



सत्यमेव जयते



**THE
JHARKHAND GAZETTE
EXTRAORDINARY**

PUBLISHED BY AUTHORITY

7 VAISHAKH 1948 (S)

No. 193

RANCHI MONDAY 27th APRIL, 2026

URBAN DEVELOPMENT & HOUSING DEPARTMENT

NOTIFICATION
27th APRIL, 20 26

Notification No.- No. 07/न॰वि॰/अधि॰/ससो॰/102/13-1300--In exercise of the powers conferred under clause-89 of the Jharkhand Building Bye-laws, 2016, as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (XIth Amendment) Bye-laws, 2026.

Sl.	Chapter	Clause	Sub-clause	Existing Provision											Amended Provision														
1	III	29	Table 4	Table 4; Land use permitted/prohibited in different use zones											Table 4: Land use permitted/prohibited in different use zones														
				Sl.	Land Uses	Use Zones in which permitted										Sl.	Land Uses	Use Zones in which permitted											
						R	C	I	P	T	G	E	CU I	CU II	A			R	C	I	P	T	G	E	CU	A			
				1.	Airport, Helipad, Flying Club			.		.							1.	Airport, Helipad, Flying Club			.		.						
				2.	Art gallery, museum, exhibition centre	.	.		.				.	.			2.	Art gallery, museum, exhibition centre	.	.		.				.			
				3.	Auto Supply store and show room for motor vehicle and machinery		.	.					.	.			3.	Auto Supply store and show room for motor vehicle and machinery		.	.					.			
				4.	Automobile service and repairing station			.						.			4.	Automobile service and repairing station			.					.			
				5.	Bank and Safe deposit vault	.	.	.	.	.			.	.			5.	Bank and Safe deposit vault	.	.	.	.	.			.			
				6.	Bird Sanctuary						.	.					6.	Bird Sanctuary						.	.				
				7.	Boarding or lodging house	.	.		.				.	.			7.	Boarding or lodging house	.	.		.				.			
				8.	Botanical garden						.						8.	Botanical garden/ Zoological Park						.					
																	9.	Bus Depot		.	.		.			.			
																	10.	Bus Terminal	.				.						
													11.	Canteen and eating			.					.							

Sl.	Chapter	Clause	Sub-clause	Existing Provision										Amended Provision												
				9.	Bus Depot		•	•	•				•			house serving the industries										
				10.	Bus Terminal	•				•																
				11.	Canteen and eating house serving the industries				•					•		12.	Cemetery, crematorium, burial ground, electric crematorium				•					•
				12.	Cemetery, crematorium, burial ground, electric crematorium					•				•		13.	Children Traffic Park				•		•			
				13.	Children Traffic Park											14.	Cinema	•	•	•					•	
				14.	Cinema	•	•	•					•	•		15.	Clinic for pets	•	•	•	•				•	
				15.	Clinic for pets	•	•	•	•				•	•		16.	Clinical Laboratory		•	•	•				•	•
				16.	Clinical Laboratory		•	•	•					•	•	17.	Club house not conducted primarily as business	•	•		•		•		•	
				17.	Club house not conducted primarily as business	•	•		•		•		•	•		18.	Club house or other recreational actives conducted as business		•					•		
				18.	Club house or other recreational actives conducted as business								•	•		19.	Cold storage and ice factory			•				•		
				19.	Cold storage and ice factory			•						•		20.	College				•			•		
																21.	Commercial/business Offices ²		•	•				•		
																22.	Commercial hall & welfare center,	•	•	•	•			•		
													•	•		23.	Contractor plant and storage for building material			•				•		
																24.	Convenience Shopping Center	•	•	•	•	•			•	

