

बिहार सरकार
नगर विकास एवं आवास विभाग
अधिसूचना

संख्या-09/न०वि०बि०भ०उ०-12/2025 ~~10.7.13~~ न०वि० एवं आ०वि०, दिनांक- 04.10.2025

बिहार भवन (संशोधन) उपविधि, 2025 के उपविधि-88 के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए, तथा राज्यों को पूंजी निवेश हेतु विशेष सहायता योजना (SASCI Reforms) के तहत सुधारों, अनुपालन प्रक्रिया में कमी और विनियमन में ढील (Compliance Reduction & Deregulation) हेतु ईज ऑफ डूइंग बिजनेस (EoDB) के तहत प्राप्त प्रस्ताव के अंतर्गत तथा उद्योग विभाग, बिहार के अनुरोध पर विभागीय भवन उपविधि समीक्षा समिति की सिफारिशों के अनुसरण में, बिहार भवन (संशोधन) उपविधि, 2025 में निम्नलिखित संशोधन किए जाते हैं:-

1. उपविधि 1, संक्षिप्त नाम, विस्तार और आरंभ – (1) यह उपविधि बिहार भवन उपविधि, 2014 (संशोधन, 2025) कही जा सकेगी।
2. उपविधि 33(5) में निम्नलिखित परन्तुक जोड़ा जाता है :-

परन्तुक: आयोजना क्षेत्र के अंतर्गत ग्रामीण क्षेत्रों में "गैर-प्रदूषणकारी घरेलू उद्योग (10 कर्मचारियों से अधिक नहीं), कुटीर उद्योग, प्रोफेशनल सेवा उद्योग/ स्टार्टअप (10 कर्मचारियों से अधिक नहीं), सूचना प्रौद्योगिकी और सूचना प्रौद्योगिकी सक्षम सेवा उद्योग/ स्टार्टअप (10 कर्मचारियों से अधिक नहीं), कृषि सेवा, कृषि प्रसंस्करण, कृषि आधारित उद्योग" वाले 'सूक्ष्म एवं लघु उद्योगों' के लिए न्यूनतम सड़क चौड़ाई निम्न रहेंगी :-

Min. Road Width	Type of Industry (Size)	Max. Permissible Built Up Area
6.1 m (20 ft)	Micro	as per F.A.R upto 500 sqm.
9.1m (30 ft)	Micro & Small	as per F.A.R upto 1000 sqm.

3. सारणी 13A के नोट में नोट VI के बाद निम्नलिखित नोट VII के रूप में जोड़ा जाता है :-

“नोट VII – उपरोक्त सारणी वैसे गैर-ऊंची और गैर-प्रदूषणकारी उद्योगों के लिए लागू होगा, जो आयोजना क्षेत्र के अंतर्गत ग्रामीण क्षेत्रों में अवस्थित हो (अधिसूचित मास्टर प्लान/विकास योजना न होने की परिस्थिति में), अधिसूचित मास्टर प्लान/विकास योजना/ भूमि उपयोग मानचित्र में चिह्नित औद्योगिक भूमि उपयोग क्षेत्रों के भीतर या उद्योग विभाग द्वारा सार्वजनिक/निजी औद्योगिक क्षेत्र के रूप में अधिसूचित क्षेत्रों में अवस्थित हो।”

4. उपविधि-38. फर्श क्षेत्र अनुपात (FAR) की कंडिका-6 को निम्नलिखित से प्रतिस्थापित किया जाता है :-

“औद्योगिक भवनों के लिए फर्श क्षेत्र अनुपात (FAR) निम्नानुसार होगा :

a) गैर-प्रदूषणकारी घरेलू फ्लैटेड उद्योग, जो बिहार औद्योगिक क्षेत्र विकास प्राधिकरण (BIADA) की स्वीकृत ले-आउट योजना में अवस्थित हो, के लिए फर्श क्षेत्र अनुपात (FAR) निम्नानुसार होगा :

Road Width	FAR (case i)	FAR (case ii)
12.20m (40 ft)	2.0	3.0
18.30m (60 ft)	2.5	3.5
24.40m (80 ft)	2.5	4.0
27.40m (90 ft)	3.0	4.5
30.50m (100 ft)	3.5	5.0

जहाँ,

Case i: जहाँ साइड सेटबैक केवल एक तरफ प्रदान किया जाता है, साथ ही अग्निशामन वाहन की पहुंच और भवन की रखरखाव निकटतम प्लॉट से संभव हो (विस्तृत मानदंड BIADA द्वारा प्रशासित किए जाएंगे);

Case ii: जहाँ दोनों तरफ साइड सेटबैक प्रदान किया जाता है.

b) गैर-प्रदूषणकारी और घरेलू फ्लैटेड उद्योग, जो आयोजना क्षेत्र के अंतर्गत ग्रामीण क्षेत्रों में अथवा अधिसूचित मास्टर प्लान/डेवलपमेंट प्लान के औद्योगिक भूमि उपयोग क्षेत्र में, अथवा उद्योग विभाग द्वारा अधिसूचित सार्वजनिक/निजी औद्योगिक क्षेत्रों में अवस्थित हों, के लिए फर्श क्षेत्र अनुपात (FAR) निम्नानुसार होगा :

