

बिहार सरकार
नगर विकास एवं आवास विभाग
अधिसूचना

संख्या-09/न०वि०वि०भ०उ०वि०-02/2024 6.8.24 पटना, दिनांक-18/6/25

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 -

- (i). यह उपविधि बिहार भवन (संशोधन) उपविधि, 2025 कही जा सकेगी।
- (ii). यह राजपत्र में प्रकाशन की तिथि से प्रभावी होगा।

2. आवासन एवं शहरी कार्य मंत्रालय, भारत सरकार से प्राप्त Addendum to Building Bye-Laws, 2016 - 'Provisions for In-Building Solutions' के आलोक में राज्य के भवनों के भीतर गुणवत्तापूर्ण दूरसंचार सेवाओं को प्रोत्साहन देने के लिए In-Building Solutions स्थापित करने हेतु बिहार भवन उपविधि, 2014 (संशोधित-2022) के कुछ प्रावधानों में निम्नवत संशोधन किया जाता है :-

(i) बिहार भवन उपविधि, 2014 (संशोधित-2022) की उपविधि-5 की कंडिका-5(i) में In-Building Solutions for Common Telecom Infrastructure से संबंधित Service Plan जमा करने के प्रावधान को निम्नवत जोड़ा जाता है-

“The services plan shall include all details of building and plumbing services, and also plans, elevations and sections of private water supply, sewage disposal system, rain water harvesting system as well as In-Building Solutions for Common Telecom Infrastructure (if applicable)”

(ii) बिहार भवन उपविधि, 2014 (संशोधित-2022) की उपविधि-5 की कंडिका-5(iii) के बाद कंडिका-5(iv) निम्न प्रकार जोड़ा जाता है :-

“Affidavit Regarding In-Building Solutions for Common Telecom Infrastructure: If applicable, an affidavit regarding In-Building Solutions for Common Telecom Infrastructure (in the format as provided in the Form- XVII) is to be furnished by the building owner/Resident Welfare Association (RWA) while applying for building permit.”

(iii) बिहार भवन उपविधि, 2014 (संशोधित-2022) उपविधि-55 की उपकंडिका-1(c) के बाद उपकंडिका-1(d) निम्न प्रकार जोड़ा जाता है :-

“Guidelines for ‘In-Building Solutions for Common Telecom Infrastructure’ may be referred in Annexure-VI”

(iv) बिहार भवन उपविधि, 2014 (संशोधित-2022) के Annexures में Annexure-V के बाद Annexure-VI - “Guidelines for In-Building Solutions for Common Telecom Infrastructure” जोड़ा जाता है। (अधिसूचना के साथ Annexure-VI अनुलग्नक-1 के रूप में संलग्न)।

(v) बिहार भवन उपविधि, 2014 (संशोधित-2022) के Forms में Form-VI-Checklist में "In-Building Solutions for Common Telecom Infrastructure" से संबंधित प्रावधानों को शामिल करने हेतु संशोधित किया जा सकता है (अधिसूचना के साथ Form-VI अनुलग्नक-2 के रूप में संलग्न)।

(vi) बिहार भवन उपविधि, 2014 (संशोधित-2022) के Forms में Form-XVI के बाद Form-XVII-"Affidavit Regarding In-Building Solutions for Common Telecom Infrastructure" जोड़ा जाता है (अधिसूचना के साथ Form- XVII अनुलग्नक-3 के रूप में संलग्न)।

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

अनुलग्नक :- (i) Annexure-VI
(ii) Form-VI & Form- XVII

बिहार राज्यपाल के आदेश से

2/1/2025

(राजीव कुमार श्रीवास्तव)

अपर सचिव

नगर विकास एवं आवास विभाग।

ज्ञापांक-09/न०वि०वि०भ०उ०वि०-02/2024 6.8.27 न०वि० एवं आ०वि०, पटना, दिनांक-18/6/25

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।

2/1/2025

अपर सचिव

नगर विकास एवं आवास विभाग

ज्ञापांक-09/न०वि०वि०भ०उ०वि०-02/2024 6.8.27 न०वि० एवं आ०वि०, पटना, दिनांक-18/6/25

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।

2/1/2025

अपर सचिव

नगर विकास एवं आवास विभाग

ज्ञापांक-09/न०वि०वि०भ०उ०वि०-02/2024 6.8.27 न०वि० एवं आ०वि०, पटना, दिनांक-18/6/25

प्रतिलिपि-विभागीय मंत्री के आप्त सचिव/सचिव के आप्त सचिव, नगर विकास एवं आवास विभाग/विभाग के सभी पदाधिकारियों को सूचनार्थ एवं आवश्यक कारवाई हेतु प्रेषित।

