प्लेक्स, नेबरहुड या सिन सेन्टर कम्प्लेक्स में बनाने की अनुमति दी जायेगी तो सारे कम्प्लेक्स में बनाये जाने वाले भवनों के पार्किंग की आवश्यकताओं को ध्यान में रखते हुए संयुक्त पार्किंग स्थल लगाने की अनुमति दी जायेगी।

8. किसी भी सिनेमा भू-खण्ड में सेट बैक्स के भीतर उपलब्ध स्थान में पार्किंग के लिए स्थान को सुरक्षित रखा जा सकेगा यद्यपि दोनों तरफ बगल और पीछे में 4 मीटर तक गाड़ियों के आने जाने और लोगों के पैदल चलने के लिए सड़क और फुटपाथ के स्थान को छोड़ा जायेगा।

9. जिन नगरों की महायोजनाएँ बनी हुई हों उनके आधार पर सड़कों की न्यूनतम चौड़ाई के लिए भूमि आवेदक के भू-खण्ड से सुरक्षित की जायेगी यद्यपि वह उपर्युक्त अनुशंसित प्लानिंग स्टैण्डर्ड के बराबर या की चौड़ाई मास्टर प्लान में अनुशंसित सड़क कम है तो उस सड़क पर तमाम सिनेमा भवन के निर्माण की अनुमति दी जायेगी यदि उसके वर्तमान की चौड़ाई 9 मीटर से कम नहीं है।

10. किसी भी सिनेमा भवन के अंश की प्रस्तावित सेट बैक्स के भीतर बनाने की अनुमति दोनों तरफ बगल और पीछे में नहीं दी जायेगी परन्तु सामने की सेट बैक्स में 2.5 मीटर की ऊँचाई के बाद तीन मीटर चौड़ा छज्जा बनाने की अनुमति दी जायेगी।

11. इण्डियन स्टैण्डर्ड इन्सटीच्यूशन के सिनेमा कोड और फायर सेफ्टी कोड में सुरक्षा अवस्थिति, प्रवेश आदि के लिए उपलब्ध किए गए हैं, सिनेमा भवन के डिजाइन करते हुए उसको ध्यान में रखा जायगा।

12. बिहार सिनेमा (विनियम) नियमावली 1974 के नियम 6 के अन्तर्गत 2 वर्ष की अवधि के स्थान पर 5 (पाँच) वर्ष बढ़ा जाय।

APPENDIX "O"

Certificate

Certificate: The following certificate is to be submitted along with the building drawings while submitting the plans.

1. Certified that the building plans submitted for approval satisfy water harvesting requirements as stipulated under para 30.2.1, 30.2.2. and the information given therein is factually correct to the best of our knowledge and understanding.

Signature of Owner with date

Signature of Architect with date

Name in Block Letters

Name in Block letters

Address

Address:

A fee of Rs. 100/- shall be charged for issue of a land use certificate.

Office-Orders

कार्यालय आदेश सं० 171 दिनांक 25.8.2000—स्वीकृत ऊँचाई से अधिक ऊँची भवन निर्माण के संबंध में कम्पाउंडिंग शुल्क एवं कन्डोनेशन शुल्क प्राधिकार के संकल्प सं०-69/2000 दिनांक 19.8.2000 में लिये गये निर्णय के अनुरूप निम्न प्रकार से निर्धारित किया जाता है:-

1. स्वीकृत नक्शा से ऊँचाई में अधिकतम 20 प्रतिशत विचलन परन्तु बाईलाज के अनुमान्य ऊँचाई के अन्दर हो तो कम्पाउंडिंग किया जा सकता है।
2. स्वीकृत ऊँचाई में 20 प्रतिशत विचलन परन्तु बाईलाज के अनुमान्य ऊँचाई से ज्यादा ऊँचे हिस्से को सामंजित किया जा सकता है।
3. कम्पाउंडिंग एवं सामंजन की गणना औसतन एक मंजिल के ऊँचाई में वृद्धि का प्रतिशत निकालकर किया जायगा अर्थात् औसतन एक मंजिल के ऊँचाई के अनुरूप एक मंजिल का जो भौलूम है उसमें बढ़े हुए ऊँचाई का भौलूम प्रतिशत निकालकर गणना करने का प्रावधान किया जाता है।
4. औसतन एक मंजिल में बढोत्तरी के लिए कम्पाउंडिंग फीस 20 रु० प्रति वर्गमीटर एवं सामंजन शुल्क 600/- रु० प्रति वर्ग मीटर निर्धारित की जाती है।
5. उदाहरण स्वरूप यदि भू-स्वामी ने 14.5 मीटर ऊँची भवन का नक्शा स्वीकृत कराया है एवं निर्माण करते समय बिना अतिरिक्त मंजिल को जोड़े हुए प्रत्येक फ्लोर की ऊँचाई में थोड़ा-थोड़ा विचलन कर 15.50 मीटर ऊँची भवन निर्मित कर लिया है, जबकि बाईलाज के अनुसार अनुमान्य ऊँचाई 15 मी० निर्धारित है, ऐसी स्थिति में 14.50 मी० से लेकर 15.00 मी० अर्थात् 0.5 मी० ऊँचाई के लिए कम्पाउंडिंग फी 20 रु० प्रति वर्गमीटर की दर से एवं 15.00 मी० से 15.5 मी० अर्थात् 0.5 मी० के लिए 600 रु० प्रति वर्ग मीटर की दर से सामंजन शुल्क की गणना निम्नप्रकार से की जायेगी।

