



बिहार गजट

असाधारण अंक

बिहार सरकार द्वारा प्रकाशित

22 वैशाख 1948 (श10)
(सं0 पटना 462) पटना, मंगलवार, 12 मई 2026

नगर विकास एवं आवास विभाग

अधिसूचना
7 मई 2026

सं० 09/न०वि०बि०भ०उ०-12/2025-5150/न०वि०एवंआ०वि०—बिहार भवन उपविधि, 2014 (यथासंशोधित) 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 उपविधि, 2014 (यथासंशोधित) में निम्नलिखित संशोधन किए जाते हैं:-

- उपविधि-1, संक्षिप्त नाम, विस्तार और आरंभ।—
(1) यह उपविधि बिहार भवन उपविधि (संशोधित, 2026) कही जा सकेगी।
- यह उपविधि राजपत्र में प्रकाशन की तिथि के तुरंत बाद लागू होंगे।
- उपविधि-35 में सारणी-10 एवं सारणी-11 को निम्नलिखित से प्रतिस्थापित किया जाता है :-

Table 10: Minimum Front and Rear setback for commercial/mercantile buildings.

Sl. No	Average Depth of the plot (In meters)	Building Height up to 16m	
		Minimum Front setback (m)	Minimum Rear Setback (m)
(i)	(ii)	(iii)	(iv)
1	Up to 10 (height of the building shall be restricted to 10m)	1.5	1.0
2	Exceeding 10m and up to 15 m	3.0	2.0
3	Exceeding 15m and up to 21 m	4.0	3.6
4	Exceeding 21m and up to 27 m	4.5	4.0
5	Exceeding 27m and up to 33 m	5.0	4.0

Sl. No	Average Depth of the plot (In meters)	Building Height up to 16m	
		Minimum Front setback (m)	Minimum Rear Setback (m)
(i)	(ii)	(iii)	(iv)
6	Exceeding 33m and up to 39 m	6.0	4.5
7	Exceeding 39m and up to 45 m	6.0	4.5
8	More than 45 m	6.0	4.5

Note: In case of any conflict the provisions of Bihar Fire Safety Requirements prevail.

Table 11: Minimum side setback for commercial/mercantile buildings.

Sl. No	Average Width of the plot (In meters)	Building Height upto 16m
		Minimum Side setback (m)
(i)	(ii)	(iii)
1	Up to 10 (height of the building shall be restricted to 10m)	NIL
2	Exceeding 10m and up to 15 m	1.8
3	Exceeding 15m and up to 21 m	2.0
4	Exceeding 21m and up to 27 m	2.5
5	Exceeding 27m and up to 33 m	3.6
6	Exceeding 33m and up to 39 m	3.75
7	Exceeding 39m and up to 45 m	4.0
8	More than 45 m	4.0

Note: In case of any conflict the provisions of Bihar Fire Safety Requirements shall prevail.

4. उपविधि-38 में सारणी-15 के स्तम्भ 4 (Max. no of floors) एवं स्तम्भ 5 (Maximum Height (in meters)) में O-V एवं O-VI के वर्णन को निम्नलिखित से प्रतिस्थापित किया जाता है :-
 “भवन की ऊँचाई और तलों की संख्या पर कोई प्रतिबंध नहीं किन्तु, इसका विनियमन मास्टर प्लान/विकास योजना/जोनल योजना के अनुसार विनियमित किया जा सकेगा।
 16 मीटर से अधिक ऊँचाई वाले भवनों के लिए भू-अच्छादन 40% से अधिक नहीं होगा, जबकि अन्य भवनों के लिए न्यूनतम सेटबैक और अन्य खुले स्थान की आवश्यकताओं को सुनिश्चित करने के उपरांत अधिकतम भू-आच्छादन अनुमन्य होगा।”
5. उपविधि-38 में सारणी-16 के स्तम्भ 4 (Max. no of floors) एवं स्तम्भ 5 (Maximum Height (in meters)) में N-III से N-VII के वर्णन को निम्नलिखित से प्रतिस्थापित किया जाता है :-
 “भवन की ऊँचाई और तलों की संख्या पर कोई प्रतिबंध नहीं किन्तु, इसका विनियमन मास्टर प्लान/विकास योजना/जोनल योजना के अनुसार विनियमित किया जा सकेगा।
 16 मीटर से अधिक ऊँचाई वाले भवनों के लिए भू-अच्छादन 40% से अधिक नहीं होगा, जबकि अन्य भवनों के लिए न्यूनतम सेटबैक और अन्य खुले स्थान की आवश्यकताओं को सुनिश्चित करने के उपरांत अधिकतम भू-आच्छादन अनुमन्य होगा।”

6. उपविधि-8(1) में निम्न को जोड़ा जाता है :-

Risk Matrix for different Commercial Buildings: -

Risk Parameter	Low	Moderate	High
Height of Building	Upto 10m (G+2)	Above 10m upto 15m	Above 15m
Area of Plot	Upto 100 sq.m.	Above 100 sq.m. & upto 300 sq.m.	Above 300 sq.m.
Minimum abutting road width	12.2m	12.2m	12.2m
Activities	Non-obnoxious, non-noxious and non-hazardous activity	Non-obnoxious, non-noxious and non-hazardous activity	All other activities.