Road Width	FAR
6.1m (20 ft)	1.5 (applicable in rural areas within planning area)
9.1m (30 ft)	
12.20m (40 ft)	2.0
18.30m (60 ft)	2.5
24.40m (80 ft)	2.5
27.40m (90 ft)	3.0
30.50m (100 ft)	3.5

c) प्रदूषणकारी उद्योगों के लिए अधिकतम फर्श क्षेत्र अनुपात (FAR) 0.5 होगा।

5. उपविधि-38 (6A) को विलोपित किया जाता है।

6. उपविधि-40 (14) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

“बिहार औद्योगिक क्षेत्र विकास प्राधिकरण (बियाडा) की अनुमोदित ले-आउट योजना के भीतर, या आयोजना क्षेत्र के अंतर्गत ग्रामीण क्षेत्रों में, या अधिसूचित मास्टर प्लान/ विकास योजना में चिह्नित औद्योगिक भूमि उपयोग क्षेत्रों के अंतर्गत क्षेत्रों में, या उद्योग विभाग द्वारा सार्वजनिक/निजी औद्योगिक क्षेत्र के रूप में अधिसूचित क्षेत्रों में, 500 वर्ग मीटर तक के भूखंडों पर गैर-ऊंची फ्लैटेड (Flatted) फैंक्ट्रियों के लिए न्यूनतम पार्किंग आवश्यकता 1 ईसीएस (ECS) प्रति 200 वर्ग मीटर होगी।”

7. उपविधि-38(1) में सारणी-16 के बाद सारणी-17A, सारणी-17B एवं सारणी-17C के रूप में निम्न प्रकार जोड़ा जाता है :-

“सारणी 17A: Premium FAR for Commercial building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	2.0	0.5	2.5
18.30 (60 ft)	2.5	0.5	3.0
24.40 (80 ft)	2.5	1.0	3.5
27.40 (90 ft)	3.0	1.0	4.0
30.50 (100 ft)	3.5	1.0	4.5
45m (150 ft)	3.5	1.5	5.0
60m (200 ft)	3.5	2.5	6.0

सारणी 17B: Premium FAR for Residential building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	2.5	0.5	3.0
18.30 (60 ft)	2.5	1.0	3.5
24.40 (80 ft)	3.0	1.0	4.0
27.40 (90 ft)	3.25	1.25	4.5
30.50 (100 ft)	3.5	1.5	5.0
45m (150 ft)	3.5	2.0	5.5
60m (200 ft)	3.5	2.5	6.0

सारणी 17C: Base FAR and Premium FAR for Educational/ Institutional building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	1.5	0.5	2.0
18.30 (60 ft)	2.0	0.5	2.5

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
24.40 (80 ft)	2.0	1.0	3.0
27.40 (90 ft)	2.5	1.0	3.5
30.50 (100 ft)	2.5	1.5	4.0
45m (150 ft)	3.0	1.5	4.5
60m (200 ft)	3.0	2.0	5.0

सारणी 17A,17B,17C के लिए नोट :

(क) संरचनात्मक सुरक्षा, अग्निशमन मानदंड, सेटबैक, ऊँचाई, पार्किंग आदि प्रस्तावित/समस्त भवन मापदंडों के अनुसार होंगे।

(ख) डिजाइन में समस्त भवन क्षेत्र के अनुसार सभी भवन सेवाएँ, एसटीपी, जल गणना आदि शामिल होंगे।

(ग) मौजूदा भवनों के लिए, प्रीमियम एफ०ए०आर० संरचनात्मक स्थिरता प्रमाणपत्र प्रस्तुत करने पर प्रदान किया जाएगा, जो यह पुष्टि करता हो कि भवन संरचनात्मक रूप से मजबूत है और प्रस्तावित निर्माण से उत्पन्न अतिरिक्त भार को सहन करने में सक्षम है।

(घ) प्रीमियम एफ०ए०आर० केवल एक बार के लिए मान्य होगा। प्रीमियम एफ०ए०आर० के लिए शुल्क उपविधि 7(1)(II) के अनुसार तय किया जाएगा।

(ङ) इन उपविधियों में अन्यत्र निहित किसी भी कंडिका के होते हुए भी, आवासीय, वाणिज्यिक, संस्थागत और शैक्षणिक भवनों के लिए समग्र एफ०ए०आर० किसी भी परिस्थिति में प्रीमियम एफ०ए०आर० के तहत निर्धारित अधिकतम एफ०ए०आर० से अधिक नहीं होगा।

8. उपविधि-38 (4) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

“सभा भवन के मामले में अधिकतम अनुज्ञेय एफ०ए०आर० 1.50 होगा। शैक्षिक और सांस्थिक भवन के मामले में अधिकतम अनुज्ञेय एफ०ए०आर० सारणी 17सी के अनुसार होगा।”

