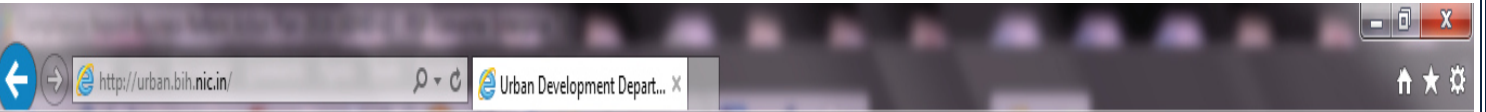


## Compliance Report on Business Reform Action Plan 2016: Bihar

**Recommendation No.-62- Enact a comprehensive formal building code applicable to the entire State**  
(Ref: <http://urban.bih.nic.in>)



# नगर विकास एवं आवास विभाग

URBAN DEVELOPMENT AND HOUSING DEPT., GOVT. OF BIHAR

Designed and Developed by  
NIC Bihar State Centre, Govt. of India

Vikas Bhawan, Bailey Road, Patna - 800 001.

Progress of MMNVY | Search Contacts | ORSWM | News Clips | Tenders | Useful Links ::

### Site Index

- Home
- Acts & Rules
- Circulars/Sankalp
- Notifications
- Allotments
- Office Orders
- Transfers
- Proceedings
- Admin Approvals
- Tender Status
- TA/TS Status
- Monthly Review Note <sup>NEW</sup>
- Urban Plan Docs
- Best Practices
- Notice Board
- Scheme Guidelines
- Citizen Charter
- Asset Declaration

Total Visits: 983953

[www.india.gov.in](http://www.india.gov.in)



**Maheshwar Hazari**  
Hon'ble Minister



अपना पटना



नागरिक अधिकार-पत्र, विहार

SECC 2011 ULB LIST



Online Application for Appointment on Contract Basis under BGCMS

### RECRUITMENT NOTICE

Online Recruitment of Professionals for City & State Level Mission Management Units for AMRUT | Recruitment of Professionals for City Level Technical Cell for Housing for All in Bihar <sup>NEW</sup>

### Key Contacts

- Sri Maheshwar Hazari, Hon'ble Minister.**  
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- Mr. Bharat Jha, IAS, Joint Secretary-cum-Director, DMA UD&HD. Mobile: 94314-49738.
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- Mr. Vijay Ranjan, BAS, Deputy Secretary, UD&HD.  
Tel: 2215514. Mobile: 94316-42996.
- Mr. Ajay Kumar Pandey, BAS, Deputy Secretary, UD&HD.  
Mobile: 94704-88547. E-Mail: a\_ajaypandey@yahoo.com

### Latest updates ...

- Info: SECC 2011 Final List of all ULBs. - 10-02-2016. <sup>NEW</sup>
- LN-1306: Regarding formation of Patna Capital Basin Management Committee

### Contact Info

- Officers at Head-Quarters, Patna
- Officers at Municipal Corporations
- City Managers
- Municipal Commissioners and Executive Officers
- Executive Engineers (DUDA)
- Chairman (Urban Local Bodies)

### Useful Info

- Database of Elected Representatives
- Approval Procedure of Layout/Building Plan
- Empanelled Architects with PMC <sup>NEW</sup>
- Guidebook on Application, Approval & Occupancy Procedure under Bihar Building Bye-Laws, 2014
- Building Bye-Laws 2014 - In English | In Hindi.**
- Sanctioned Building Plans by PMC
- Monthly Reporting Formats - 1700/27.3.15
- Org. Chart, Functions & List of Schemes



# बिहार गजट

## असाधारण अंक

### बिहार सरकार द्वारा प्रकाशित

9 माघ 1936 (श0)

(सं0 पटना 213) पटना, वृहस्पतिवार, 29 जनवरी 2015

नगर विकास एवं आवास विभाग

अधिसूचना

8 दिसम्बर 2014

सं० 11न०वि०(मा०)-06/2013/577-न०वि० एवं आ०वि०—बिहार नगरपालिका 2007, की धारा-321 और बिहार शहरी आयोजना तथा विकास अधिनियम की धारा-81(2)(ब) के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए तथा इस विषय पर विद्यमान सभी नियमों का अवक्रमण एवं संशोधन करते हुए बिहार सरकार एतद् द्वारा बिहार भवन उपविधि, 2014 अधिसूचित करती है जो नगरपालिका क्षेत्रों में प्रकाशन की तिथि से लागू होगा एवं आयोजना क्षेत्रों, महानगर क्षेत्र (घोषणा के उपरान्त) के अधीन ग्राम पंचायत क्षेत्रों में इस उपविधि में विहित रीति से लागू होगा।

