

Compliance Report on Business Reform Action Plan 2016: Bihar

Recommendation No.- 71- Allow authorized architects to issue the completion certificate at all ULBs and IDCs, instead of requiring a separate completion certificate to be issued
(Ref: <http://urban.bih.nic.in>)

http://urban.bih.nic.in/ Urban Development Depart... X

नगर विकास एवं आवास विभाग

URBAN DEVELOPMENT AND HOUSING DEPT., GOVT. OF BIHAR

Vikas Bhawan, Bailey Road, Patna - 800 001. Progress of MMNVY | Search Contacts | ORSWM | News Clips | Tenders | Useful Links ::

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- Asset Declaration

Total Visits: 983953

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

Maheshwar Hazari
Hon'ble Minister

पटना कारपोरेशन
अपना पटना

Patna Master Plan 2031

नागरिक अधिकार-पत्र, बिहार

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 NEW

Key Contacts

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- 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. NEW
- LN-1306: Regarding formation of Patna Capital Region 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 NEW
- 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
- List of Urban Local Bodies (ULBs)



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) 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।

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.

- 10. Notice for commencement of work.**-The owner/applicant, upon commencement of his work under the building permit or for development land shall give notice in Form-X to the Authority that he is starting 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 allocated and development 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.
- 11. Information at the site of construction.**-(1) Whereas tests of any material are made to ensure conformity of the requirements of these bye laws, records of the tests data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
(2) The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued, a copy of approved drawings and specifications;
- 12. Periodic report of Construction.**-In case of high rise buildings the builder/ owner/ applicant shall submit a periodic progress report after each roof slab casting in Form-XI to the authority. The process of submission of such reports shall be made easy through an online process.
- 13. Inspection.**-(1) As a matter of course all construction or work for which a permit is required shall be subject to inspection by the Authority at all reasonable hours with prior intimation.
(2) Inspection, where required, shall be made within seven days following the receipt of periodic report of construction in Form-XI. At the first inspection, the Authority shall determine that the building construction has been taken up in accordance with approved plans. A copy of the inspection report shall also be made available to the builder/ developer.
- 14. Cancellation.**-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.
- 15. Completion of onstruction.**-(1) The Authority shall permit an empanelled Architect/ Engineer to certify completion of building for residential buildings designed by self or otherwise on a plot size referred to in bye law 8(6). The responsibility of compliance with respect to provisions of these bye laws shall rest with registered architect/engineer/owner.
(2) For all buildings including mentioned in (1) above, the owner/concerned empanelled architect/engineer/structural engineer will submit the notice of completion in Form-XII to the Authority that the building has been completed in all respects as per the approved plan and provision of the Byelaws. The said notice shall be accompanied by the following documents:
(a) Three copies of completed building plans.
(b) A fee of Rs.1000/-.
(c) Record of Rights relating to ownership.
(d) Copy of approved plan and approval letter.
(e) Certificate of establishment of fire safety appliances by the nominated authority wherever applicable.
(f) Evidence to the effect of all public utility services, and in particular, sewerage, drainage, water supply, and electricity have been linked to the main public utility system.
(3) The deviations shall also be brought to the notice of the Authority (with relevant documents).
(4) The team of officials shall visit the site within 15 days and occupancy certificate shall be given. The team will verify the following facts
(a) Number of floors

Recommendation No-71:
Allow authorized architects to issue the completion certificate at all ULBs and IDCs, instead of requiring a separate completion certificate to be issued

FORM-XII**NOTICE (CERTIFICATE) OF COMPLETION****BYE LAWS NO.-15**

From

.....

(Name and address of the applicant in block letters)

TO

.....

Sir,

I hereby certify that the development, of erection, re-erection or for material alteration in with respect of Plot No(CS)..... Plot No (MSP)..... Khata No..... Holding No. Village.....Mohalla...../ Ward No.....of.....Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under.....Planning Authority/ Gram Panchayat areas covered under.....Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act2012 within the development plan area of has been supervised by me and has been completed by the date..... according to the sanctioned plan (vide No..... dated.....) and provisions of the Byelaws . Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). 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 the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Signature of Technical Person

Name of the Technical Person

Signature of the Owner(s)

Name of the Owner(s)

Address:

Date: _____

Recommendation No-71:

Allow authorized architects to issue the completion certificate at all ULBs and IDCs, instead of requiring a separate completion certificate to be issued