2/1/2025

अपर सचिव

नगर विकास एवं आवास विभाग

Government of Bihar
Urban Development and Housing Department
Notification

No.-09 / न०वि०वि०भ०उ०वि०-02 / 2024 68.28 UD&HD, Date- 18/6/25

In exercise of the powers conferred by Section 88 of Bihar Building Byelaws, 2014 (Amendment-2022) the following amendments are made in Bihar Building (Amendment) Byelaws, 2025:-

1. Short Title, Extent and Commencement-

- (i) These byelaws may be called Bihar Building (Amendment) Byelaws, 2025.
- (ii) It shall come into force from the date of its publication in the Gazette

2. In light of the Addendum to Model Building Bye-Laws, 2016 received from Ministry of Housing and Urban Affairs (MoHUA) in March, 2022 to incorporate the provisions of In-Building Solutions within the Building Bye-Laws of the State, 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:-

- (i). In Bihar Building Bye-Laws 2014 (Amendment 2022) Bye-Law No.- 5, clause (5)(i) is substituted as follows :-

“The services plan shall include all details of building and plumbing services, and also plans, elevations and sections of private water supply, sewage disposal system, rain water harvesting system as well as In-Building Solutions for Common Telecom Infrastructure (if applicable).”

- (ii). In Bihar Building Bye-Laws 2014 (Amendment 2022) Bye-Law No.- 5, clause-(5)(iv) is added after clause-(5)(iii) by following :-

“Affidavit Regarding In-Building Solutions for Common Telecom Infrastructure-If applicable, an affidavit regarding In - Building Solutions for Common Telecom Infrastructure (in the format as provided in the Form-XVII) is to be furnished by the building owner/Resident Welfare Association (RWA) while applying for building permit.”

- (iii). In Bihar Building Bye-Laws 2014 (Amendment 2022) Bye-Law No.-55, clause-(1)(d) is added after clause-(1)(c) by following :-
“Guidelines for ‘In-Building Solutions for Common Telecom Infrastructure’ may be referred in Annexure-VI.”
- (iv). In Annexures, **Annexure-VI-Guidelines for ‘In-Building Solutions for Common Telecom Infrastructure’** is added after Annexure-V in Bihar Building Bye-Laws 2014 (Amendment 2022). (Annexure-VI is enclosed with Notification)
- (v). In Forms of Bihar Building Bye-Laws 2014 (Amendment 2022) the provisions of "In-Building Solutions for Common Telecom Infrastructure" is added in Form VI-Checklist. (Form-VI is enclosed with Notification)
- (vi). In Forms of Bihar Building Bye-Laws 2014 (Amendment 2022) the provisions of "In-Building Solutions for Common Telecom Infrastructure" is added as Form XVII after Form XVI. (Form- XVII is enclosed with Notification)

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

Enclosure :- (i) Annexure-VI
(ii) Form-VI & Form- XVII

By Order of the Governor of Bihar


(Rajiv Kumar Shrivastav)

Additional Secretary

Urban Development and Housing Department

Memo No-09 / न०वि०वि०भ०उ०वि०-02 / 2024 6828 UD&HD, Date - 18/6/25

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.


Additional Secretary

Urban Development and Housing Department

Memo No-09 / न०वि०वि०भ०उ०वि०-02 / 2024 6.828 UD&HD, Date - 18/6/25

Copy to-Chief Secretary, Bihar/Development Commissioner, Bihar/Principal Secretary to Honourable Chief Minister/ All Additional Chief Secretary/ Principal Secretary/ Secretary/ All Divisional Commissioner/ All District Magistrates/ Chairman, Bihar Real Estate Appellate Tribunal, Patna/ Chairman, Real Estate Regulation Authority, Bihar, Patna/ Municipal Commissioner of All Municipal Corporations/ Executive Officer of All Municipal Council and All Nagar Panchayat/ Chief Executive Officer, All Planning Area Authority for information and necessary action.

2/17/6/2025

Additional Secretary

Urban Development and Housing Department

Memo No-09 / न०वि०वि०भ०उ०वि०-02 / 2024 6.828 UD&HD, Date - 18/6/25

Copy to-Private Secretary to Minister, Urban Development and Housing Department/Private Secretary to Secretary, Urban Development and Housing Department/All officers of Urban Development and Housing Department for kind information and necessary action.