अध्याय-I

परिभाषाएं

1. संक्षिप्त नाम, विस्तार और प्रारंभ 1—(1) यह उपविधि बिहार भवन उपविधि, 2014 कहलाएगी।

(2) यह निम्नलिखित के क्षेत्रों में होनेवाले भवन संबंधी क्रियाकलापों पर लागू होगी :-

- (i) सभी नगर निगमों,
- (ii) सभी नगर परिषदों,
- (iii) सभी नगर पंचायतों,
- (iv) सरकार द्वारा घोषणा किए जाने पर सभी महानगर क्षेत्र (क्षेत्रों),
- (v) सरकार द्वारा इस उप-विधि के कार्यान्वयन की अधिसूचना के बाद सभी आयोजना क्षेत्रों,
- (vi) सरकार द्वारा इस उप-विधि के कार्यान्वयन की अधिसूचना के बाद, बिहार शहरी आयोजना एवं विकास अधिनियम, 2012 के अधीन अधिसूचित संबद्ध विकास योजना/आयोजना प्राधिकारों या किसी योजना स्कीम के अधीन आच्छादित ग्राम पंचायत क्षेत्रों, में होने वाले भवन संबंधी सभी क्रियाकलापों पर लागू होगी।
- (vii) इस उप-विधि के विरोधाभाषी या असंगत सभी विद्यमान नियमावली, विनियमावली, उप-विधि, आदेश इस उप-विधि के उपबंधों की हद तक उपान्तरित हो जाएंगे।

(3) राज्य सरकार स्वयं या आयोजना प्राधिकार या नगर पालिकाओं की अनुशंसा पर कतिपय क्षेत्रों को अधिसूचित कर सकेगी जहाँ यह उप-विधि लागू नहीं होगी।

Recommendation No-62:

Enact a comprehensive formal building code applicable to the entire State

**फारम—XVI**  
**जोखिम सुरक्षा की अपेक्षा के लिए**  
**वचनबंध—प्रमाण—पत्र**  
**उपविधि संख्या—59**

सेवा में,

प्रसंग : ग्राम/शहर/नगर ..... की ..... (परियोजना का नाम), सी०एस०सं०/ आर०एस० सं०.....  
....., वार्ड सं० ....., ग्राम ..... मुहल्ला/टोला ..... स्कीम सं० ..... का प्रस्ताविक  
कार्य।

1. प्रमाणित किया जाता है कि अनुमोदन के लिए प्रस्तुत भवन योजनाएं भवन उप विधि—59 के अधीन यथानियत सुरक्षा की अपेक्षाओं का समाधान करेगा तथा उसमें दी गई सूचनाएं हमारी सर्वोत्तम जानकारी तथा उसमें दी गई सूचनाएं हमारी सर्वोत्तम जानकारी एवं समझादारी के अनुसार तथ्यात्मक तौर पर सही है।
2. यह भी प्रमाणित किया जाता है कि जोखिमों से सुरक्षा सहित संरचनात्मक डिजाइन मिट्टी की स्थितियों पर आधिरित और उन्हें भवन के डिजाइन में सम्यक रूप से सम्मिलित किया जाएगा तथा निर्माण के दौरान इन उपबंधों का पालन किया जाएगा।

तारीख सहित स्वामी का हस्ताक्षर.....  
नाम एवं पता बड़े अक्षरों में .....

.....

.....

.....

अभिलेख पर संरचना अभियंता का हस्ताक्षर .....

नाम एवं पता बड़े अक्षरों में .....

.....

.....

.....