Risk Matrix for different Industrial Buildings: -

Risk Parameter	Low	High
Height of Building	Upto 11m (G+2)	Above 11m
Area of Plot	Upto 1000 sq.m.	Above 1000 sq.m.
Minimum abutting road width	12.2m	12.2m
Activities	Non-obnoxious, non-noxious and non-hazardous activity. No use of water and hazardous chemicals or raw material, effluents or by-products etc.	Use of water and hazardous materials, chemicals etc.

वैसे भवन जो विभिन्न जोखिम मापदंडों के तहत अलग-अलग प्रकार के जोखिम आधारित वर्गों में आता है, उसे उच्चतर जोखिम-आधारित वर्ग के अंतर्गत माना जाएगा। साथ ही, यदि कोई भवन किसी भी जोखिम आधारित वर्ग के अंतर्गत नहीं आता है, तो उसे उच्च जोखिम वाला भवन माना जाएगा।

8 इकाइयों या अपार्टमेंट से अधिक वाले आवासीय भवनों को उच्च-जोखिम श्रेणी के रूप में वर्गीकृत किया जाएगा।

7. उपविधि-8(2) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

ट्रस्ट एण्ड वेरीफाई (टी एंड वी) प्रक्रिया।- जो भवन निम्न अथवा मध्यम जोखिम वर्गीकरण मानदंडों को पूरा करते हैं, वैसे सभी भवनों पर ट्रस्ट एण्ड वेरीफाई प्रक्रिया लागू होगी। इस प्रक्रिया के तहत, भू-स्वामी/विकासक, अनुज्ञप्त तृतीय-पक्ष वास्तुविद् के माध्यम से अनुज्ञप्त तकनीकी व्यक्ति द्वारा तैयार किए गए उपविधि में यथा परिभाषित सभी अपेक्षित नक्शे, दस्तावेज, फीस एवं चार्जज आदि के साथ अनुज्ञप्त तृतीय-पक्ष वास्तुविद् द्वारा नक्शा प्रमाणन (प्रपत्र-VIII C) और सकारात्मक स्थल निरीक्षण रिपोर्ट (प्रपत्र-XIIC) को प्रस्तुत करना होगा। जमा होने के उपरान्त, भवन परमिट को प्राधिकार द्वारा स्वतः स्वीकृत माना जाएगा और भू-स्वामी/विकासक जमा किए गए नक्शों के अनुसार तुरंत निर्माण कार्य शुरू कर सकता है। संवीक्षा फीस के रूप में ₹ 1000/- (निम्न जोखिम वाले भवनों के लिए) तथा ₹ 5,000/- (मध्यम जोखिम वाले भवनों के लिए), अन्य लागू फीस एवं चार्जज के साथ, ऑनलाइन/ऑफ लाइन माध्यम से, जैसा भी लागू हो, जमा करना होगा।

यह प्रक्रिया विश्वास के सिद्धांत पर आधारित है इसलिए भू-स्वामी/विकासक के साथ वास्तुविद्/अनुज्ञप्ति धारी अभियंता भवन योजना के साथ-साथ वास्तविक निर्माण दोनों में उपविधियों के प्रावधानों का पालन कराने के लिए पूर्णरूप से जिम्मेवार है। यदि यह पाया जाता है कि भवन परमिट मिथ्या कथन या कपट के माध्यम से प्राप्त कर ली गई है तो प्राधिकार द्वारा उपविधि 14 के तहत भवन परमिट को निलंबित या रद्द किया जा सकता है और अनुज्ञप्त तकनीकी व्यक्ति का लाइसेंस बिहार नगरपालिका अधिनियम 2007 की धारा 363(3) तथा बिहार भवन उपविधि की कंडिका 80 के तहत निलंबित या रद्द किया जा सकता है।

यदि यह पाया जाता है कि नक्शा प्रमाणन और स्थल निरीक्षण रिपोर्ट को मिथ्या कथन या कपट के माध्यम से प्रमाणित किया गया है, तो बिहार नगरपालिका अधिनियम 2007 की धारा 363(3) और बिहार

भवन उपविधि की कंडिका 80 के तहत अनुज्ञप्त तृतीय-पक्ष वास्तुविद् का लाइसेंस निलंबित या रद्द किया जा सकता है। इसके अतिरिक्त, बिहार नगरपालिका अधिनियम 2007 की धारा 314 के तहत उनके खिलाफ कार्रवाई की जा सकती है।

यह प्रक्रिया प्राधिकार को उसके निरीक्षण कर्तव्यों से मुक्त नहीं करती है। ट्रस्ट एंड वेरिफाई प्रक्रिया के अंतर्गत स्वीकृत भवन परमिट के लिए प्राधिकार प्रत्येक वर्ष न्यूनतम 15% स्थलों का, तथा तृतीय-पक्ष वास्तुविद् के कम-से-कम एक स्थल का निरीक्षण करेगा।