Sl.	Chapter	Clause	Sub-clause	Existing Provision										Amended Provision												
				20.	College				•				•	•					•							
				21.	Commercial/business Offices ²		•	•					•	•					•							
				22.	Commercial hall & welfare center,	•	•	•	•				•	•					•							
				23.	Contractor plant and storage for building material				•						•											
				24.	Convenience Shopping Center	•	•	•	•	•			•	•					•							
				25.	Convention Center				•	•			•	•												
				26.	Cottage, Handloom and Household Industries ³	•	•	•					•	•												
				27.	Court				•				•	•												
				28.	Creche and Day Care Center	•	•	•	•				•	•					•							
				Sl.	Land Uses	Use Zones in which permitted										Use Zones in which permitted										
						R	C	I	P	T	G	E	CU I	CU II	A			R	C	I	P	T	G	E	CU	A
				29.	Cultural and information Center		•		•				•	•					•							
				30.	Customary home occupation	•	•						•	•												
				31.	Defence	•	•	•	•	•			•	•					•							
				25.	Convention Center				•	•			•	•					•							
				26.	Cottage, Handloom and Household Industries ³	•	•	•					•	•					•							
				27.	Court				•				•	•					•							
				28.	Creche and Day Care Center	•	•	•	•				•	•					•							
				29.	Cultural and information Center				•					•					•							
				30.	Customary home occupation	•	•						•	•												
				31.	Defence	•	•	•	•	•			•	•					•							
				32.	Dairy and poultry industry				•															•		
				33.	Dry Cleaners-cleaning and dyeing				•	•									•							
				34.	Educational and research Institution	•	•		•										•	•						
				Sl.	Land Uses	Use Zones in which permitted										Use Zones in which permitted										
						R	C	I	P	T	G	E	CU I	CU II	A			R	C	I	P	T	G	E	CU	A
				35.	Electric Sub-station	•	•	•	•	•	•	•		•	•				•						•	
				36.	Existing Village/ Flood control work	•	•	•	•	•	•	•	•	•	•				•						•	
				37.	Fair Ground				•										•							
				38.	Film studio ⁴													•								
				39.	Fish curing ⁵ / Forest													•	•					•		
				40.	Flatted Group Industry		•	•											•							

Sl.	Chapter	Clause	Sub-clause	Existing Provision												Amended Provision												
				32.	Dairy and poultry industry				•						•	41.	Forensic Science Laboratory			•		•					•	
				33.	Dispensary	•	•	•	•					•	•		42.	Gas Godown	•	•		•					•	
				34.	Dry Cleaners-cleaning and dyeing				•	•				•	•		43.	General Industries ⁶				•					•	
				35.	Educational and research Institution	•	•			•				•	•	•	44.	Green house	•	•		•		•		•		
				36.	Electric Sub-station	•	•	•	•	•	•			•	•	•	45.	Gymnasium	•	•		•		•		•		
				37.	Existing Village	•	•	•	•	•	•	•		•	•	•	46.	Dispensary/ Health Centre/Hospital/ Nursing Home/Medical, eye and dental practitioners' clinic	•	•	•	•				•		
				38.	Fair Ground				•				•	•														
				39.	Film studio ⁴						•																	
				40.	Fish curing ⁵						•	•			•													
				41.	Flatted Group Industry		•	•						•	•		47.	Hostels for educational institution	•	•		•				•		
				42.	Flood control work	•	•	•	•	•	•	•		•	•	•	48.	Hotel		•	•					•		
				43.	Forensic Science Laboratory		•		•					•	•		49.	Indoor Games Hall	•	•	•	•		•		•		
				44.	Forest						•	•				•	50.	Jail				•						
				45.	Gas Godown	•	•		•					•	•		51.	Junk yard ⁷				•						
				46.	General Industries ⁶				•						•		52.	Local, Municipal, State or Central Government office/ Municipal facility (as listed Annex VII)	•	•	•	•	•				•	
				47.	Golf course						•																	
				48.	Green house	•	•		•		•			•	•		53.	Mechanical workshop with lathes, drills, grinders, spot welding set				•					•	

