



बिहार गजट

असाधारण अंक

बिहार सरकार द्वारा प्रकाशित

13 आषाढ़ 1947 (श10)

(सं0 पटना 1194) पटना, शुक्रवार, 4 जुलाई 2025

नगर विकास एवं आवास विभाग

अधिसूचना

2 जुलाई 2025

सं० 09/न०वि०मा०प्ला०(बैठक)-24/2024-7304/न०वि० एवं आ०वि०—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,
राजीव कुमार श्रीवास्तव,
अपर सचिव।

Urban Development and Housing Department

Notification

The 2nd July 2025

No.- 09 / न०वि०मा०प्ला०(बैठक)-24 / 2024-7303 / UD&HD—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,
Rajiv Kumar Shrivastav,
Additional Secretary.

अधीक्षक, सचिवालय मुद्रणालय,
 बिहार, पटना द्वारा प्रकाशित एवं मुद्रित।
 बिहार गजट (असाधारण) 1194-571+200-डी0टी0पी0।
 Website: <https://egazette.bihar.gov.in>