

Government of Jharkhand
Urban Development & Housing Department

NOTIFICATION

No. 10/08/17

No.-7 / न०वि० / अधि / स०स० / 102 / 2013.....⁵¹⁴⁷, In exercise of the powers conferred under Section-89.4 of the Jharkhand Building Bye-laws, 2016, as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (IInd Amendment) Bye-laws, 2017 enclosed as **Annexure 'X'**.

By the order of the Governor of Jharkhand

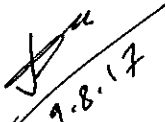

(Arun Kumar Singh)

Principal Secretary to Government

Urban Development & Housing Department

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013.....⁵¹⁴⁷ Ranchi, Dated---^{10/08/17}

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


Principal Secretary to Government

Memo No.-7 / न०वि० / अधि० / स०स० / 102 / 2013.....⁵¹⁴⁷ Ranchi, Dated---^{10/08/17}

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


Principal Secretary to Government

Annexure 'X'

Jharkhand Building (IInd Amendment) Bye-laws, 2017

| Sl. | Chapter | Section | Sub-section | Provision in JBBL 2016 and as amended in 2017 | Amended Provision |
|-----|---------|---------|-------------|--|---|
| 1 | II | 10 | 10.2 | Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 15 (fifteen) days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period. | Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 30 (thirty) days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period. |
| 2 | II | 10 | 10.6 | The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 15 (fifteen) days from date of receipt of application under Bye Laws. The authority may ask for modification in drawing/documents etc. within 7 (seven) days of receipt of application and the applicant must respond within 7 (seven) days from date of such communication. If the applicant fails to comply on the queries within the stipulated period, the authority shall proceed as per merit of the application. The building plan shall be deemed to be sanctioned, if the authority, fails to dispose off the plan within 15 (fifteen) days without assigning any reason in writing to the applicant. | The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 30 days from date of receipt of application under Bye Laws. The authority may ask for modification in drawing/documents etc. within 7 (seven) days of receipt of application and the applicant must respond within 7 (seven) days from date of such communication. If the applicant fails to comply on the queries within the stipulated period, the authority shall proceed as per merit of the application. The building plan shall be deemed to be sanctioned, if the authority, fails to dispose off the plan within 30 (thirty) days without assigning any reason in writing to the applicant. |
| 3 | II | 13 | 13.1 | In case of high rise buildings, inspection is to be mandatorily carried out by the authority at plinth level. The developer shall mandatorily submit self-certificate for every slab level, which may be inspected by the authority at its discretion. | In case of high rise buildings, inspection is to be mandatorily carried out by the authority at plinth level. All the processes including issuance of go-head certificate have to be completed within 7 days of intimation by the applicant. The developer shall mandatorily submit self-certificate for every slab level, which may be inspected by the authority at its discretion. |
| 4 | II | 19 | 19.1 | The Authority shall issue a certificate for occupancy for all category of buildings, or for part of a building during its construction, or whole of the building after construction in Performa as Annexed as Annexure -VII or refuse occupancy, as the case may be, within 30 days from the date of application. | The Authority shall issue a certificate for occupancy for all category of buildings, or for part of a building during its construction, or whole of the building after construction in Performa as Annexed as Annexure -VII or refuse occupancy, as the case may be, within 8 (eight) days from the date of application (7 days for inspection and 1 day for issuance of certificate) |

5/17
10/08/19

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