Sl.	Chapter	Clause	Sub-clause	Existing Provision										Amended Provision									
				49.	Gymnasium	.	.	.	.	.	.	.	.	54.	Monument ⁸	.	.	.	.	.	.	.	.
				50.	Health Centre	.	.	.	.	.	.	.	.	55.	Motor Driving Training Center	.	.	.	.	.	.	.	.
				51.	Hospital	.	.	.	.	.	.	.	.	56.	Music, dance, drama training centre	.	.	.	.	.	.	.	.
				52.	Hostels for educational institution	.	.	.	.	.	.	.	.	57.	Neighbourhood Shopping Centre-convenience and local shopping with vegetables, fruits, flowers, fish and meat.	.	.	.	.	.	.	.	.
				53.	Hotel	.	.	.	.	.	.	.	.			.	.	.	.	.	.	.	.
				54.	Indoor Games Hall	.	.	.	.	.	.	.	.			.	.	.	.	.	.	.	.
				55.	Jail	.	.	.	.	.	.	.	.	58.	Night Shelter	.	.	.	.	.	.	.	.
				56.	Junk yard ⁷	.	.	.	.	.	.	.	.	59.	Nursery, Horticulture and Orchards	.	.	.	.	.	.	.	.
				57.	Local, Municipal, State or Central Government office	.	.	.	.	.	.	.	.	60.	Oil Depot ⁹	.	.	.	.	.	.	.	.
				58.	Mechanical workshop with lathes, drills, grinders, spot welding set	.	.	.	.	.	.	.	.	61.	Open Air Theatre/Park, playground, playfield and recreational area/	.	.	.	.	.	.	.	.
				59.	Medical, eye and dental practitioners' clinic	.	.	.	.	.	.	.	.	62.	Orphanage	.	.	.	.	.	.	.	.
				60.	Monument ⁸	.	.	.	.	.	.	.	.	63.	Personal Service Shop/ Petrol filling station	.	.	.	.	.	.	.	.
				61.	Motor Driving Training Center	.	.	.	.	.	.	.	.	64.	Photograph studio and laboratory	.	.	.	.	.	.	.	.
				62.	Municipal facility	.	.	.	.	.	.	.	.	65.	Piggery	.	.	.	.	.	.	.	.
						.	.	.	.	.	.	.	.	66.	Planetarium	.	.	.	.	.	.	.	.
						.	.	.	.	.	.	.	.	67.	Police Headquarter and	.	.	.	.	.	.	.	.

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Sl.	Chapter	Clause	Sub-clause	Existing Provision											Amended Provision								
					institution										T - Transportation G - Green Belt (Recreational and Open Space) E - Eco-sensitive CU - Composite Use A - Agricultural Use Note: <table><tr><td>1</td><td>All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural</td></tr><tr><td>2</td><td>To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/Layout Plans</td></tr><tr><td>3</td><td>In Residential use zone, existing uses to continue and new ones to come on special permission from the authority. Refer Annexure - 13.1</td></tr><tr><td>4</td><td>In the New Development proposed Recreational Area</td></tr></table>	1	All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural	2	To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/Layout Plans	3	In Residential use zone, existing uses to continue and new ones to come on special permission from the authority. Refer Annexure - 13.1	4	In the New Development proposed Recreational Area
1	All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural																						
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4	In the New Development proposed Recreational Area																						
98.	Specialised Park/Ground		•		•		•		•	•													
99.	Sports Training Center				•		•		•	•													
100	Stadium						•																
101	Storage of petroleum and other inflammable materials			•								•											
102	Storage, Warehouses and Godown		•	•						•	•												
103	Swimming Pool	•	•		•		•		•	•													
104	Taxi stand and bus stand, cycle and rickshaw stand	•	•	•	•	•	•			•	•												
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;	•	•		•					•	•												
106	Truck terminal		•				•																
107	Vending Booth	•	•	•	•	•	•			•	•												
108	Vocational Training/Technica	•	•	•	•					•	•												

Sl.	Chapter	Clause	Sub-clause	Existing Provision												Amended Provision	
					I Training Institute											5	Only Existing uses to continue
				109	Watchmen or caretaker's lodges	•	•	•	•	•	•		•	•		6	Only those industries as listed in Annexure - 13.1
				110	Water Treatment Plant	•	•	•	•		•		•	•	•	7	Permitted only in Heavy Industrial Zone
				111	Weekly Market/informal Sector Unit	•	•		•		•		•	•		8	Existing locations to continue
				112	Wholesale Trade		•									9	Permitted only in Heavy Industrial Zone
				113	Wireless transmitting and weather station, Transmission Tower					•			•	•		10	Permitted only in Heavy Industrial Zone
				114	Zoological Park						•					11	In commercial centers
				Index of Use Zones: R - Residential C - Commercial I - Industrial P - Public & Semi Public T - Transportation G - Green Belt (Recreational and Open Space) E - Eco-sensitive CU I - Composite Use I CU II -Composite Use II A - Agricultural Use												12	In industrial areas
																13	The provision of table 4 shall also be applicable for village settlement as defined in Master Plan.
																Addendum: -	
																14	Miscellaneous Land use Activity is added in above Table 4. Under this activity a particular use may be allowed in a zone (not defined in Table 4) except the land use activities prohibited in that zone, as per circumstances prevailing on ground by the Competent Authority for sanction of building plan. Provided such permission is not in conflict with the rules/norms/standards of Departments/Ministry of State and Central Government.