8. उपविधि-8(3) के शीर्षक को निम्नलिखित से प्रतिस्थापित किया जाता है :-

निम्न तथा मध्यम भवनों के लिए ट्रस्ट एण्ड वेरीफाई हेतु अतिरिक्त अपेक्षा :

9. उपविधि-8(4) के शीर्षक को निम्नलिखित से प्रतिस्थापित किया जाता है :-

उच्च-जोखिम भवनों के लिए :

10. उपविधि-8(4)(1) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

“आवेदन के साथ संवीक्षा फीस (उच्च-जोखिम भवनों के लिए 10,000/- रुपये) आवेदन के साथ जमा की जाएगी (ऑनलाइन प्रावधान विकसित किया जाएगा)।”

11. उपविधि-16(3A) को निम्नलिखित से प्रतिस्थापित किया जाता है :-

अनुपालन की जाने वाली प्रक्रिया: उच्च जोखिम वाले भवनों के लिए, भू-स्वामी/विकासक/भवन योजना नक्शा के लिए सम्बंधित अनुज्ञप्त तकनीकी व्यक्ति, उपविधि-15 के अनुसार लागू सभी दस्तावेज, वास्तविक निर्माण नक्शा तथा प्रसंस्करण फीस/चार्ज के साथ-साथ कार्य पूर्णता प्रमाण-पत्र/नोटिस प्रस्तुत करेंगे। इसके उपरान्त प्राधिकार अधिभोग प्रमाण पत्र निर्गत करने की प्रक्रिया पर अग्रेतर कार्यवाही करेगा।

निम्न और मध्यम जोखिम वाले भवनों के लिए, भू-स्वामी/विकासक उपविधि-15 के अनुसार कार्य पूर्णता प्रमाण-पत्र/नोटिस के साथ लागू सभी दस्तावेज, वास्तविक निर्माण नक्शा तथा प्रसंस्करण फीस/चार्ज के साथ-साथ निर्मित भवन की स्थल सत्यापन रिपोर्ट, ट्रस्ट एण्ड वेरीफाई प्रक्रिया के तहत अनुज्ञप्त तृतीय-पक्ष वास्तुविद् के माध्यम से (प्रपत्र-XIII A) प्रस्तुत करेंगे। निर्मित भवन की स्थल सत्यापन रिपोर्ट जमा होने के उपरान्त, अधिभोग प्रमाण पत्र प्राधिकार द्वारा स्वतः अनुदत्त माना जाएगा।

यह प्रक्रिया विश्वास के सिद्धांत पर आधारित है, इसलिए, यदि यह पाया जाता है कि निर्मित भवन का स्थल निरीक्षण रिपोर्ट को मिथ्या कथन या कपट के माध्यम से प्रमाणित किया गया है, तो बिहार नगरपालिका अधिनियम 2007 की धारा 363(3) और बिहार भवन उपविधि की कंडिका 80 के तहत अनुज्ञप्त तृतीय-पक्ष वास्तुविद् का लाइसेंस निलंबित या रद्द किया जा सकता है। इसके अतिरिक्त, बिहार नगरपालिका अधिनियम 2007 की धारा 314 के तहत उनके खिलाफ कार्रवाई की जा सकती है।

यह प्रक्रिया प्राधिकार को उसके निरीक्षण कर्तव्यों से मुक्त नहीं करती है। ट्रस्ट एंड वेरिफाई प्रक्रिया के अंतर्गत स्वीकृत अधिभोग प्रमाण पत्र के लिए प्राधिकार प्रत्येक वर्ष न्यूनतम 15% स्थलों का, तथा तृतीय-पक्ष वास्तुविद् के कम-से-कम एक स्थल का निरीक्षण करेगा।

12. उपविधि-2 के अंतर्गत 133A को निम्न प्रकार जोड़ा जाता है :-

तृतीय-पक्ष वास्तुविद्: तृतीय-पक्ष वास्तुविद् से तात्पर्य ऐसे वास्तुविद् से है जो वास्तुविद् अधिनियम, 1972 के तहत वास्तुकला परिषद द्वारा पंजीकृत है और उपविधि में परिभाषित उद्देश्यों के लिए नगर विकास एवं आवास विभाग द्वारा लाइसेंस प्राप्त है।

13. प्रपत्र-VIII-B के बाद प्रपत्र-VIII-C “DRAWING CERTIFICATION BY THIRD-PARTY ARCHITECT” जोड़ा जा सकता है। (अनुलग्नक-1)

14. प्रपत्र-VII-B के बाद प्रपत्र-VII-C “APPLICATION FORM FOR EMPANELMENT OF THIRD-PARTY ARCHITECT” जोड़ा जा सकता है। (अनुलग्नक-2)

15. प्रपत्र-XII के बाद प्रपत्र-XII-A “SITE VERIFICATION REPORT FOR BUILDING PERMIT BY THIRD PARTY ARCHITECT” जोड़ा जा सकता है। (अनुलग्नक-3)

16. प्रपत्र-XIII के बाद प्रपत्र-XIII-A “SITE VERIFICATION REPORT FOR OCCUPANCY CERTIFICATE BY THIRD PARTY ARCHITECT” जोड़ा जा सकता है। (अनुलग्नक-4)

