

Compliance Report on Business Reform Action Plan 2016: Bihar

Recommendation No.-76- Ensure information on the procedure and a comprehensive list of all documents that need to be provided are available on the web site
(Ref: <http://urban.bih.nic.in>)

Urban Development and Housing Dept., GOVT. OF BIHAR

Urban Development Depart... X

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.

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- Urban Plan Docs
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- Asset Declaration

Total Visits: 983953

www.india.gov.in

Maheshwar Hazari
Hon'ble Minister

पटना कारपोरेशन

अपना पटना

Patna Master Plan 2031

नगर सेवा

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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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
- 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)

II. APPROVAL OF BUILDING PLAN/CONSTRUCTION PERMISSION

APPROVAL OF BUILDING PLAN/CONSTRUCTION PERMISSION																															
Name of Service	Approval of Building Plan																														
Regulatory Framework	Bihar Building Bye-Laws -2014																														
Application Method	Manual; <i>(Form-II as prescribed in the Building Bye-Laws-2014)</i>																														
Application Processing Fee (if any) and Mode of Payment	<p>i. Residential buildings: The fees for building permit shall be as per below table:</p> <p style="text-align: center;">(in Rs. per Sq. Meter built-up area)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Height of Building</th> <th rowspan="2">Gram Panchayat within Planning Area</th> <th rowspan="2">Nagar Panchayat</th> <th rowspan="2">Municipal Council</th> <th colspan="2">Municipal Corporation</th> </tr> <tr> <th>Population up to 10 Lac</th> <th>Population above 10 Lac</th> </tr> <tr> <th>(i)</th> <th>(ii)</th> <th>(iii)</th> <th>(iv)</th> <th>(v)</th> <th>(vi)</th> <th>(vii)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>up to 15m</td> <td>5.0</td> <td>6.0</td> <td>8.0</td> <td>15.0</td> <td>18.0</td> </tr> <tr> <td>2.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>ii. Non-Residential Buildings: In case of buildings other than those mentioned in (i) above to be used for non-residential purpose, the fees charged shall be double of the rates prescribed in above table.</p>	Sr. No.	Height of Building	Gram Panchayat within Planning Area	Nagar Panchayat	Municipal Council	Municipal Corporation		Population up to 10 Lac	Population above 10 Lac	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	1.	up to 15m	5.0	6.0	8.0	15.0	18.0	2.						
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1.	up to 15m	5.0	6.0	8.0	15.0	18.0																									
2.																															
Key Approving Authority	Designated Officer of the Planning Authority/Chief Municipal Officer of the respective municipality																														

Prescribed Timeline for service delivery (from date of application)	60 days (Notified under Bihar Building Bye-laws, 2014)

-: IMPORTANT NOTE 1:-

- The UD&HD has empanelled architects & structural engineers etc. through ULBs to serve as a consultant/supervisor for the preparation of the building plan and even supervise the construction work as per the Bihar Building Bye-laws. List of such technical persons are available on urban local body website/UD&HD website. A prospective entrepreneur/investor is required to hire only an empanelled architects/structural engineers to help them in the construction of the required building/supervise the

-: IMPORTANT NOTE 2:-

- The permission granted shall remain valid up to three years from the date such permission is granted. The completion certificate shall have to be submitted within this period. However in case of failure to submit the completion certificate within the prescribed period the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed by the authority and such revalidation shall be valid for another two years. If the development work is not completed within the above mentioned five year period, the applicant shall make a fresh application for approval of building plan.

-: IMPORTANT NOTE 3:-

- A guideline has been issued by the UD&HD for approval of building plan approval by the ULBs. A copy of this guideline is attached at annexure for reference.
- A format for the monthly report to be submitted by the ULBs in regard to the application received and disposed by the ULBs has been issued by the UD&HD. A copy of the format is attached at annexure for reference.