9. उपविधि-7 (1) की कंडिका (II) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

“प्रीमियम एफ०ए०आर० शुल्क निम्नानुसार देय होगा:

प्रीमियम एफ०ए०आर० शुल्क = अतिरिक्त क्षेत्रफल × भूखण्ड का मार्गदर्शक मूल्य
जहाँ,

अतिरिक्त क्षेत्रफल: बेस एफ०ए०आर० की सीमा से अधिक किन्तु प्रीमियम एफ०ए०आर० की सीमा के भीतर निर्मित किये जाने हेतु आवश्यक अतिरिक्त निर्मित क्षेत्रफल (वर्ग मीटर में)।

भूखण्ड का मार्गदर्शक मूल्य:

क. आवासीय भवन के मामले में: न्यूनतम मूल्य रजिस्टर दर (एमवीआर) का 10% (₹/वर्ग मीटर में)।

ख. अन्य भवन के मामले में: न्यूनतम मूल्य रजिस्टर दर (एमवीआर) का 15% (₹/वर्ग मीटर में)।”

10. उपविधि-38(1) में सारणी-18 को निम्न प्रकार जोड़ा जाता है :-

“सारणी 18: बेस एफ०ए०आर० पर अतिरिक्त एफ०ए०आर०, उन भवनों को प्रोत्साहन के रूप में प्रदान किया जाएगा जो नीचे दी गई तालिका के अनुसार ग्रीन बिल्डिंग रेटिंग प्राप्त करते हैं:

Rating Level	LEED (for all types of Building)	GRIHA (for all types of Building)	ECSBC (for Commercial/ office Building)	ECSBC (for Residential Building only)	Additional FAR beyond the maximum permissible/ achievable FAR
Level 1	Silver	3-Star	ECBC Compliant	ENS Compliant	3%
Level 2	Gold	4-Star	ECBC+	ENS+ Compliance	6%
Level 3	Platinum	5-Star	Super ECBC	Super ENS Compliance	9%

नोट:

1. भवन निर्माण अनुमोदन के लिए आवेदन के समय अतिरिक्त एफ०ए०आर० प्राप्त करने के लिए रेटिंग संस्थान या पैनलबद्ध परामर्शदाता या रेटिंग संस्थान द्वारा मान्यता प्राप्त/अनुमोदित एजेंसी (जो भी मामला हो) से पूर्व प्रमाणीकरण लेना अनिवार्य होगा।
2. प्राप्त रेटिंग की पुष्टि के लिए अधिभोग प्रमाणपत्र के समय रेटिंग संगठन का अंतिम प्रमाणीकरण पत्र प्रस्तुत किया जाना अनिवार्य होगा।
3. गैर-अनुपालन के लिए जुर्माना : यदि डेवलपर अंतिम अधिभोग के समय भवन के पूर्व-प्रमाणन पत्र के अनुसार प्रतिबद्ध रेटिंग प्राप्त करने में विफल रहता है, तो गैर-अनुपालन के लिए जुर्माना विभाग द्वारा तय किया जाएगा।
4. ग्रीन बिल्डिंग रेटिंग प्राप्त करने वाली इमारतों को प्रोत्साहन के रूप में बेस एफ. ए.आर पर अतिरिक्त एफ.ए.आर प्रदान किया जाएगा। यह समग्र एफ०ए०आर० आवासीय, वाणिज्यिक, शैक्षिक और सांस्थिक भवनों के लिए अधिकतम अनुज्ञेय एफ०ए०आर० की सीमा के भीतर होगा।

11. उपविधि 38 में कंडिका 11 के बाद निम्नलिखित कंडिका 12 जोड़ा जाता है :-

“10,000 वर्ग मीटर Built-up Area से ज्यादा के नए सरकारी भवनों को कम से कम Level-1: Green Building के रूप से विकसित किया जाएगा।”

12. उपविधि-28 में सारणी-4A के बाद सारणी-4B: विभिन्न भूमि उपयोग क्षेत्रों में उद्योगों की अनुमति सूची/नकारात्मक सूची के रूप में निम्न प्रकार जोड़ा जाता है :-

सारणी 4B: विभिन्न भूमि उपयोग क्षेत्रों में उद्योगों की अनुमति सूची/नकारात्मक सूची