17. बिहार भवन उपविधि, 2014 (यथासंशोधित) के शेष प्रावधान यथावत प्रभावी रहेंगे।

बिहार-राज्यपाल के आदेश से,
राजीव कुमार श्रीवास्तव,
विशेष सचिव।

FORM-VII C
APPLICATION FORM FOR EMPANELMENT OF THIRD-PARTY ARCHITECT
(Under Byelaw 8(2) & 16(3A))

1. Personal Information

1.1 Name: _____	Insert Photo
1.2 Father's Name: _____	
1.3 Mother's Name: _____	
1.4 DOB (DD/MM/YYYY): ____/____/____	
1.5 AADHAAR: _____	
1.6 Address: _____ _____ _____	
1.7 Email: _____	
1.8 Contact: _____	

2. Professional Details

2.1 Bachelor Degree: Bachelor of Architecture/ Others (_____)

2.2 College: _____

2.3 Passing year _____

2.4 University: _____

2.5 COA No.: _____

2.6 Work Experience (in years): _____ (work experience to be attached)

2.7 Highest Qualification: _____

3. Documents Attached

3.1 COA Certificate/Card: ☐ Yes ☐ No

3.2 AADHAR: ☐ Yes ☐ No

3.3 Experience: ☐ Yes ☐ No (in case of self-practicing firm, a declaration of the same can be attached)

3.4 Fee: ☐ Yes ☐ No

4. Undertaking:-

I hereby declare that all information provided in this form are true and correct to the best of my knowledge and belief. I undertake that if any information is found to be false at any stage, in that regard my empanelment shall be liable to be cancelled without any prior notice and I shall not claim any compensation etc. for such a default on my part. In case of any discrepancies found later, I shall be liable for punishment under the relevant provisions of law and also under Bihar Building Byelaws/Bihar Municipal Act.

I further undertake that; I shall abide by all the provisions of Bihar Building Byelaws/Bihar Municipal Act after empanelment as Third-party Architect. Action may be taken against me, under suitable provisions of law and also under Bihar Building Byelaws/Bihar Municipal Act, in case it is found that information furnished by me in Site verification report for building permit/ Site verification report for Occupancy Certificate/Drawing certification report is incorrect/misrepresented.

Name: _____

COA Registration No.: _____

Contact: _____

Sign of Applicant: _____

General Condition of Empanelment.—Applicant must be an Architect, registered with Council of Architecture under Architects Act, 1972, with minimum 10 years of experience.

Fee for Empanelment shall be decided by the Department.

The licence shall be valid for 5 years.

FORM-VIII C
DRAWING CERTIFICATION BY THIRD-PARTY ARCHITECT
(Under Byelaw 8(2) – Trust & Verify Procedure)

1. Basic Details

1.1 Name of Applicant: _____

1.2 Name of Plot Owner: _____

1.3 Khata No.: _____

1.4 Plot No.: _____

1.5 ULB/Authority: _____

1.6 Ward No.: _____

1.7 Holding No.: _____

1.8 Risk Category: Low / Moderate

2. Details of Licenced Technical Person (LTP)

2.1 Name: _____

2.2 Registration No.: _____

2.3 Valid till: _____

3. Documents Verified (Tick as applicable)

☐ Ownership Documents

☐ Site Plan

☐ Building Plan & Architectural Drawings

☐ Structural Stability Certificate (if applicable)

☐ FAR & Setback Compliance

☐ Parking Compliance

☐ Service Plans (Water, Sewerage, RWH, Electrical)

☐ Fire Safety Compliance (if applicable)

☐ Fee/Other Charges

☐ Others (specify): _____

Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

4. Certification

I certify that I have scrutinized the following documents as per provisions of Bihar Building Byelaws: -Ownership Docs, Site Plan, Building Plan, Structural Certificate, FAR & Setback, Parking, Service Plans, Fire Safety, Fee Receipt and other submitted documents.

Plan complies with provisions of Bihar Building Byelaws: Yes / No

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3) and Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

FORM-XII A
SITE VERIFICATION REPORT FOR BUILDING PERMIT BY
THIRD PARTY ARCHITECT
(Under Byelaw 8(2))

1. Project Details

1.1 Name of Applicant: _____

1.2 Name of Owner: _____

1.3 Khata No.: _____

1.4 Plot No.: _____

1.5 ULB/Authority: _____

1.6 Ward No.: _____

1.7 Holding No.: _____

1.8 Risk Category: Low / Moderate

1.9 Latitude: _____

1.10 Longitude: _____

2. Third-Party Architect Details

2.1 Name: _____

2.2 COA Registration No.: _____

2.3 UD&HD Licence No.: _____

2.4 Valid till: _____

2.5 Contact: _____

3. Purpose of Visit along with Observation3.1 Site boundary matches submitted plan: ☐ Yes ☐ No3.2 Plot Size/area matches submitted plan: ☐ Yes ☐ No3.3 Abutting Road width verified and matches submitted plan: ☐ Yes ☐ No3.4 Existing structures: ☐ None ☐ Present (Details): _____3.5 Encroachment/dispute: ☐ None ☐ Observed (Details): _____

3.6 Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

4. Certification

I certify that:

The site has been personally inspected by me. **(Geo-tagged image of site is attached)**

The site conditions match the submitted drawings.

