

Government of Bihar
Urban Development and Housing Department
Notification

No.- 09/न०वि०मा०प्ला०(बैठक)-24/2024 UD&HD, Date-

In exercise of the powers conferred by Section 88 of Bihar Building (Amendment) Byelaws, 2022, the following amendments are made in Bihar Building (Amendment) Byelaws, 2022:-

1. Short Title, Extent and Commencement- These byelaws may be called Bihar Building (Amendment) Byelaws, 2025.

2. In light of the report of the Departmental Building Byelaws Review Committee on the proposal received by the Industry Department via letter no. 5037, dated 01.10.2024, the following amendments in Bihar Building (Amendment) Byelaws, 2022 are made in exercise of the powers conferred by Section 88 of Bihar Building (Amendment) Byelaws, 2022 regarding relaxation in the provisions of Bihar Building (Amendment) Byelaws, 2022, effective for non-polluting Industrial Buildings under Bihar Industrial Area Development Authority (BIADA) Approved Layout Plan to encourage industrial activities in the state:-

(i) Table-13A- "Minimum set back for non-polluting Industrial Buildings within Bihar Industrial Area Development Authority (BIADA) Approved Layout Plan" is added in the following way after Table- 13 under Byelaw- 35 (Minimum Setbacks and Height for non-high rise buildings) of Bihar Building (Amendment) Byelaws, 2022:-

Table-13A: Minimum setback for non-polluting industrial buildings within Bihar Industrial Area Development Authority (BIADA) approved Layout Plan

S. No.	Plot Area	Minimum Front Set Back (m)	Minimum Rear Set Back (m)	Minimum Side Set Back (m)
01.	Up to 550 sqm	3.6	1.5	1.5
02.	Up to 1000 sqm	3.6	3.6	3.6
03.	Up to 2000 sqm	4.5	3.6	3.6
04.	Up to 3000 sqm	6	4.5	4.5
05.	Up to 4000 sqm	10	4.5	4.5
06.	Up to 5000 sqm	10	6	4.5
07.	Up to 30000 sqm	12	9	9
08.	Above 30000 sqm	15	12	10

Note:

- I. There shall be no provision of basement in such type of buildings.
- II. For plot area up to 300 sqm., maximum permissible building height shall be 11m (G+2).
- III. If required, projections up to 20% of the rear and side setbacks may be allowed on second floor and above to minimize average land loss. In case of plot area up to 300 sqm, projections up to 20% of the rear and side setbacks may be allowed on first floor and above.
- IV. The setbacks proposed for industrial buildings shall not be less than the setback for residential/commercial buildings for the same measurement parameters.
- V. 'Fire NOC' shall be applicable as per requirement.
- VI. Sector specific regulations for building construction shall apply.

(ii) Sub-Clause '6A' is added in the following way after Byelaw- 38(6) (Floor Area Ratio) of Bihar Building (Amendment) Byelaws, 2022:-

“For non-polluting and household flatted factories on the plots within the approved layout plan of Bihar Industrial Area Development Authority (BIADA), maximum FAR may be 2.0.”

(iii) Regarding Parking Requirements, Sub-Clause '14' is added in the following way after Sub-Clause '13' under Byelaw- 40 (Off Street Parking Space) of Bihar Building (Amendment) Byelaws, 2022:-

“For flatted factories, situated within the BIADA Approval Layout relaxation in parking may be allowed subject to the fulfillment of criteria as mentioned in the National Building Code, 2016.”

3. S. No. 12A is added in the following way after S. No. 12 in Column- 3 of Table- 4 (Industrial Land Use Zone) under Chapter- III (Land Use Classification and Permissible Uses) of Bihar Building (Amendment) Byelaws, 2022 and under Chapter- III (Land Use Classification and Permissible Uses) of Development Control Regulations effective for Patna Metropolitan Area:-

"Hostel and Dormitories for non-polluting Industries on Plots within the Approved Layout Plan of BIADA."

4. Rest provisions of Bihar Building (Amendment) Byelaws, 2022 shall remain as it is.

By Order of the Governor of Bihar

Sd./-

(Rajiv Kumar Shrivastav)

Additional Secretary

Urban Development and Housing Department

Memo No- 09 / न०वि०मा०प्ला०(बैठक)-24 / 2024 UD&HD, Date -

Copy to The Superintendent, Secretariat Printing Press, Gulzarbagh, Patna/ E-Gazette Cell, Finance Department, Patna (with CD) for information regarding extra publication and it is requested to make available 200 copies of Published Gazette for office use.

Sd./-

Additional Secretary

Urban Development and Housing Department

Memo No- 09 / न०वि०मा०प्ला०(बैठक)-24 / 2024..... UD&HD, Date -

Copy to Chief Secretary, Bihar/Development Commissioner, Bihar/Principal Secretary to Honourable Chief Minister/ All Additional Chief Secretaries/ Principal Secretaries/ Secretaries/ All Divisional Commissioners/ All District Magistrates/ Chairman, Bihar Real Estate Appellate Tribunal, Patna/ Chairman, Real Estate Regulation Authority, Bihar, Patna/ Municipal Commissioners of all Municipal Corporations/ Executive Officers of all Municipal Councils and all Nagar Panchayats/ Chief Executive Officers, All Planning Area Authorities for information and necessary action.

Sd./-

Additional Secretary

Urban Development and Housing Department

Memo No- 09 / न०वि०मा०प्ला०(बैठक)-24 / 2024 UD&HD, Date 02/07/25

Copy to PS to Hon'ble Minister, UD&HD/ PS to Principal Secretary, UD&HD/ All officers, UD&HD for information and necessary action.

Additional Secretary

Urban Development and Housing Department