Sl. No.	Activities	Landuse Zones as per Bihar Building Byelaws												
		Residential Use Zone	Retail Commercial and Business Use Zone	Wholesale Commercial Use Zone	Industrial Use Zone	Public & Semi-public Use Zone	Utility and Services Use Zone	Open Space Use Zone	Transportation Use Zone	Agricultural and Forest Use Zone	Water Bodies Use Zone	Special Heritage Zone	Environmentally Sensitive Zone	Urban Agriculture use zone
1	Non-polluting Household Industry (with not more than 10 employee in Residential Use Zone/Urban Agriculture use zone)	✓	x	x	✓	x	x	x	x	x	x	x	x	✓
2	Cottage Industry	✓	x	x	x	x	x	x	x	✓	x	✓	x	✓
3	Professional Service Industry/Startup (with not more than 10 employee in Residential Use Zone/ Urban Agriculture use zone)	✓	✓	x	x	✓	✓	x	x	x	x	x	x	✓
4	Large Service Industry/Startup	x	✓	✓	x	✓	✓	x	✓	x	x	x	x	x
5	IT and IT enabled service Industry/Startup (with not more than 10 employee in Residential Use Zone/ Urban Agriculture use zone)	✓	✓	✓	x	✓	✓	x	✓	x	x	x	x	✓
6	Noxious and Obnoxious Polluting Industry	x	x	x	✓	x	x	x	x	x	x	x	x	x
7	Non polluting, non-obnoxious and non-noxious - Light Industry including Micro, Small and Medium Enterprises	x	x	✓	✓	x	✓	x	✓	x	x	x	x	x

8	Polluting Industry	x	x	x	✓	x	x	x	x	x	x	x	x	x
9	Heavy, Large and Extensive Industries subject to approval of Bihar Pollution Control Board	x	x	x	✓	x	x	x	x	x	x	x	x	x
10	Hazardous Industry subject to approval of Bihar Pollution Control Board	x	x	x	✓	x	x	x	x	x	x	x	x	x
11	Extractive Industry	x	x	x	✓	x	x	x	x	x	x	x	x	x
12	Agro serving, Agro Processing, Agro based Industry	x	x	✓	✓	x	x	x	x	✓	x	x	x	✓
✓ Activities Permitted x Activities Prohibited														

Note:

1. Service Industry: The service industry encompasses businesses that provide intangible services rather than physical products.
2. Non-polluting Industry: It refers to White Category Industry as indentified by Central Pollution Control Board from time to time. It shall also include Cottage Industry, Non-polluting Household Industries, Professional Service Industry/Startup and IT and IT enabled service Industry/Startup.
3. Polluting Industry refers to Industry other than White Category Industry as indentified by Central Pollution Control Board from time to time.
4. Cottage Industry refers to Traditional Industries as identified by Khadi and Village Industries Commission.
5. The permissible Maximum Ambient Noise Level shall be in accordance with the Noise Pollution (Regulation and Control) Rules, 2000, or as amended from time to time:

Ambient Air Quality Standards in Respect of Noise for Industry in different Landuse zones

Sl.	Category of Area (Corresponding Land use Zones of Bihar Building Byelaws)	Limits in db(A) Leq	
		Day Time	Night Time
1	Industrial area (<i>Industrial use zone/ Transportation Use Zone/ Utility and Services Use Zone</i>)	75	70
2	Commercial area (<i>Retail Commercial and Business Use Zone/ Wholesale Commercial Use Zone</i>)	65	55
3	Residential area (<i>Residential Use Zone/ Agricultural and Forest Use Zone/ Urban Agriculture use zone/ Public & Semi-public Use Zone</i>)	55	45

4	Silence Zone (<i>Special Heritage Zone/Other areas as decided by the Authority</i>)	50	40
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6. Non-polluting and Household Industry include the following:

List of Non-Polluting Household Industry

Sl. No.	Type of Industry
1	Clay/modeling (with or without plaster of Paris)
2	Pottery (without kiln/bhatti)
3	Cane and bamboo products
4	Dari/carpet/sari weaving (excluding dyeing & bleaching)
5	Ice-cream and water cooling (without cold storage)
6	Oil ghani (traditional oil pressing)
7	Wood carving and decorative wood wares
8	Papad, vadi, spices, groundnuts, dals
9	Sweets & namkeen (<1 ton/day)
10	Tomato ketchup, vermicelli, macaroni
11	Utensil washing powder mixing/packaging only
12	Small-scale sweet/biscuit making (cookies, cakes/bread)
13	Embroidery, velvet embroidered items, zari/zardozi work
14	Toys and dolls making
15	Stamp pads, safety pins, aluminium buttons (hand press)
16	Tailoring, saree fall making, shoe laces, thread balls
17	Umbrella assembly
18	Repair of domestic appliances, watches/clocks, computers, bicycles, bags (non-PVC/leather)
19	Repair of water meters, stabilizers, UPS
20	Paper cups, plates, files, covers (without printing)
21	Stationery, bookbinding
22	Wooden/cardboard jewellery boxes (with NOC)
23	Kalabattu (thread/jewellery making)
24	Blacksmithy
25	Stone engraving
26	Air coolers/conditioners (assembly/repair)
27	Bicycles, baby carriages (assembly)
28	Blending/packing of tea
29	Block making of printing
30	Chalk making
31	Cotton & woollen hosiery (dry process only; no dye/wash)
32	Electric lamp (bulb)/CFL manufacturing by assembling only
33	Electrical & electronic item assembly
34	Flavoured betel nuts
35	Fountain pen
36	Handloom/carpet weaving
37	Leather cutting & stitching (no tanning)
38	Coir items from coconut husk
39	Shoe & wire brushes (assembly)
40	Packing of powdered milk