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3), Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

Receiving by the ULB/Authority

Name of ULB/Authority: _____

Received by: _____

Sign of Receiver: _____

Date: _____

Stamp of ULB/Authority:

(The Building Permit is deemed granted)

FORM-XIIIA
SITE VERIFICATION REPORT FOR OCCUPANCY CERTIFICATE
BY THIRD PARTY ARCHITECT
(Under Byelaw 16(3A))

1. Project Details

- 1.1 Name of Applicant: _____
- 1.2 Name of Owner: _____
- 1.3 Khata No.: _____
- 1.4 Plot No.: _____
- 1.5 ULB/Authority: _____
- 1.6 Ward No.: _____
- 1.7 Holding No.: _____
- 1.8 Risk Category: Low / Moderate
- 1.9 Latitude: _____
- 1.10 Longitude: _____

2. Completion Verification

- 2.1 Construction is as per sanctioned plan: ☐ Yes ☐ No
- 2.2 Setback is in compliance as per sanctioned plan: ☐ Yes ☐ No
- 2.3 Land left for Road widening: ☐ Yes ☐ No ☐ Not Applicable
- 2.4 Height of building is as per sanctioned plan: ☐ Yes ☐ No
- 2.5 FAR compliance is as per sanctioned plan: ☐ Yes ☐ No
- 2.6 Structural Stability certificate: ☐ Yes ☐ No ☐ Not Applicable
- 2.7 Fire safety: ☐ Complied ☐ Not Complied ☐ Not Applicable
- 2.8 Water supply services complete: ☐ Yes ☐ No
- 2.9 Sewerage service complete: ☐ Yes ☐ No
- 2.10 Drainage services complete: ☐ Yes ☐ No
- 2.11 Electrical Service complete: ☐ Yes ☐ No
- 2.12 HVAC service complete: ☐ Yes ☐ No ☐ Not Applicable
- 2.13 Rainwater harvesting complete: ☐ Yes ☐ No ☐ Not Applicable
- 2.14 Parking as per approved plan: ☐ Yes ☐ No
- 2.15 Fee/Other Charges: ☐ Yes ☐ No

2.16 Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

3. Certification

I certify that:

The site has been personally inspected by me. **(Geo-tagged image of site is attached)**

Construction is in conformity with the sanctioned plan and applicable provisions of Byelaws.

The building is complete in all form and do not pose any risk to life.

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3), Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

Receiving by the ULB/Authority

Name of ULB/Authority: _____

Received by: _____

Sign of Receiver: _____

Date: _____

Stamp of ULB/Authority:

(The occupancy certificate is deemed granted)

Urban Development and Housing Department

Notification
The 7th May 2026

No.- 09/न०वि०बि०भ०उ०-12/2025-5151/न०वि०ए०आ०वि०—In exercise of the powers conferred under Byelaw-88 of the Bihar Building Byelaws, 2014 (As Amended) 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 Byelaws, 2014 (As Amended) :-

1. Byelaw 1. Short Title, Extent and Commencement.—

(1) “These byelaws may be called Bihar Building Byelaws (Amendment, 2026).”

2. These Byelaws shall come into force immediately upon publication of official Gazette.

3. Table 10 and Table 11 under Byelaw-35 is substituted with the following:-

Table 10: Minimum Front and Rear setback for commercial/mercantile buildings.

Sl. No	Average Depth of the plot (In meters)	Building Height up to 16m	
		Minimum Front setback (m)	Minimum Rear Setback (m)
(i)	(ii)	(iii)	(iv)
1	Up to 10 (height of the building shall be restricted to 10m)	1.5	1.0
2	Exceeding 10m and up to 15 m	3.0	2.0
3	Exceeding 15m and up to 21 m	4.0	3.6
4	Exceeding 21m and up to 27 m	4.5	4.0
5	Exceeding 27m and up to 33 m	5.0	4.0
6	Exceeding 33m and up to 39 m	6.0	4.5
7	Exceeding 39m and up to 45 m	6.0	4.5
8	More than 45 m	6.0	4.5

Note:- In case of any conflict the provisions of Bihar Fire Safety Requirements shall prevail.

Table 11: Minimum side setback for commercial/mercantile buildings.

Sl. No	Average Width of the plot (In meters)	Building Height upto 16m
		Minimum Side setback (m)
(i)	(ii)	(iii)
1	Up to 10 (height of the building shall be restricted to 10m)	NIL
2	Exceeding 10m and up to 15 m	1.8
3	Exceeding 15m and up to 21 m	2.0
4	Exceeding 21m and up to 27 m	2.5
5	Exceeding 27m and up to 33 m	3.6
6	Exceeding 33m and up to 39 m	3.75
7	Exceeding 39m and up to 45 m	4.0
8	More than 45 m	4.0

Note:- In case of any conflict the provisions of Bihar Fire Safety Requirements shall prevail.