(A) (ए) कम्पाउंडिंग शुल्क $\frac{20}{\text{एक मंजिल की औसतन ऊँचाई}} \times 0.5 \times \text{एक मंजिल का औसतन क्षेत्रफल}$

(B) (बी) कम्पाउंडिंग शुल्क $\frac{20}{\text{एक मंजिल की औसतन ऊँचाई}} \times 0.5 \times \text{एक मंजिल का औसतन क्षेत्रफल}$

6. देय कम्पाउंडिंग शुल्क एवं कन्डोनेशन शुल्क जमा करने के उपरान्त आवेदक को संशोधित नक्शे की भी स्वीकृति प्राप्त करनी होगी।

[कार्यालय आदेश 94/02 दिनांक 13.6.2002—पटना शहरी क्षेत्र के कुछ अतिसघन मुहल्लों में बहुमंजिले भवनों के निर्माण से अतिरिक्त बोझ ड्रेनेज सिस्टम एवं सिवरेज वहन करने में अक्षम सिद्ध होते हैं और कुछ क्षेत्र में कम चौड़ा सड़क होने के कारण यातायात सुविधा बाधित होती है, जिसके कारण अलग-बगल के रहने वालों को परेशानी उठानी पड़ती है।

अतः सघन क्षेत्र में बहुमंजिले भवनों को स्वीकृत करने के पूर्व यह सुनिश्चित कर लेना होगा कि भवन निर्माण से पर्यावरण बाधित नहीं हो। इस संदर्भ में ज्ञापांक 1461 दिनांक 13.5.1998 की प्रति संलग्न करते हुए कहना है कि उक्त आदेश का दृढ़ता से अनुपालन किया जाय। यदि उक्त आदेश में अंकित किसी मुहल्ले में कम-से-कम सड़क की चौड़ाई एवं ड्रेनेज एवं सिवरेज सिस्टम पर्याप्त है तो उनके संबंध में निर्धारित क्षेत्र की स्थल निरीक्षण कर प्रतिवेदित करेगी कि ऐसे सड़कों पर 11.00 मीटर से ऊपर ऊँचाई के भवन स्वीकृत करने लायक है, तभी विचार किया जाय। ये स्थल निरीक्षण अलग-अलग केस के लिए नहीं किया जायगा, बल्कि एक साथ अपने क्षेत्र के सभी ऐसे सड़कों में जाँचोपरान्त समिति के सदस्य प्रतिवेदन दे सकते हैं, ताकि उस सड़क के लिए सभी पर समरूप कार्रवाई की जा सकती है। यह आदेश तात्कालिक प्रभाव से लागू किया जाय।]

ANNEXURE

Some areas/Mohalla of Patna have inadequate infrastructure in term of road, sewerage, water supply, drainage etc. Capacity of existing infrastructure has reached in its saturation point in these areas and the same is not in a position to bear additional load of construction of highrise buildings. It has been observed that during rainy season inhabitants face acute problem of water logging, shortage of drinking water supply and electricity often viewed.

Therefore it has been decided to have low density development in such areas/Mohalla. Only building upto 11 metres in height shall be allowed in the following areas/mohallas.

1. All areas falling south of second Bye-pass.
2. Old village/town of Phulwari Sharif, Khagaul and Danapur.
3. Area south of main railway line as mentioned below:

Anisabad, Chitkohra, South of Gardanibagh, Jakkanpur, Purandapur, Yarpur, Mithapur, Chandpur Bela, Saristabad, Postal Park, Chiraiyatár, Englishganj Road, Karbighahia, Ashok Nagar, Indira nagar, Jawahar Nagar, Chandmari Road, Mohalla, Pakari old village of Kumhrar, Rasidachak and old village of Pahari.

4. East of Exhibition Road, Lalji Tola, Lohanipur, Salimpur Ahra, Daldali Road, Patna Collegiate School Area, Bihari Sao lane, Bhikhna Pahari Road, Mahendru Mohalla, Sharif Colony, all areas north of railway line from Mahendru Mohalla upto Didarganj.

5- Mandiri Colony, Dujra, New Patliputra, Nehru Nagar, North Srikrishnapuri, Anandapuri, Punaichak, Seo Puri, Patel Nagar, Indrapuri, Samanpura, old village of Rukunpura, old village of Sekhpura & old village of Mainpura.

Annexure

(See Rule 3)

Particulars to be furnished at the time of applying for grant of permission for the construction of a permanent Cinema House.