41	Paper pins & U-clips
42	Scientific & mathematical instruments
43	Solar module/non-conventional energy apparatus (assembly)
44	Surgical & medical products (assembling only)
45	Biscuit trays from rolled PVC sheet (vacuum forming)
46	Diesel pump repairing
47	Engineering & fabrication units (very small, cold work)
48	Glass putty & sealant (mixing/packing)
49	Ground-nut decorticating
50	Metal caps/containers etc. (light)
51	Organic & inorganic nutrients (packing)
52	Organic manure (composting/packing)
53	Repairing of electric motors/generators
54	Rope (plastic/cotton) making
55	Screen printing
56	Silver foil making

- (a) Storing of chemicals listed under schedule I and /or II of the Manufacture, Storage and import of hazardous Chemical Rules, 1989 and Public Liability Insurance Act, 1990 shall be prohibited.
- (b) No effluent/emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as per, permissible Maximum Ambient Noise Level under corresponding Land use zone.

13. उपविधि-28 की सारणी-4 के अंतर्गत विभिन्न भूमि उपयोग क्षेत्र में औद्योगिक गतिविधि से जुड़े निम्नलिखित भूमि उपयोग को विलोपित किया जाता है :-

भूमि उपयोग जोन	विलोपित किये जाने वाले भूमि उपयोग की विवरणी
1 आवासीय उपयोग जोन	स्तम्भ 2 का क्रमांक 14 का दूसरा वाक्य स्तम्भ 3 का क्रमांक 15 स्तम्भ 4 का क्रमांक 1
2 खुदरा वाणिज्यिक और कारोबारी उपयोग जोन	स्तम्भ 4 का क्रमांक 1,2
3 थोक वाणिज्यिक उपयोग जोन	स्तम्भ 3 का क्रमांक 5 स्तम्भ 4 का क्रमांक 1
4 औद्योगिक उपयोग जोन	स्तम्भ 2 का क्रमांक 1 स्तम्भ 3 का क्रमांक 1
5 सार्वजनिक और अर्द्ध सार्वजनिक उपयोग जोन	स्तम्भ 4 का क्रमांक 1
6 उपयोगिता और सेवा संबंधी उपयोग जोन	स्तम्भ 3 का क्रमांक 1 स्तम्भ 4 का क्रमांक 2
9 कृषि और वन उपयोग जोन	स्तम्भ 3 का क्रमांक 5,6,8

	स्तम्भ 4 का क्रमांक 2
11 विशेष विरासती जोन	स्तम्भ 3 का क्रमांक 6
12 पर्यावरण संवेदी जोन	स्तम्भ 4 का क्रमांक 2 स्तम्भ 2 का क्रमांक 11
13 शहरी कृषि उपयोग जोन	स्तम्भ 4 का क्रमांक 1

14. बिहार भवन उपविधि, 2014 (संशोधित-2025) के शेष प्रावधान यथावत प्रभावी रहेंगे।

बिहार राज्यपाल के आदेश से

ह०/-

(राजीव कुमार श्रीवास्तव)

अपर सचिव

नगर विकास एवं आवास विभाग।

ज्ञापांक-09/न०वि०बि०भ०उ०-12/2025 न०वि० एवं आ०वि०, 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/न०वि०बि०भ०उ०-12/2025 10713 न०वि० एवं आ०वि०, दिनांक-04.10.2025

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
04/10/2025

अपर सचिव

नगर विकास एवं आवास विभाग

Government of Bihar
Urban Development and Housing Department
Notification

No.- 09 / न०वि०बि०भ०उ०-12 / 2025 10713 न०वि० एवं आ०वि०, Date- 04.10.2025

In exercise of the powers conferred under Byelaw-88 of the Bihar Building (Amendment) Byelaws, 2025, and in pursuance of the recommendations of the Departmental Building Byelaws Review Committee on reforms under Guidelines on the Scheme for Special Assistance to States for Capital Investment, 2025-26, as well as the Compliance Reduction and Deregulation process under the Ease of Doing Business framework, and upon subsequent request of the Department of Industries, Bihar the following amendments are hereby made to the Bihar Building (Amendment) Byelaws, 2025:-

1. Byelaw 1. Short Title, Extent and Commencement- (1) “These byelaws may be called Bihar Building Byelaws, 2014 (Amendment, 2025).”

2. Following provisio is inserted in Byelaw 33 (5):-

Provisio: In rural areas within the planning area, the minimum road width for 'micro and small scale industries', falling under non-polluting household industry (not more than 10 employees); cottage industry; professional service industry/startup (not more than 10 employees); information technology and information technology enabled service industry/startup (not more than 10 employees); agro serving; agro-processing; agro-based industry, shall be as follows:

Min. Road Width	Type of Industry (Size)	Max. Permissible Built Up Area
6.1 m (20 ft)	Micro	as per F.A.R upto 500 sqm.
9.1m (30 ft)	Micro & Small	as per F.A.R upto 1000 sqm.