2/17/6/2025

Additional Secretary

Urban Development and Housing Department

Annexure- VI
Guidelines for "In-Building Solutions for Common Telecom Infrastructure"
(Bye Law No.- 55(1)(d))

1. Applicability

The following guidelines may apply to multi-storeyed buildings, educational institutions, hospitals, office buildings and shopping malls/ commercial complexes to ensure seamless high-speed internet connectivity, fair access to various Telecom Service Providers (TSPs) inside building premises to install telecom infrastructure/lay cables and fair usage of the constructed Common Telecom Infrastructure (CTI) by various TSPs.

2. In-Building Solutions (IBS) Service Plan

A separate 'IBS Service Plan' detailing In-Building Solutions may be prepared based on a 'Model Service Plan' expected to be provided by the Telecom Enforcement Resource & Monitoring (TERM) cell of the state. The service plan thus prepared may then be submitted alongside other building plans at the local authority level for building plan approval.

Apart from the IBS Service plan, sections within buildings and on rooftops shall be properly demarcated for housing BroadBand/Digital connectivity infrastructure/antenna while preparing the building plans as well.

3. The following space norms for various In-Building Solutions (IBS) may be referred:

i. Telecom Room (TR)

- Telecom Room (TR) may be attached with the Main Distribution Frame (MDF)/Equipment Room (ER).
- For a separate TR, the following space norms may be referred:

For Buildings with Built-Up Area >465 sqmt		
S. No.	Area to be covered by IBS	Size of Telecom Room (all dimensions in m)
01.	Up to 465 sqmt	3.0 x 2.4
02.	465 sqmt to 930 sqmt	3.0 x 3.4
03.	More than 930 sqmt	Additional TR required with same space norms
For Buildings with Built-Up Area <465 sqmt		
S. No.	Area to be covered by IBS	Space Provisions (all dimensions in m)
01.	Up to 93 sqmt	Wall cabinets, self-contained enclosed cabinets
02.	93 sqmt to 465 sqmt	Shallow Room (0.6 x 2.6)
		Walk-in Room (1.3 x 1.3)

- For other norms/standards regarding Telecom Room, Clause 3.1.3.2 of Part 8: Sec 6 of National Building Code, 2016 may be referred.

ii. **Main Distribution Frame (MDF)/Equipment Room (ER)**

- The minimum recommended size of ER should be 14 m² or 0.07 m² for every 10 m² of usable floor space.
- L:W ratio of MDF/ER may be between 1:1 to 2:1.
- MDF/ER should be appropriately ventilated.
- MDF/ER should be properly lit for vision of equipment.
- MDF/ER should be located at a level above from the Natural Ground level to avoid incidence of flooding.
- For other norms/standards regarding MDF/ER, Clause 3.1.2 of Part 8: Sec 6 of National Building Code, 2016 may be referred.

iii. **Entrance Facilities (EF)**

- EF can be separate or can be merged with Equipment Room (ER)/Main Distribution Frame (MDF).
- The minimum recommended size of EF should be 1.2 m x 1.83 m.
- An EF necessarily be an enclosed space.
- For other norms/standards regarding EF, Clause 3.1.4 of Part 8: Sec 6 of National Building Code, 2016 may be referred.

iv. **Telecom Enclosures (TE)**

- A minimum of one TE should be located on each floor, if no Telecom Room (TR) is considered on the floor.
- For other norms/standards regarding TE, Clause 3.1.5 of Part 8: Sec 6 of National Building Code, 2016 may be referred.

v. **Conduits & Cabling System**

- Underground Conduits/Pipes to Main Distribution Frame (MDF)/Equipment Room (ER) should be encased and should be minimum 100 mm in diameter.
- For norms/standards regarding various cabling system and connecting hardware such as Backbone Cabling Media Distribution & Building Pathways, Horizontal Cabling Media Distribution & Building Pathways, Wireless Systems, etc., relevant clauses of Part 8: Sec 6 of National Building Code, 2016 may be referred.

Form- VI
CHECK LIST
(Bye Law No.- 5(6)(x))

1. Name of the Applicant:
2. Name of the Owner:
3. Name of the Builder/Developer and Name of the Project:
4. Ownership documents: Established/Non established
5. Land Area

As per Document	As per Building Plan	As per Possession

6. Tenancy: - Lease hold/Free hold.

If lease hold:

- (i) Name of Lesser:
- (ii) Purpose of Lease:
- (iii) Duration of Lease:

7. Existing off site Physical Infrastructure:

- a) Road
- b) Sewerage
- c) Drainage
- d) Water facility
- e) Availability of drain
- f) Telephone
- g) Electricity

8. **Nature of Construction:** New
Construction/Reconstruction/Addition/Alteration

9. (i) Amount of fee deposited
- (ii) Covered area on all floors

- 10.