1. Key Plan drawn to a minimum scale of 330 ft. to an inch showing the following information.

- (a) Exact area and dimension of the site.
- (b) Right of way (width) of the adjoining roads and lanes up to a minimum distance of 500 yards.
- (c) The exact location of sites where the following types of buildings are existing:
 - (i) a place of worship.
 - (ii) a recognised secondary school or college or any residential institution attached thereto;
 - (iii) any other recognised educational institution attached thereto;
 - (iv) a public hospital or a hospital with an indoor patient wards.
 - (v) an orphanage containing one hundred or more inmates.
 - (vi) any other places considered to be unsuitable for this purpose.
- (d) Commercial establishment already functioning in the vicinity of the proposed Cinema site:

2. Site Plan drawn to a minimum scale of 500 feet to an inch showing the following information:-

- (a) The exact dimension of the plot.
- (b) The exact location and outline of the proposed cinema and other buildings indication with dimensions the distance between the proposed buildings and the property lines.
- (c) Clear demarcation of ingress and egress of pedestrian and vehicular traffic.
- (d) The exact location with number of parking of Cars, Scooters, Motor cycles and Cycles.
- (e) The right of way (width) of roads proposed in the approved Master Plan, Zonal Development plan or any other development scheme drawn up by the competent authorities in the area functioning under various Acts.

3. Building Plans drawn to a minimum scale of 16 ft. to an inch showing all the details required for submission to the competent authority functioning under one or more of the following Acts, Ordinance as the case may be:

- (a) Bihar and Orissa Municipal Act, 1922.
- (b) Patna Municipal Corporation Act, 1951.
- (c) Bihar Restriction of Uses of Land Act, 1948.
- (d) Bihar Town Planning and Improvement Trust Act, 1951.
- (e) Bihar Regional Development Authority Act, 1982.
- (f) Any other Act.

4. Land use of the site proposed in the Master Plan and the Zonal Development Plan approved for the area under respective Acts, Ordinances.

5. Attested copies of the clear title on the land of the applicant.

Cinema :

Towns above 50,000 Populations.

	As per Planning Standard and Building Bye-laws.	As per Govt. Notification no. 2037 dated. 22.3.78	Proposed C.T.P
Width of plot	30 metres (98'—40 ft.) built up area	30 metres.	26 metres.
	45 metres (147'—6 ft. new area)	45 metres.	30 metres.
Width of front	18 metres (59'—04') built up area.	18 metres.	15 metres.
Road.	30 metres (30-40 ft.) New area	30 metres	20 metres
	Set back		
Front	(9 metres) (29 ft.—52 ft.)	9 metres	5 metres
Rear/Sides	6 metres (19.68 ft.)	6 metres	5 metres
	6 metres (19.68 ft.)	6 metres	5 metres
	Parking		
Car	3.3% of seats,	3.6% of seats	2.5% of seats
Scooters	10% of seats	10% of seats	10% of seats
Cycles	25% of seats	25% of seats	20% of seats

Miscellaneous

- Each 0.9 square metre (or 10 sq.ft.) of floor space of Cinema hall including Balcony space shall be deemed to be occupied by one person.
- The parking space provided for car shall not be less than 20 sq. metres area. For a scooter and a Bicycle the parking spaces provided shall not be less than 3sq. metres and 1.4 metres respectively.

Note : Where the Master Plan, Zonal Development Plan provide the minimum proposed right of way where a construction of Cinema is permissible but the existing right of way is narrower than the above standard. Cinema hall may be permitted only if the existing right of way is not less than 10 metres in case of towns with 50,000 population and less, and 13 metres in cases of town with population more than 50,000.

Cinema :

Town upto 50,000 population

- (1) As Per Planning Standard and Building Bye-laws.
- (2) As per Govt. notification no. 2037 dated 22.3.78.
- (3) Proposed by C.T.P.

	25 Metres (82.0 ft.) in built up area	20 metres	25 metres
Width of plot	30 metres (94.4 ft.) New Area	30 metres	30 metres
	13 metres (42.64 ft.)	13 metres	13 metres
Width of front built up area			
Road	20 metres (56.6 ft.) in New area	20 metres	20 metres
Set backs			
Front.	9 metres (29.52 ft.)	9 metres (29.52 ft.)	9 metres
Rear	4 metres (13.12 ft.)	4 metres	4 metres
Sides	4 metres (13.12 ft.)	4 metres	4 metres
Cars	2% of seats	3% of seats	3.5% seats
Scooters	8% of seats	10% of seats	8% of seats
Cycles	20% of seats	20% of seats	15% of seats

Miscellaneous :

- Each 0.9 sq. metre (or 10 sq.ft.) of floor space of cinema hall including Balcony shall be deemed to be occupied by one person.
- The parking space provided for a car shall not be less than 20 sq.metres area; and for a Scooter and Bicycles the parking spaces provided shall not be less than 3 sq.metres, and 1.4 sq. metres respectively.

Note : Where the Master Plan/Zonal Development Plan provided the minimum proposed right of way where a construction of Cinema is permissible but the existing right of way is narrower than the above standard, a cinema hall may be permitted only if the existing right of way is not less than 10 metres in case of towns with 50,000 population and less and 13 metres in cases of towns with population more than 50,000.