3. Following Note VII is inserted after Note VI in the Note of Table-13A:-

“**Note: VII** – The above Table shall also be applicable for non-high rise & non-polluting Industry in rural areas within Planning Area (where Master Plan/Development Plan is not notified) and within Industrial Land Use zones as marked in Notified Master Plan/Development Plan/Land Use Map or in areas notified by Industries Department as public/private Industrial area.”

4. Byelaw 38 (6) is substituted with the following:

“The Floor Area Ratio (FAR) for Industrial buildings shall be as follows:

- a) In the case of non-polluting household flatted factories situated on plots falling within an approved layout plan of the Bihar Industrial Area Development Authority (BIADA), the FAR shall be as per the following:

Road Width	FAR (case i)	FAR (case ii)
12.20m (40 ft)	2.0	3.0
18.30m (60 ft)	2.5	3.5
24.40m (80 ft)	2.5	4.0
27.40m (90 ft)	3.0	4.5
30.50m (100 ft)	3.5	5.0

Where,

Case i: where side setback is provided on one side only, with Fire access and serviceability feasible from the adjoining plot (norms to be administered by BIADA);

Case ii: where side setback is provided on both sides.

- b) In the case of non-polluting and household flatted factories situated in rural areas falling within the planning area, or in areas designated as Industrial Land Use Zones under a duly notified Master Plan / Development Plan, or in areas notified by the Industries Department as public or private industrial areas, the maximum permissible FAR shall be as per the table below,

Road Width	FAR
6.1m (20 ft)	1.5 (applicable in rural areas within planning area)
9.1m (30 ft)	
12.20m (40 ft)	2.0
18.30m (60 ft)	2.5
24.40m (80 ft)	2.5
27.40m (90 ft)	3.0
30.50m (100 ft)	3.5

- c) In the case of polluting industries, the maximum permissible FAR shall be 0.5.”

5. Byelaw 38 (6A) shall be deleted.

6. Byelaw 40 (14) is substituted with the following:

“For non-high rise flatted factories on plots upto 500 sqm, within the approved layout plan of Bihar Industrial Area Development Authority (BIADA), or in rural areas within planning area, or in areas within Industrial Land Use zones as marked in Notified Master Plan/Development Plan, or in areas notified by Industries Department as public/private industrial area, the minimum parking requirement shall be 1 ECS per 200 sqm.”

7. Following Table 17A, Table 17B and Table 17C is inserted under Byelaw 38(1) after Table 16:-

Table 17A: Premium FAR for Commercial building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	2.0	0.5	2.5
18.30 (60 ft)	2.5	0.5	3.0
24.40 (80 ft)	2.5	1.0	3.5
27.40 (90 ft)	3.0	1.0	4.0
30.50 (100 ft)	3.5	1.0	4.5
45m (150 ft)	3.5	1.5	5.0
60m (200 ft)	3.5	2.5	6.0

Table 17B: Premium FAR for Residential building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	2.5	0.5	3.0
18.30 (60 ft)	2.5	1.0	3.5
24.40 (80 ft)	3.0	1.0	4.0
27.40 (90 ft)	3.25	1.25	4.5
30.50 (100 ft)	3.5	1.5	5.0
45m (150 ft)	3.5	2.0	5.5
60m (200 ft)	3.5	2.5	6.0

Table 17C: Base FAR and Premium FAR for Educational/ Institutional building

Road Width	Base F.A.R	Premium F.A.R	Maximum Achievable FAR
12.20 (40 ft)	1.5	0.5	2.0
18.30 (60 ft)	2.0	0.5	2.5
24.40 (80 ft)	2.0	1.0	3.0
27.40 (90 ft)	2.5	1.0	3.5
30.50 (100 ft)	2.5	1.5	4.0
45m (150 ft)	3.0	1.5	4.5
60m (200 ft)	3.0	2.0	5.0

Note for Table 17A/ Table 17B/ Table 17C:

- The structural safety, fire norms, setbacks, height, parking, etc. shall be according to proposed/overall building parameters.
- The design shall include all the building services, STP, water calculation, etc as per overall building area.
- For existing buildings, Premium FAR shall be granted upon submission of a Structural Stability Certificate confirming that the building is structurally sound and capable of withstanding the additional load arising from the proposed construction.
- Premium FAR shall be valid for one time only. Fee towards premium FAR shall be decided as per Byelaw 7(1) (II).
- Notwithstanding anything contained elsewhere in these regulations, the overall FAR for Residential, Commercial, Institutional and Educational buildings shall under no circumstances be permitted to exceed the Maximum Achievable FAR as prescribed under premium FAR.

8. Byelaw 38 (4) is substituted with the following:

“In case of Assembly building the maximum permissible FAR shall be 1.50. In case of Educational and Institutional building the maximum permissible FAR shall be as per Table 17C.”

9. Clause (II) of Byelaw 7(1) is substituted with the following:-

“Fee towards premium FAR. Premium FAR charges shall be as per following:

Premium FAR Charge = Additional area X Guidance Value of Plot

where,

Additional area: Additional built-up-area required to be constructed beyond the limit of base FAR but within the limit of Premium FAR (in sqm).