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision																
				Note: <table><tr><td>1</td><td> All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use I - Composite Use II All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural </td></tr><tr><td>2</td><td>To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/Layout Plans</td></tr><tr><td>3</td><td>In Residential use zone, existing uses to continue and new ones to come on special permission from the authority. Refer Annexure - 13.1</td></tr><tr><td>4</td><td>In the New Development proposed Recreational Area</td></tr><tr><td>5</td><td>Only Existing uses to continue</td></tr><tr><td>6</td><td>Only those industries as listed in Annexure - 13.1</td></tr><tr><td>7</td><td>Permitted only in Heavy Industrial Zone</td></tr><tr><td>8</td><td>Existing locations to continue</td></tr></table>	1	All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use I - Composite Use II All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural	2	To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/Layout Plans	3	In Residential use zone, existing uses to continue and new ones to come on special permission from the authority. Refer Annexure - 13.1	4	In the New Development proposed Recreational Area	5	Only Existing uses to continue	6	Only those industries as listed in Annexure - 13.1	7	Permitted only in Heavy Industrial Zone	8	Existing locations to continue	
1	All Existing non nuisance, non-polluting uses to continue in the following use zones: - Residential - Commercial - Industrial - Public/Semi-public - Transportation and Communication - Composite Use I - Composite Use II All existing non nuisance, non-polluting uses may be allowed to continue /discontinue after an application for special permission to the Authority in the following use zones: - Recreational - Eco-sensitive -Agricultural																				
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4	In the New Development proposed Recreational Area																				
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6	Only those industries as listed in Annexure - 13.1																				
7	Permitted only in Heavy Industrial Zone																				
8	Existing locations to continue																				

Sl.	Chapter	Clause	Sub-clause	Existing Provision		Amended Provision
				9	Permitted only in Heavy Industrial Zone	
				10	Permitted only in Heavy Industrial Zone	
				11	In commercial centers	
				12	In industrial areas	
				13	The provision of table 4 shall also be applicable for village settlement as defined in Master Plan.	
2	IV	36	36 Table-13	-		Addendum: - Note: i. Exemption from Side Setback requirements in case boundary wall of two Non- Hazardous Industrial Buildings is shared. [Exempted only for plots size up to 550sq.m., provided all other relevant provisions of JBBL 2016 (as amended) are complied.]

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision
3	IV	37	37. Coverage of Building	Coverage of Building - 4. For commercial uses ground coverage is 50% of the plot area.	4. For commercial uses ground coverage is 65% of the plot area, provided all other provisions of JBBL 2016 (as amended) are complied. Calculation Method for Additional Charges for Purchasable Ground Coverage Additional Charges for Purchasable Ground Coverage shall be calculated <i>as per the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines 2015</i> as follows:- $C = L \times R \times 0.30$ C=Cost of additional purchasable ground coverage L=Additional built-up area allowed on account of increase in ground coverage above base ground coverage. R= Prevailing circle rate (Urban/Rural) or average of three maximum registered rate of land in surrounding area in circle whichever is higher. 0.30 is a factor for purchasable ground coverage. • Other provisions of Jharkhand Building Byelaws 2016 (as amended) should be complied. • Purchasable Ground Coverage shall be applicable only on the basis of assessment of planned and available physical infrastructure. • Fees for Purchasable Ground Coverage shall be paid directly to ULB/Authority.

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision
4	IV	37	37. Coverage of Building	-	Addendum: - Coverage of Building – (5) For industrial uses ground coverage is 65% of the plot area, provided all other norms of JBBL 2016(as amended) are fulfilled. Calculation Method for the rate of charges of Coverage Additional Charges for Purchasable Ground Coverage shall be calculated <i>as per the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines 2015</i> as follows:- $C=L \times R \times 0.30$ C=Cost of additional purchasable ground coverage L=Additional built-up area allowed on account of increase in ground coverage above base ground coverage. R= Prevailing circle rate (Urban/Rural) or average of three maximum registered rate of land in surrounding area in circle whichever is higher. <i>0.30 is a factor for purchasable ground coverage.</i> Other provisions of Jharkhand Building Byelaws 2016 (as amended) should be complied. Purchasable Ground Coverage shall be applicable only on the basis of assessment of planned and available physical infrastructure. Fees for Purchasable Ground Coverage shall be paid directly to ULB/Authority.