बिहार—राज्यपाल के आदेश से,  
डॉ० बी० राजेन्द्र,  
सरकार के सचिव।

**8 दिसम्बर 2014**

सं० 11न०वि०(मा०)—06/2013—577 का निम्नलिखित अनुवाद बिहार राज्यपाल के प्राधिकार से इसके द्वारा प्रकाशित किया जाता है जो भारतीय संविधान के अनुच्छेद—348 के खण्ड (3) के अधीन अंग्रेजी भाषा में उसका प्राधिकृत पाठ समझा जायेगा।

बिहार—राज्यपाल के आदेश से,  
डॉ० बी० राजेन्द्र,  
सरकार के सचिव।

***The 8th December 2014***

No. 11न०वि०(मा०)—06/2013—578-UD&HD—In exercise of the powers conferred under section-321 of the Bihar Municipal Act, 2007 and section - 81 (2)(w) of the Bihar Urban Planning and Development Act, 2012 and in supersession and modification of the all the existing rules on the subject, the Government of Bihar do here by notify the Bihar Building Bye laws, 2014, which shall be enforceable to all the Municipal Areas, since the date of publication and to Gram Panchayat Areas lying within a Planning Area (s), Metropolitan Area (after declaration) in the manner prescribed in these Bye Laws.

**CHAPTER - I  
DEFINITIONS**

**1. Short title, Extent and commencement.**-(1) These byelaws may be called the Bihar Building Byelaws 2014.

- (2) These byelaws shall apply to all building activities in the areas falling in;
- i. All Municipal Corporations
  - ii. All Municipal Councils
  - iii. All Nagar Panchayats
  - iv. All Metropolitan area(s) after declaration by the Government
  - v. All Planning Areas, after notification of implementation of these byelaws, by the Government.
  - vi. Gram Panchayat areas covered under concerned Development Plan/ Planning Authorities or any Planning Scheme notified under Bihar Urban Planning and Development Act 2012 after notification of implementation of these bye laws, by the Government.
  - vii. All existing rules, regulations, byelaws, orders that are in conflict or inconsistent with these bye laws shall stand modified to the extent of the provision of these bye laws.
- (3) The State Government may notify certain areas on its own or on the recommendation of the Planning Authority or Municipalities, where these bye-laws shall not apply.
- (4) In case Master Plan/Development Plans/Zonal Plans are notified by the authority subsequent to the publication of these bye laws, the corresponding provisions made in the master plan/development plans/zonal plans shall override the provisions made in these bye laws.
- (5) These bye laws shall come into force on the date of their publication in the Bihar Gazette.

**2. Definitions**

- (1) In these bye laws, unless the context otherwise requires:
- (1) "Act" means the Bihar Urban Planning and Development Act 2012;
  - (2) "Municipal Act" means Bihar Municipal Act 2007;
  - (3) "Advertising Sign" means any surface or structure with characters, letters or illustrations applied there to and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority;
  - (4) "Agricultural use" means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant;
  - (5) "Air-Conditioning" means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space;
  - (6) "Air Port Reference Point" means a designated point, which is established in the horizontal plane at or near the geometric center of the landing area as defined by the concerned airport authority;
  - (7) "Amenity" means roads, street, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences;
  - (8) "Annexure" means an Annexure appended to these bye laws;

Recommendation No-62:  
Enact a comprehensive  
formal building code  
applicable to the entire State

**FORM-XVI**  
**CERTIFICATE OF UNDERTAKING**  
**FOR HAZARD SAFETY REQUIREMENT**  
**BYE LAWS NO.-59**

To,

REF: Proposed work of ..... (Title of project) C.S.No./R.S.No.  
..... in Ward No. .... at Village  
..... Mohalla/Tola..... Scheme No.  
..... of ..... Village/Town/City.

1. Certified that the building plans submitted for approval will satisfy the safety requirements as stipulated under Building Bye laws 59 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

Signature of Owner with date .....  
Name and Address in Block Letters .....  
.....  
.....

Signature of Structural Engineer on Record with date.....  
Name and Address in Block Letters.....  
.....  
.....  
.....

**By order of the Governor of Bihar,**  
**DR. B. RAJENDER,**  
*Secretary to the Government.*

-----  
अधीक्षक, सचिवालय मुद्रणालय,  
बिहार, पटना द्वारा प्रकाशित एवं मुद्रित।  
बिहार गजट (असाधारण) 213-571+200-डी0टी0पी0।  
Website: <http://egazette.bih.nic.in>