Guidance Value of Plot:

- a. 10% of MVR rate (in ₹/sqm) (in case of residential building)
- b. 15% of MVR rate (in ₹/sqm) (in case of other building)”

10.Following Table 18 is inserted under Byelaw 38 (1):-

“Table 18: Additional FAR on Base FAR, shall be granted as an incentive to buildings that obtain green building ratings, as per the table given below:

Rating Level	LEED (for all types of Building)	GRIHA (for all types of Building)	ECSBC (for Commercial/ office Building)	ECSBC (for Residential Building only)	Additional FAR beyond the maximum permissible/ achievable FAR
Level 1	Silver	3-Star	ECBC Compliant	ENS Compliant	3%
Level 2	Gold	4-Star	ECBC+	ENS+ Compliance	6%
Level 3	Platinum	5-Star	Super ECBC	Super ENS Compliance	9%

Note:

1. Pre-certification from the Rating organisation or empaneled consultant or recognized/approved agency by the Rating organisation (whichever the case may be) shall be mandatory to avail additional FAR at the application for building permit stage.
2. Final certification from the Rating organisation must be produced at the time of occupancy to confirm the achieved rating.
3. Penalty for Non-Compliance: The penalty for non-compliance shall be decided by the department, if the developer fails to achieve the committed rating as per pre-certification of the building at the time of final occupancy.
4. Additional FAR on Base FAR shall be granted as an incentive to buildings that obtain green building ratings. This overall FAR shall be within the limit of maximum permissible/achievable FAR for Residential, Commercial, Institutional and Educational buildings.”

11.Following Clause 12 is inserted under Byelaw 38 after Clause 11:-

“New Government buildings having built-up area of more than 10,000 sq.m. shall be developed as at least Level-1 Green Building.”

12.Following Table 4B is inserted after Table 4A under Byelaw-28:-

Table 4B: Permissible List of Industries/Negative list in different Land use zones

Sl. No.	Activities	Landuse Zones as per Bihar Building Byelaws												
		Residential Use Zone	Retail Commercial and Business Use Zone	Wholesale Commercial Use Zone	Industrial Use Zone	Public & Semi-public Use Zone	Utility and Services Use Zone	Open Space Use Zone	Transportation Use Zone	Agricultural and Forest Use Zone	Water Bodies Use Zone	Special Heritage Zone	Environmentally Sensitive Zone	Urban Agriculture use zone
1	Non-polluting Household Industry (with not more than 10 employee in Residential Use Zone/Urban Agriculture use zone)	✓	×	×	✓	×	×	×	×	×	×	×	×	✓
2	Cottage Industry	✓	×	×	×	×	×	×	×	✓	×	✓	×	✓
3	Professional Service Industry/Startup (with not more than 10 employee in Residential Use Zone/ Urban Agriculture use zone)	✓	✓	×	×	✓	✓	×	×	×	×	×	×	✓
4	Large Service Industry/Startup	×	✓	✓	×	✓	✓	×	✓	×	×	×	×	×
5	IT and IT enabled service Industry/Startup (with not more than 10 employee in Residential Use Zone/ Urban Agriculture use zone)	✓	✓	✓	×	✓	✓	×	✓	×	×	×	×	✓
6	Noxious and Obnoxious Polluting Industry	×	×	×	✓	×	×	×	×	×	×	×	×	×
7	Non polluting, non-obnoxious and non-noxious - Light Industry including Micro,	×	×	✓	✓	×	✓	×	✓	×	×	×	×	×

	Small and Medium Enterprises													
8	Polluting Industry	×	×	×	✓	×	×	×	×	×	×	×	×	×
9	Heavy, Large and Extensive Industries subject to approval of Bihar Pollution Control Board	×	×	×	✓	×	×	×	×	×	×	×	×	×
10	Hazardous Industry subject to approval of Bihar Pollution Control Board	×	×	×	✓	×	×	×	×	×	×	×	×	×
11	Extractive Industry	×	×	×	✓	×	×	×	×	×	×	×	×	×
12	Agro serving, Agro Processing, Agro based Industry	×	×	✓	✓	×	×	×	×	✓	×	×	×	✓
✓ Activities Permitted ✗ Activities Prohibited														

Note:

1. Service Industry: The service industry encompasses businesses that provide intangible services rather than physical products.
2. Non-polluting Industry: It refers to White Category Industry as indentified by Central Pollution Control Board from time to time. It shall also include Cottage Industry, Non-polluting Household Industries, Professional Service Industry/Startup and IT and IT enabled service Industry/Startup.
3. Polluting Industry refers to Industry other than White Category Industry as indentified by Central Pollution Control Board from time to time.
4. Cottage Industry refers to Traditional Industries as identified by Khadi and Village Industries Commission.
5. The permissible Maximum Ambient Noise Level shall be in accordance with the Noise Pollution (Regulation and Control) Rules, 2000, or as amended from time to time:

Ambient Air Quality Standards in Respect of Noise for Industry in different Landuse zones