4. *Description of O-V and O-VI under column 4 (Max. no of floors) and column 5 (Maximum Height (in meters)) in Table -15 under Byelaw-38 is substituted with the following:-*

“No restriction on height and number of floors. However it may be regulated by the master plan/development plan/zonal plan.

Ground coverage for Buildings above 16m shall not be more than 40% while for other buildings the maximum ground coverage will be allowed after ensuring minimum setbacks and other open space requirements.”

5. *Description of N-III to N-VII under column 4 (Max. no. of floors) and column 5 (Maximum Height (in meters)) in Table -16 under Byelaw-38 is substituted with the following:-*

“No restriction on height and number of floors. However it may be regulated by the master plan/development plan/zonal plan.

Ground coverage for Buildings above 16m shall not be more than 40% while for other buildings the maximum ground coverage will be allowed after ensuring minimum setbacks and other open space requirements.”

6. **Following is inserted in Byelaw 8 (1):-**

Risk Matrix for different Commercial Buildings: -

Risk Parameter	Low	Moderate	High
Height of Building	Upto 10m (G+2)	Above 10m upto 15m	Above 15m
Area of Plot	Upto 100 sq.m.	Above 100 sq.m. & upto 300 sq.m.	Above 300 sq.m.
Minimum abutting road width	12.2m	12.2m	12.2m
Activities	Non-obnoxious, non-noxious and non-hazardous activity	Non-obnoxious, non-noxious and non-hazardous activity	All other activities.

Risk Matrix for different Industrial Buildings: -

Risk Parameter	Low	High
Height of Building	Upto 11m (G+2)	Above 11m
Area of Plot	Upto 1000 sq.m.	Above 1000 sq.m.
Minimum abutting road width	12.2m	12.2m
Activities	Non-obnoxious, non-noxious and non-hazardous activity. No use of water and hazardous chemicals or raw material, effluents or by-products etc.	Use of water and hazardous materials, chemicals etc.

Any building that comes under different type of risk matrix under various risk parameter shall be considered under the higher risk-based classification.

Also, if a building doesn't qualify under any risk matrix shall be treated as High-risk building. Residential buildings exceeding 8 units or apartments shall be categorized as High-risk.

7. ***Byelaw 8 (2) is substituted with the following:-***

Trust and Verify (T & V) Procedure.— For all buildings that satisfy the low and moderate risk classification criteria, a procedure of Trust and Verify will apply. Under this procedure, the owner/developer through Licenced Third-party Architect should submit all the requisite plans made by LTP, documents, fees and charges etc. as defined in the Byelaws along with drawing certification (in Form-VIII C) and positive site inspection report from Licenced Third-party Architect (in Form-XII A). Once submitted, the building permit is deemed granted by the Authority and the owner/developer can immediately commence construction as per the submitted plans. A scrutiny fee of Rs 1000 (for low-risk buildings) and Rs 5000 (for moderate risk buildings) along with other fees and charges as applicable is to be deposited through online/ offline means as applicable.

This procedure is based on the principle of trust therefore, the owner/developer as well as the Licenced Technical Person are fully responsible for adhering to the provisions of the Byelaws in both the building plan as well as in the actual construction. In case it is found that the building permit has been secured through misrepresentation or fraud, the building permit may be suspended or revoked by the Authority under Byelaw 14 and licence of Licenced Technical Person may be suspended or revoked under Section 363 (3) of the Bihar Municipal Act 2007 and Byelaw 80 of Bihar Building Byelaws.

The license of Third-party Architect may be suspended or revoked under Section 363 (3) of the Bihar Municipal Act 2007 and Byelaw 80 of Bihar Building Byelaws; in case it is found that the site inspection report and drawing has been certified through misrepresentation or fraud. Additionally, action may be taken against them under Section 314 of the Bihar Municipal Act 2007.

This procedure does not exempt the Authority from its inspection duties. The Authority shall annually inspect a minimum of 15% of the sites, and at least one site per Third Party Architect, for Occupancy Certificates approved under the Trust and Verify procedure.

8. ***Title of Byelaw 8(3) is substituted with the following:***

“Additional requirement for Trust and verify (T&V) procedure for low and moderate risk buildings: ”

9. ***Title of Byelaw 8(4) is substituted with the following:***

“For High-Risk buildings: ”

10. ***Byelaw 8(4) (1) is substituted with the following:***

“A scrutiny fee (Rs 10000 for High-Risk buildings) shall be deposited with the application. (Online provision to be developed).”

11. ***Byelaw 16(3A) is substituted with the following:***

The procedure to be followed.—For High-risk building, the owner/developer/ engaged Licensed Technical Person for building plan design, shall submit the notice/certificate of completion with all the documents, as built drawing and the processing fees/charge as per byelaw 15 as applicable. The authority shall then proceed with the process of issuing Occupancy certificate.

For Low and moderate risk buildings, the notice/certificate of completion with all the documents, completion plans and the processing fees/charge as per byelaw 15 as applicable along with site verification report of constructed building shall be submitted through licensed third-party Architect under Trust and verify process

(in Form-XIII A). The occupancy certificate is deemed granted by the Authority immediately after submission of site verification report of constructed building.