Sl.	Chapter	Clause	Sub-clause	Existing Provision							Amended Provision						
5	IV	39	Table-15	Table 15: Road width and FAR table for (OLD AREA)							Table 15: Road width and FAR table for (OLD AREA)						
				Category	Road Width (in meter)	FAR		Floor	Maximum Height (in meter)	Conditions	Category	Road Width (in meter)	FAR		Floor	Maximum Height (in meter)	Conditions
						Residential	Non residential						Residential	Non residential			
				0-I	3.60 (12 ft.) to less than 4.80m	1.5	Nil	G+2	10.0		0-I	3.60(12 ft.)to less than 4.80m	1.5	Nil	G+2	10.0	
				0-II	4.80 (16 ft.) to less than 6.10 m	1.8	Nil	G+2	10.0		0-II	4.80(16 ft.)to less than 6.10m	1.8	Nil	G+2	10.0	
				0-III	6.10 (20 ft.) to less than 7.5m	2.5	2.5	G+4, S+4	16.4	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other purposes. Mezanine floors or any floor partition shall be computed under FAR and counted as a floor.	0-III	6.10(20 ft.) to less than 7.5m	2.5	2.5	G+4, S+4	16.4	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other purposes. Mezanine floors or any floor partition shall be computed under FAR and counted as a floor.
				0-IV	7.5 (25 ft.) to less than 9.10m	2.5	2.5	G+5 S+5	19.25		0-IV	7.5 (25 ft.)to less than 9.10m	2.5	2.5	G+5 S+5	19.25	
				0-V	9.10 (30 ft.) to less than 12.20m	2.5	2.5	G+6 S+6	23.10		0-V	9.10 (30 ft.)to less than 12.20m	2.5	2.5	G+6 S+6	23.10	
				0-VI	12.20 (40 ft.) to less than 18.30m	2.5	2.5	Maximum Height 30 meter			0-VI	12.20 (40 ft.) to less than 18.30m	2.5	3.0	Maximum Height 36 meter		

Sl.	Chapter	Clause	Sub-clause	Existing Provision					Amended Provision						
5	IV	39	Table-15	0-VII	18.30 (60 ft) and above	2.5	3.0	No restriction on height and number of floors however it may be regulated by the master plan/development plan/zonal plan.			Base FAR		Max. Permissible FAR		No restriction on height and number of floors however it may be regulated by the master plan/development plan/zonal plan.
											Residential	Non residential	Residential	Non residential	
				0-VII	18.30 (60 ft) to less than 21.34m	2.5	3.0	3.0	3.5						
				0-VIII	21.34 (70 ft) to less than 24.38m	2.5	3.0	3.5	4.0						
				0-IX	24.38 (80 ft) to less than 45.75m	2.5	3.0	4.0	4.5						
				0-X	45.75 (150 ft) 21.34m and above	2.5	3.0	4.5	5.0						
				Note: - i) A plot abutting on less than 3.60 m. width road shall have only maximum 7m. height and maximum F.A.R - 1.2 ii) In all cases the height of any building shall be not more than as prescribed in 40.1.1											
Note: - i) A plot abutting on less than 3.60 m. width road shall have only maximum 7m. height and maximum F.A.R - 1.2 ii) In all cases the height of any building shall be not more than as prescribed in 40.1.1 Addendum: - Note: -iii. Road Width throughout the Means of Access Road should not be less than as per Table 6 of Clause no. 34 of JBBL 2016 and should be strictly adhered to. iv. Any FAR consumed above Base FAR as applicable (Master Plan/ Jharkhand Building-Byelaws 2016(as amended) shall be chargeable and calculated as per the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines 2015 as follow.															