Sl.	Category of Area (Corresponding Land use Zones of Bihar Building Byelaws)	Limits in db(A) Leq	
		Day Time	Night Time
1	Industrial area (<i>Industrial use zone/</i>	75	70

	<i>Transportation Use Zone/ Utility and Services Use Zone)</i>		
2	<i>Commercial area (Retail Commercial and Business Use Zone/ Wholesale Commercial Use Zone)</i>	65	55
3	<i>Residential area (Residential Use Zone/ Agricultural and Forest Use Zone/ Urban Agriculture use zone/ Public & Semi-public Use Zone)</i>	55	45
4	<i>Silence Zone (Special Heritage Zone/Other areas as decided by the Authority)</i>	50	40

6. Non-polluting and Household Industry include the following:

List of Non-Polluting Household Industry

Sl. No.	Type of Industry
1	Clay/modeling (with or without plaster of Paris)
2	Pottery (without kiln/bhatti)
3	Cane and bamboo products
4	Dari/carpet/sari weaving (excluding dyeing & bleaching)
5	Ice-cream and water cooling (without cold storage)
6	Oil ghani (traditional oil pressing)
7	Wood carving and decorative wood wares
8	Papad, vadi, spices, groundnuts, dals
9	Sweets & namkeen (<1 ton/day)
10	Tomato ketchup, vermicelli, macaroni
11	Utensil washing powder mixing/packaging only
12	Small-scale sweet/biscuit making (cookies, cakes/bread)
13	Embroidery, velvet embroidered items, zari/zardozi work
14	Toys and dolls making
15	Stamp pads, safety pins, aluminium buttons (hand press)
16	Tailoring, saree fall making, shoe laces, thread balls
17	Umbrella assembly
18	Repair of domestic appliances, watches/clocks, computers, bicycles, bags (non-PVC/leather)
19	Repair of water meters, stabilizers, UPS
20	Paper cups, plates, files, covers (without printing)
21	Stationery, bookbinding
22	Wooden/cardboard jewellery boxes (with NOC)
23	Kalabattu (thread/jewellery making)
24	Blacksmithy
25	Stone engraving

26	Air coolers/conditioners (assembly/repair)
27	Bicycles, baby carriages (assembly)
28	Blending/packing of tea
29	Block making of printing
30	Chalk making
31	Cotton & woollen hosiery (dry process only; no dye/wash)
32	Electric lamp (bulb)/CFL manufacturing by assembling only
33	Electrical & electronic item assembly
34	Flavoured betel nuts
35	Fountain pen
36	Handloom/carpet weaving
37	Leather cutting & stitching (no tanning)
38	Coir items from coconut husk
39	Shoe & wire brushes (assembly)
40	Packing of powdered milk
41	Paper pins & U-clips
42	Scientific & mathematical instruments
43	Solar module/non-conventional energy apparatus (assembly)
44	Surgical & medical products (assembling only)
45	Biscuit trays from rolled PVC sheet (vacuum forming)
46	Diesel pump repairing
47	Engineering & fabrication units (very small, cold work)
48	Glass putty & sealant (mixing/packing)
49	Ground-nut decorticating
50	Metal caps/containers etc. (light)
51	Organic & inorganic nutrients (packing)
52	Organic manure (composting/packing)
53	Repairing of electric motors/generators
54	Rope (plastic/cotton) making
55	Screen printing
56	Silver foil making

- (a) Storing of chemicals listed under schedule I and /or II of the Manufacture, Storage and import of hazardous Chemical Rules, 1989 and Public Liability Insurance Act,1990 shall be prohibited.
- (b) No effluent/emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as per, permissible Maximum Ambient Noise Level under corresponding Land use zone.

13. Following Industrial Activity/Uses under different landuse zones under Table 4 of Byelaw 28 is deleted:-

Land Use Zone	List of activities/uses to be deleted
1. Residential Use Zone	Column 2: Second sentence of Serial no. 14 Column 3: Serial no. 15 Column 4: Serial no. 1
2. Retail Commercial and Business Use Zone	Column 4: Serial no. 1, 2
3. Wholesale Commercial Use Zone	Column 3: Serial no. 5 Column 4: Serial no. 1
4. Industrial Use Zone	Column 2: Serial no. 1 Column 3: Serial no. 1
5. Public & Semi-public Use Zone	Column 4: Serial no. 1
6. Utility and Services Use Zone	Column 3: Serial no. 1 Column 4: Serial no. 2
9. Agriculture and Forest Use Zone	Column 3: Serial no. 5, 6, 8 Column 4: Serial no. 2
11. Special Heritage Zone	Column 3: Serial no. 6
12. Environmentally Sensitive Zone	Column 2: Serial no. 11 Column 4: Serial no. 2
13. Urban Agriculture Use Zone	Column 4: Serial no. 1

14. Rest provisions of Bihar Building (Amendment) Byelaws, 2025 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 / न०वि०बि०भ०उ०-12 / 2025 न०वि० एवं आ०वि०, Date -

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2
04/10/2025

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