



कार्यालय, राँची नगर निगम, राँची।

(नगर निवेशन शाखा)

कचहरी रोड, राँची, पिन-834001

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पत्रांक :-66.....

दिनांक:- 24/02/2025

Draft Regulation for Rooftop Restaurants, Bars & Eating Joints

राँची नगर निगम के द्वारा झारखण्ड नगरपालिका अधिनियम 2011 के तहत प्रदत्त शक्तियों का प्रयोग करते हुए राँची नगर निगम क्षेत्र में चल रहे Rooftop Restaurants, Bars & Eating Joints हेतु Draft Regulation तैयार किया गया है।

झारखण्ड नगरपालिका अधिनियम 2011 के धारा 593 के तहत उक्त Draft Regulation सर्वसाधारण की जानकारी व अवलोकन के लिए राँची नगर निगम कार्यालय के सूचना पट्ट पर एवं नगर निगम के वेब साईट www.ranchimunicipal.com पर उपलब्ध है। उक्त Draft Regulation का प्रकाशन इस सूचना के निर्गत होने के 30 दिनों तक आमजनों के अवलोकन व आपत्ति/सुझाव हेतु उपलब्ध रहेंगे।

2. उपरोक्त Draft Regulation पर सुझाव/आपत्ति दिनांक 27.03.2025 तक निगम कार्यालय व ईमेल आईडी- support@ranchimunicipal.com पर भेजा जा सकता है।

उक्त अवधि के पश्चात् Draft Regulation के संबंध में अग्रेतर कार्रवाई की जायेगी।

21/2/25
अपर प्रशासक,

राँची नगर निगम, राँची।

Proposal for the Regulation for Rooftop Restaurants, Bars and Eating Joints in Ranchi Municipal Corporation, Ranchi

A. Background

1. Objective: To establish guidelines for the operation of rooftop bars and restaurants, ensuring public safety, adherence to urban planning norms, and minimal disruption to the local environment. Most of the roof top restaurants and bars are not duly approved by the concerned authorities and thus functioning without due approval, compromising the security of the public and the tourists. These Roof top restaurants/ bars also enhance the life of the city and also promotes tourism and are part and parcel of the urban lifestyle. The growing number of rooftop bars and restaurants requires regulation about safety, noise pollution, traffic congestion, and violation of building bylaws.

2. Current Challenges

- Violation of Building Bylaws: Unauthorized construction or activities not mentioned in the approved building plans.
- Safety Concerns: Fire hazards, structural integrity, and overcrowding on rooftops.
- Environmental Impact: Noise pollution and disturbance to residential areas.
- Tax and Licensing Issues: Many rooftop establishments operate without proper licenses or fail to pay applicable taxes.

3. Benefit of the Regularization

- Ensure compliance with approved building plans.
- Safeguard public safety and structural stability.
- Minimize environmental and community impact.
- Streamline licensing and taxation for rooftop establishments.

B. Regulation (under Jharkhand Municipal Act, 2011) for Rooftop Restaurants, Bars and Eating Joints

1. Applicability of the Regulation

a. These regulations may be called as "Regulation for Rooftop Restaurants, Bars and Eating Joints in Ranchi Municipal Corporation, Ranchi".

b. These regulations extend to all area in Ranchi Municipal Corporation.

Under this regulation, the Ranchi Municipal Corporation shall provide an NOC to the restaurant owner only if all compliances are done as per the regulations. In no case shall a building without a sanctioned building plan be permitted to run a restaurant/bar on the rooftop.

2. Definitions

a. "Rooftop Restaurant" means the restaurant, bar, eating joint or any other premises used for these purpose, which may be operated on the terrace of the building either on the same level or at split levels.

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b. Words and expressions used but not defined in these byelaws shall have the same meaning respectively assigned to them in the Jharkhand Building Bye-Laws 2016.

3. Technical Parameters

S.No.	Particulars	Parameters
1	Land Use	Restaurants will be permitted in land use zones as provided in JBBL 2016, Table 4.
2	Covered area of roof top restaurant	Max. 30% of roof area including Barsati area (may be covered by removable temporary structure materials with steel/aluminum framing, no wooden framing material or combustive material is to be used, in compliance of the relevant Indian Standard (IS) - Codes and National Building Codes (NBC 2016), the remaining area to be kept open for sitting space, circulation, etc.
3.	Type of construction	Only temporary construction is allowed on roof top and material to be used for structural part and interior should be fire proof in nature. Structural safety certificate has to be taken from certified engineers regarding the usage of noncombustible materials for the temporary structure constructed and additional load bearing capacity of existing building. This certificate should be renewed yearly after due checking.
4.	Maximum permissible height of temporary structure of roof top restaurant and bar	NOC from Airport Authority of India shall have to be obtained in case if applicable.
5.	Parking	As per the seating capacity to be earmarked in the same premise or valet parking (within reasonable distance) has to be provided by parking in nearby areas (as per Jharkhand Building Bye-Laws 2016, table 19 point 4)
6.	Parapet Wall/ Railing	Parapet walls with minimum height of 1.5m with design, material and structure of the parapet as per the norms of NBC 2016.
7.	Extension/Projection	The rooftop area designated for use as a restaurant must strictly adhere to the sanctioned building plan, and no extensions or projections beyond the rooftop boundaries shall be allowed
8.	Cooking	No cooking or preparation of eatables shall be allowed in the open space, rooftop, or part rooftop. Use of any inflammable material is prohibited on the rooftop. Cooking using LPG stove, Coal, etc. or an open flame may be carried out on the lower floor.
9.	Dining Area	The floor area of the dining hall excluding the area occupied by the service counter and any furniture and fixture except tables and chairs shall be not less than 1 sqm per diner. The surfaces of every table or board on which refreshments are served shall be of a non-absorbent material except where table linnen is used. (IS: 6074 – 1971)
10.	Storage	Storage of any kind of inflammable product is not allowed except liquor (with permission from Excise Department).
11.	Fire Safety	Implementation of life safety provisions as mentioned in National Building Code NBC 2016 (Fire and Life Safety – 4)

