

**बिहार सरकार**  
**नगर विकास एवं आवास विभाग**  
**अधिसूचना**

संख्या-09/न०वि०मा०प्ला०(बैठक)-24/2024 .....

पटना, दिनांक-.....

बिहार भवन उपविधि, 2014 (संशोधित-2022) के उपविधि-88 के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए बिहार भवन उपविधि, 2014 (संशोधित-2022) में निम्नलिखित संशोधन किया जाता है :-

1. **संक्षिप्त नाम, विस्तार और आरंभ** – यह उपविधि बिहार भवन (संशोधन) उपविधि, 2025 कही जा सकेगी।

2. राज्य में औद्योगिक गतिविधियों को प्रोत्साहन देने हेतु उद्योग विभाग के पत्रांक-5037, दिनांक-01.10.2024 द्वारा प्राप्त सुझाव/मंतव्य पर विभागीय भवन उपविधि समीक्षा समिति के प्रतिवेदन के आलोक में उपविधि-88 के अधीन Bihar Industrial Area Development Authority (BIADA) Approved Layout Plan के अन्तर्गत non-polluting Industrial Buildings के लिए प्रभावी बिहार भवन उपविधि (संशोधन-2022) के प्रावधानों में छूट दिए जाने से संबंधित निम्नवत संशोधन किया जाता है :-

(i) बिहार भवन उपविधि (संशोधन, 2022) के उपविधि-35 (Minimum Setbacks and Height for non-high rise buildings) के अन्तर्गत Table- 13 के बाद Table 13A- Minimum set back non-polluting Industrial Buildings for Bihar Industrial Area Development Authority (BIADA) Approved Layout Plan' को निम्न प्रकार जोड़ा जाता है :-

**Table-13A : Minimum set back 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 minimise average land loss. In case of plot area upto 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 set back for residential 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) बिहार भवन उपविधि (संशोधन, 2022) के उपविधि-38 (6) (Floor Area Ratio) के बाद उप कंडिका "6A" निम्न प्रकार जोड़ा जाता है :-

"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) बिहार भवन उपविधि (संशोधन, 2022) के उपविधि-40 (Off Street Parking Space) की उप कंडिका-13 के बाद उप कंडिका-14 Parking Requirements के सम्बन्ध में निम्न प्रकार जोड़ा जाता है :-

"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. बिहार भवन उपविधि (संशोधन, 2022) के अध्याय-III (Land Use Classification and Permissible Uses) तथा पटना महानगर क्षेत्र के लिए प्रभावी विकास नियंत्रण विनियमावली के अध्याय-III (Land-Use Classification And Permissible Uses) के अंतर्गत Table-4 (Industrial Land Use Zone) के स्तम्भ-3 के क्रमांक-12 के बाद क्रमांक-12A निम्न प्रकार जोड़ जाता है :-

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

4. बिहार भवन उपविधि, 2014 (संशोधित-2022) के शेष प्रावधान यथावत प्रभावी रहेंगे।

बिहार राज्यपाल के आदेश से

ह०/-

(राजीव कुमार श्रीवास्तव)

अपर सचिव

नगर विकास एवं आवास विभाग।

ज्ञापांक-09/न०वि०मा०प्ला०(बैठक)-24/2024 ..... न०वि० एवं आ०वि०, पटना, दिनांक-.....

**प्रतिलिपि**—अधीक्षक, राजकीय मुद्रणालय, गुलजारबाग, पटना/ई-गजट कोषांग वित्त विभाग, पटना (सी०डी० के साथ) को बिहार गजट में अतिरिक्त प्रकाशन हेतु सूचनार्थ एवं अनुरोध है कि प्रकाशित गजट के 200 कॉपी कार्यालय उपयोग के लिए उपलब्ध कराया जाय।

ह०/-

**अपर सचिव**

नगर विकास एवं आवास विभाग  
ज्ञापांक-09/न०वि०मा०प्ला०(बैठक)-24/2024 ..... न०वि० एवं आ०वि०, पटना, दिनांक-02.10.24

**प्रतिलिपि**—मुख्य सचिव, बिहार/विकास आयुक्त, बिहार/मुख्यमंत्री के प्रधान सचिव/सभी अपर मुख्य सचिव/प्रधान सचिव/सचिव/सभी प्रमण्डलीय आयुक्त/सभी जिला पदाधिकारी/अध्यक्ष, बिहार भू-सम्पदा अपीलीय न्यायाधिकरण, पटना/अध्यक्ष, भू-सम्पदा विनियामक प्राधिकरण, बिहार, पटना/नगर आयुक्त, सभी नगर निगम/नगर कार्यपालक पदाधिकारी, सभी नगर परिषद् एवं सभी नगर पंचायत/मुख्य कार्यपालक पदाधिकारी, सभी आयोजना क्षेत्र प्राधिकार को सूचनार्थ एवं आवश्यक कारवाई हेतु प्रेषित।

**अपर सचिव**

नगर विकास एवं आवास विभाग

**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 - 02/07/25

**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.

**Additional Secretary**

Urban Development and Housing Department