This procedure is based on the principle of trust therefore; the license of Third-party Architect may be suspended or revoked under Section 363 (3) of the Bihar Municipal Act 2007 and Byelaw 80 of Bihar Building Byelaws; in case it is found that the site verification report of constructed building has been provided through misrepresentation or fraud. Additionally, action may be taken against them under Section 314 of the Bihar Municipal Act 2007.

This procedure does not exempt the Authority from its inspection duties. The Authority shall annually inspect a minimum of 15% of the sites, and at least one site per Third Party Architect, for Occupancy certificate granted under the Trust and Verify procedure.

12. *Following is inserted as clause 133A under Byelaw 2:*

Third Party Architect: Third Party Architect refers to Architect registered with Council of Architecture under Architects Act, 1972 and are Licensed by Urban Development and Housing Department for the purpose as defined in the Byelaw.

- 13.** Form-VIII C (DRAWING CERTIFICATION BY THIRD-PARTY ARCHITECT) is inserted after Form-VIII B. (Annexure 1)
- 14.** Form-VII C (APPLICATION FORM FOR EMPANELMENT OF THIRD-PARTY ARCHITECT) is inserted after Form-VII B. (Annexure 2)
- 15.** Form-XII A (SITE VERIFICATION REPORT FOR BUILDING PERMIT BY THIRD PARTY ARCHITECT) is inserted after Form-XII. (Annexure 3)
- 16.** Form-XIII A (SITE VERIFICATION REPORT FOR OCCUPANCY CERTIFICATE BY THIRD PARTY ARCHITECT) is inserted after Form-XIII. (Annexure 4)
- 17.** Rest provisions of Bihar Building Byelaws, 2014 (As Amended) shall remain as it is.

By Order of the Governor of Bihar,
RAJIV KUMAR SHRIVASTAV,
Special Secretary.

FORM-VII C

**APPLICATION FORM FOR EMPANELMENT OF THIRD-PARTY ARCHITECT
(Under Byelaw 8(2) & 16(3A))**

1. Personal Information

1.1	Name: _____	Insert Photo
1.2	Father's Name: _____	
1.3	Mother's Name: _____	
1.4	DOB (DD/MM/YYYY): ____/____/____	
1.5	AADHAAR: _____	
1.6	Address: _____ _____ _____	
1.7	Email: _____	
1.8	Contact: _____	

2. Professional Details

2.1	Bachelor Degree: Bachelor of Architecture/ Others (_____)
2.2	College: _____
2.3	Passing year _____
2.4	University: _____
2.5	COA No.: _____
2.6	Work Experience (in years): _____ (work experience to be attached)
2.7	Highest Qualification: _____

3. Documents Attached

3.1	COA Certificate/Card: ☐ Yes ☐ No
3.2	AADHAR: ☐ Yes ☐ No
3.3	Experience: ☐ Yes ☐ No (in case of self-practicing firm, a declaration of the same can be attached)
3.4	Fee: ☐ Yes ☐ No

4. Undertaking:

I hereby declare that all information provided in this form are true and correct to the best of my knowledge and belief. I undertake that if any information is found to be false at any stage, in that regard my empanelment shall be liable to be cancelled without any prior notice and I shall not claim any compensation etc. for such a default on my part. In case of any discrepancies found later, I shall be liable for punishment under the relevant provisions of law and also under Bihar Building Byelaws/Bihar Municipal Act.

I further undertake that; I shall abide by all the provisions of Bihar Building Byelaws/Bihar Municipal Act after empanelment as Third-party Architect. Action may be taken against me, under suitable provisions of law and also under Bihar Building Byelaws/Bihar Municipal Act, in case it is found that information furnished by me in Site verification report for building permit/ Site verification report for Occupancy Certificate/Drawing certification report is incorrect/misrepresented.

Name: _____

COA Registration No.: _____

Contact: _____

Sign of Applicant: _____

General Condition of Empanelment: Applicant must be an Architect, registered with Council of Architecture under Architects Act, 1972, with minimum 10 years of experience.

Fee for Empanelment shall be decided by the Department.

The licence shall be valid for 5 years.

FORM-VIII C
DRAWING CERTIFICATION BY THIRD-PARTY ARCHITECT
(Under Byelaw 8(2) – Trust & Verify Procedure)

1. Basic Details

1.1 Name of Applicant: _____

1.2 Name of Plot Owner: _____

1.3 Khata No.: _____

1.4 Plot No.: _____

1.5 ULB/Authority: _____

1.6 Ward No.: _____

1.7 Holding No.: _____

1.8 Risk Category: Low / Moderate

2. Details of Licenced Technical Person (LTP)

2.1 Name: _____

2.2 Registration No.: _____

2.3 Valid till: _____

3. Documents Verified (Tick as applicable)

☐ Ownership Documents

☐ Site Plan

☐ Building Plan & Architectural Drawings

☐ Structural Stability Certificate (if applicable)

☐ FAR & Setback Compliance

☐ Parking Compliance

☐ Service Plans (Water, Sewerage, RWH, Electrical)

☐ Fire Safety Compliance (if applicable)

☐ Fee/Other Charges

☐ Others (specify): _____

Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

4. Certification

I certify that I have scrutinized the following documents as per provisions of Bihar Building Byelaws: -Ownership Docs, Site Plan, Building Plan, Structural Certificate, FAR & Setback, Parking, Service Plans, Fire Safety, Fee Receipt and other submitted documents.