Use applied	Prescribed Land use in the development plan (if any)	Whether permissible/not permissible/special consideration

11. (i) Whether first permission/Revised permission/Revalidation.....
- (ii) No of floor(s).....

12. Contents of Building Plan:

- (i) Site Plan
- (ii) Lay out plan
- (iii) All floor plan
- (iv) Elevations Front/Rear/Right/Left/Cross section

- (v) Plan of foundation
- (vi) Septic tank and Soak pit
- (vii) Recharging pit & Rain Water harvesting Plan
- (viii) Drain Section
- (ix) Area Statement
- (x) Schedule of doors and windows
- (xi) Service Plan for In-Building Solutions (if applicable)

13. Approach road: -

- (i) Nature of road
- (ii) Width of road:-

As per Site/Key Plan	Site Inspection Reprot

- (iii) Whether the approach road as shown connected to an existing public road in the site plan.....
- (iv) Whether such connection is available in settlement sheets or Cadastral Map: - Yes/No
- (v) If private, whether
 - a) transferred to the Authority: Yes/No
 - b) indicated in the final settlement plan: Yes/No
 - c) mentioned in the ownership document: Yes/No

14. Whether the plot is affected by proposed road/proposed drain/ proposed lake/any other public use.....

15. Whether the plot is within 100 meter/100-300 meter of State/A.S.I. protected monuments.....

Whether the plot is within 200-meter radius of important buildings (i.e. Governor House, High Court, State Secretariat, Legislative Assembly)

16. Building Parameters:

Category	Requirement as per norm	Approved building plan	Proposal	Remarks
1	2	3	4	5
Basement/stiltsqmt				
1st floorsqmt				
2 nd floorsqmt				
3 rd floorsqmt				
4 th floorsqmt				
Other Floors				
Society room				
Front set back				
Rear set back				
Left/Right side set back				
FAR				
Parking				
Height				

No. of dwelling unit				
Population density				
No. of staircase				
No. of lift				
Recharging pit				
Fee deposited				
Any other item				
Exemptions				
(i) height				
(ii) setback				
(iii) FAR				

17. Whether falls in the Airport funnel zone.....

18. Provision of proposed on site physical infrastructure

- (i) Water Supply:-
- (ii) Sewerage:-
- (iii) Drainage:-
- (iv) Electrical Installation:-

19. Clearance/Certificate produced:

- (i) General Affidavit:-
- (ii) Structural Stability Certificate:-
- (iii) Form of Supervision:-
- (iv) NOC from Fire Authority:-
- (v) Undertakings with regard to quality construction/Water supply/Sewerage/Drainage/Waste disposal/firefighting (wherever applicable)
- (vi) Affidavit regarding 'In-Building Solutions for Common Telecom Infrastructure' (if applicable)

Any other (specify)

N:B: (RS: Required and Submitted, RNS: Required not Submitted, NR: Not Required)

20. Involvement of Technical Person & Builder:

- | | |
|---|--|
| <ul style="list-style-type: none"> (i) Architect/Engineer: - (ii) Engineer/Structural Engineer: - (iii) Builder (iv) Any other: - | <p>Name: -</p> <p>CoA No.: -</p> <p>(for Architect)</p> <p>Empanelment No.: -</p> <p>Name: -</p> <p>Empanelment No.: -</p> <p>Name: -</p> <p>Empanelment No.: -</p> <p>Name: -</p> |
|---|--|

Signature of Technical Person

Form- XVII

Affidavit Regarding 'In-Building Solutions for Common Telecom Infrastructure'

(Bye Law No.- 5(5)(iv))

I,, S/O, D/O, W/O, R/O
....., do hereby solemnly affirm and declare as
under:-

1. I shall provide fair access to various Telecom Service Providers (TSPs) inside building premises to install In-Building Solutions for Common Telecom Infrastructure as per the prepared IBS Service Plan.
2. I shall provide for the fair and equitable sharing of the installed In-Building Solutions for Common Telecom Infrastructure to various Telecom Service Providers (TSPs).
3. I shall not see the installed In-Building Solutions for Common Telecom Infrastructure as a source of revenue generation.

Deponent

Verification:

Verified on this day.....at.....that the contents of the affidavit are true and correct and no material has been concealed therefrom.

Deponent