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision								
					Calculation Method for the rate of charges of Purchasable FAR Rate assessment for purchasable FAR shall be calculated in proportion to the land requirement for additional built-up area. The Fraction of land value shall be charged from the allottee on the basis of following formula: - C=Le x Rc x P C=Charge Le=Proportionate Land required against purchasable FAR, i.e. $Fp \times 100/FAR$ Fp= Allowed Additional covered area (sq.mt.) as per purchasable FAR.FAR=Permissible Floor Area Ratio as per Building Regulations. Rc= Prevailing circle rate (Urban/Rural) or average of three maximum registered rate of land in surrounding area in circle whichever is higher. P=Value of purchasable Factor is as follows: - <table><tr><td>Residential/Group Housing</td><td>0.40</td></tr><tr><td>Commercial</td><td>0.60</td></tr><tr><td>Public and Semi-Public</td><td>0.30</td></tr><tr><td>Green/sport/Recreational Areas</td><td>0.20</td></tr></table> • Purchasable FAR shall not be allowed to any allottee as a matter of right. • Other provisions of Jharkhand Building Byelaws 2016 (as amended) should be complied. • Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure. • Fees for Purchasable FAR shall be paid directly to ULB/Authority.	Residential/Group Housing	0.40	Commercial	0.60	Public and Semi-Public	0.30	Green/sport/Recreational Areas	0.20
Residential/Group Housing	0.40												
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Sl.	Chapter	Clause	Sub-clause	Existing Provision						Amended Provision							
6	IV	39	Table-16	Table 16: Road width and FAR table (NEW AREA)						Table 16: Road width and FAR table for (NEW AREA)							
				Category	Road Width (in meter)	FAR		Floor	Maximum Height (in meter)	Conditions	Category	Road Width (in meter)	FAR		Floor	Maximum Height (in meter)	Conditions
						Residential	Non residential						Residential	Non residential			
				N-I	6.10 (20 ft.) to less than 7.5m	2.0	2.0	G+4 S+4	16.4		N-I	6.10 (20 ft.) to less than 7.5m	2.0	2.0	G+4 S+4	16.4	
				N-II	7.5 (25 ft.) to less than 9.10m	2.5	2.5	G+5 S+5	19.25		N-II	7.5 (25 ft.) to less than 9.10m	2.5	2.5	G+5 S+5	19.25	
				N-III	9.10 (30 ft.) to less than 12.20 m	2.5	2.5	G+6 S+6	23.10	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other	N-III	9.10 (30 ft.) to less than 12.20 m	2.5	2.5	G+6 S+6	23.10	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other
				N-IV	12.20 (40 ft.) to less than 18.30	2.5	2.5	Maximum Height 30 meter			N-IV	12.20 (40 ft.) to less than 18.30 m	2.5	2.5	2.5	3.0	Maximum Height 36 meter

Sl.	Chapter	Clause	Sub-clause	Existing Provision						Amended Provision									
					m				purposes. Mezanine floors or any floor partition shall be computed under FAR and counted as a floor.										
				N-V	18.30 (60 ft.) to less than 24.40 m	2.5	3.0	Height restriction as per rule-39 and 40.1.1		N-V	18.30 (60 ft) to less than 21.34 m	2.5	3.0	3.0	3.5	Height restriction as per rule-39 and 40.1.1	under FAR and counted as a floor.		
				N-VI	24.40 (80 ft.) and above	3.0	3.0			N-VI	21.34 (70 ft) to less than 24.38 m	3.0	3.0	3.5	4.0				
										N-VII	24.38 (80 ft) to less than 45.75 m	3.0	3.0	4.0	4.5				
									N-VIII	45.75 (150 ft) and above	3.0	3.0	4.5	5.0					
				Note: In all cases the height of any building shall be not more than as prescribed in 40.1.1 In New Area, FAR for plot which lies on road less than 6.10m., the width shall be taken as in case of Old Area.						Note: In all cases the height of any building shall be not more than as prescribed in 40.1.1 In New Area, FAR for plot which lies on road less than 6.10m., the width shall be taken as in case of Old Area. Addendum: -Note: - Road Width throughout the Means of Access Road should not be less than as per Table 6 of Clause no. 34 of JBBL 2016 and should be strictly adhered to.									

Sl.	Chapter	Clause	Sub-clause	Existing Provision	Amended Provision
					Any FAR consumed above Base FAR as applicable (Master Plan/Jharkhand Building-Bye-laws 2016(as amended) shall be chargeable and calculated as per the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines 2015 as mentioned in Note-iv of Table 15 above. <i>Base FAR means the maximum permissible FAR allowed as per Master Plan/Jharkhand Building as applicable before the notification of this amendment.</i> • Purchasable FAR shall not be allowed to any allottee as a matter of right. Other provisions of Jharkhand Building Byelaws 2016 (as amended) should be complied. • Purchasable FAR shall be applicable only on the basis of assessment of planned and available physical infrastructure. • Fees for Purchasable FAR shall be paid directly to ULB/Authority.

By the order of the Governor of Jharkhand

(Sunil Kumar),
Principal Secretary to Government
Urban Development & Housing Department