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		shall be complied. NOC from Fire department is mandatory irrespective of the height of the building.
12.	Structural Safety	Structural safety certificate should clearly certify that the existing building on which the rooftop structure is proposed/exists is structurally safe for the additional footfall from the restaurant activity, remains structurally sound. Again it should separately certify that the building structure of the rooftop premises is structurally safe for the proposed seating capacity including restaurant's own staff and others.
13.	Solid Waste Management	Separate dustbins for dry, wet to be kept and proper disposal of solid waste has to be taken care by owner/management.
14.	Noise	Proper sound insulation should be done and loud music on terraces shall not be allowed, so as to avoid disturbance on the lower floors and nearby buildings.
15.	Licensing and Permissions	All the required licenses such as Bar, Food and safety, trade, holding tax of the rooftop, etc should be taken from the concerned department as per existing norms.
16.	Monitoring	<ol style="list-style-type: none"> Such establishments should be monitored at least once a year by the committee formed at the urban local body, ensuring the compliance of the above mentioned guidelines. In case of non-compliance of the above guidelines by any such establishments, urban local body can take action as per the relevant Act and Rules.

4. Process and Fees for NOC for Rooftop restaurants, Bars & Eating Joints

The applicant of rooftop restaurant/bars have to apply in due format for NOC on fulfillment of required criteria, a NOC will be issued by the Ranchi Municipal Corporation. The NOC will be valid for one year, which can be applied for annual renewal. Details of fees for obtaining the NOC are as follows:

1. Application Fee – Rs. 1000
2. Inspection Fees (to be paid along with the application) based on rooftop area: Rs. 30/- per square meter (Minimum Rs. 3000/- and maximum Rs. 3,00,000/-).
3. Approval Fees: Rs. 1000/- per square meter of the rooftop area.
4. Annual Renewal Fees: 5% of the approval fees paid along with application fees of Rs. 200/- per renewal application.

5. Documents Required

- Application form for NOC (Annexure A), Undertaking form (Annexure B) and the certificate for the structural safety (Form – IV JBBL 2016)
- Proposed Rooftop restaurant/bar drawings (Plan, section, elevation)
- Rent agreement/ Consent from building owner for using the terrace as rooftop bar/ restaurant along with holding tax receipt of rooftop.
- Sanctioned Building Plan
- All the required licenses such as Bar, Food and safety, trade, holding tax of the rooftop, as may be applicable.

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Annexure – B

CERTIFICATE OF UNDERTAKING

For Compliance of the Bye-Laws and Norms of Rooftop Restaurant

(To be submitted at the time of obtaining NOC for Rooftop Restaurant)

Area of the Rooftop/terrace (in sq.mt.): -

Address of the premise(s):-

1. It is certified that the plans submitted for obtaining NOC the proposed Rooftop Restaurant for approval, satisfy requirements as stipulated under standards for obtaining NOC for rooftop restaurant and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also Certified that the structural design including safety from fire shall be duly incorporated in the design of the rooftop restaurant as per byelaws for obtaining NOC for rooftop restaurant and these provisions shall be adhered to during the construction.
3. It is certified that the parking shall be provided as prescribed in the byelaws for obtaining NOC for rooftop restaurant.

Signature of Owner

Name and address

Signature of Structural Engineer

Name and Address

Registration

No

Signature of Architect

Name and Address

Council of Architecture (CoA)Registration No

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Annexure - A

SUBJECT:- OBTAINING NOC FOR ROOFTOP RESTAURANTS IN URBAN AREAS, RMC

Applicant Detail			
Is Applicant an Individual or Firm/Company	Individual		Firm/Company
Name/Firm Name			
Father's/Husband's/Authorized Person Name			
Address of the Applicant			
Phone Numbers			
Email ID			
Rooftop Details			
Location of Building			
Is the building plan sanctioned by the Authority	Yes		No
Sanctioned Building Plan Number			
Building Owner Name			
Type of Building	Commercial		Institutional
	Hotel/Mall		Office Complex
	Located on Predominantly Commercial Streets		
Total Rooftop Area (in Sqmt.)			
Covered Area Proposed on Rooftop	In Sqmt.		In % of total roof area
Proposed Height (in mt.)			
Seating Capacity proposed in the Dining area			
Provision of Parking Proposed	On the same plot		On a different plot
Fee Details			
Application Fee	Rs. 1000		
Examination Fee	Rs. 30 per Sqmt. (Minimum Rs. 3000 & Maximum Rs. 300000)		
Total Fee Deposited			
Documents to be Enclosed			
Proposed Rooftop restaurant drawing (Plan with seating layout, Section, Elevation,)			
Lease Deed/ Allotment Letter/ Reconstitution Subdivision Letter/ Name Transfer/ Rent Agreement			
Consent from building owner for using the terrace as rooftop bar/restaurant along with holding tax receipt			
Sanctioned building plan copy			
Necessary Licenses Bar, Food and Safety, Fire NOC, trade license, holding tax of the rooftop etc.			

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