Plan complies with provisions of Bihar Building Byelaws: Yes / No

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3) and Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

FORM-XII A
SITE VERIFICATION REPORT FOR BUILDING PERMIT BY
THIRD PARTY ARCHITECT
(Under Byelaw 8(2))

1. Project Details

1.1 Name of Applicant: _____

1.2 Name of Owner: _____

1.3 Khata No.: _____

1.4 Plot No.: _____

1.5 ULB/Authority: _____

1.6 Ward No.: _____

1.7 Holding No.: _____

1.8 Risk Category: Low / Moderate

1.9 Latitude: _____

1.10 Longitude: _____

2. Third-Party Architect Details

2.1 Name: _____

2.2 COA Registration No.: _____

2.3 UD&HD Licence No.: _____

2.4 Valid till: _____

2.5 Contact: _____

3. Purpose of Visit along with Observation3.1 Site boundary matches submitted plan: ☐ Yes ☐ No3.2 Plot Size/area matches submitted plan: ☐ Yes ☐ No3.3 Abutting Road width verified and matches submitted plan: ☐ Yes ☐ No3.4 Existing structures: ☐ None ☐ Present (Details): _____3.5 Encroachment/dispute: ☐ None ☐ Observed (Details): _____

3.6 Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

4. Certification

I certify that:

The site has been personally inspected by me. **(Geo-tagged image of site is attached)**

The site conditions match the submitted drawings.

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3), Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

Receiving by the ULB/Authority

Name of ULB/Authority: _____

Received by: _____

Sign of Receiver: _____

Date: _____

Stamp of ULB/Authority:

(The Building Permit is deemed granted)

FORM-XIIIA
SITE VERIFICATION REPORT FOR OCCUPANCY CERTIFICATE
BY THIRD PARTY ARCHITECT
(Under Byelaw 16(3A))

1. Project Details

- 1.1 Name of Applicant: _____
- 1.2 Name of Owner: _____
- 1.3 Khata No.: _____
- 1.4 Plot No.: _____
- 1.5 ULB/Authority: _____
- 1.6 Ward No.: _____
- 1.7 Holding No.: _____
- 1.8 Risk Category: Low / Moderate
- 1.9 Latitude: _____
- 1.10 Longitude: _____

2. Completion Verification

- 2.1 Construction is as per sanctioned plan: ☐ Yes ☐ No
- 2.2 Setback is in compliance as per sanctioned plan: ☐ Yes ☐ No
- 2.3 Land left for Road widening: ☐ Yes ☐ No ☐ Not Applicable
- 2.4 Height of building is as per sanctioned plan: ☐ Yes ☐ No
- 2.5 FAR compliance is as per sanctioned plan: ☐ Yes ☐ No
- 2.6 Structural Stability certificate: ☐ Yes ☐ No ☐ Not Applicable
- 2.7 Fire safety: ☐ Complied ☐ Not Complied ☐ Not Applicable
- 2.8 Water supply services complete: ☐ Yes ☐ No
- 2.9 Sewerage service complete: ☐ Yes ☐ No
- 2.10 Drainage services complete: ☐ Yes ☐ No
- 2.11 Electrical Service complete: ☐ Yes ☐ No
- 2.12 HVAC service complete: ☐ Yes ☐ No ☐ Not Applicable
- 2.13 Rainwater harvesting complete: ☐ Yes ☐ No ☐ Not Applicable
- 2.14 Parking as per approved plan: ☐ Yes ☐ No
- 2.15 Fee/Other Charges: ☐ Yes ☐ No

2.16 Any deviation/observation noted: ☐ None ☐ Yes (Details): _____

3. Certification

I certify that:

The site has been personally inspected by me. **(Geo-tagged image of site is attached)**

Construction is in conformity with the sanctioned plan and applicable provisions of Byelaws.

The building is complete in all form and do not pose any risk to life.

I hereby declare that all information provided in this form is true and correct to the best of my knowledge.

I understand that false reporting will invite action under Section 363(3), Section 314 of Bihar Municipal Act and Byelaw 80 of Bihar Building Byelaws.

Details of Third-Party Architect (TPA) with Seal

Name: _____

COA Registration No.: _____

UD&HD Licence No.: _____ Valid till: _____

Contact: _____

Sign of Third-Party Architect with Seal: _____

Receiving by the ULB/Authority

Name of ULB/Authority: _____

Received by: _____

Sign of Receiver: _____

Date: _____

Stamp of ULB/Authority: _____

(The occupancy certificate is deemed granted)

अधीक्षक, सचिवालय मुद्रणालय,
बिहार, पटना द्वारा प्रकाशित एवं मुद्रित।
बिहार गजट (असाधारण) 462-571+200-डी0टी0पी0।
Website: <https://egazette.bihar.gov.in>