

BUILDING REGULATIONS

1. The plot holder shall not use the land for any purpose except as a factory and other related purposes as allowed by the Corporation. It shall not be used for obnoxious industries, given in the Form 'B'.
2. All buildings shall be constructed in accordance with the RIICO / Municipal bye-laws and regulations in force from time to time as well as any other law, rules and regulations in force relating to the construction and use of the premises and the plans and elevations approved by the authority / officer authorized by the Corporation.
- 3 (a). No construction work shall be commenced unless the plans, elevations and sections have been approved by the authority / officer authorized by the Corporation and no additions or alterations of buildings, the plan of which have been so approved, shall at any time be made except with the previous approval of the said authority / officer.

However, for industrial plot upto 40000 sqm. area, residential plots upto 500 sqm. area and commercial plots upto 300 sqm. area, the allottees of plots shall certify that, the plans submitted by them are as per the norms prescribed by the Corporation and for such plots normal approval of plans from the Corporation will not be necessary. In case, construction is made in violation of norms then allottees shall be responsible for such violation and liable for action.

The building plans alongwith details of proposed works of industrial plots more than 40000 sqm., residential plots more than 500 sqm., commercial plots more than 300 sqm. and building plans of all other categories, irrespective of their plot sizes shall be prepared and duly signed by an Architect registered with Council of Architecture, who shall certify that, the building plans prepared by him are as per the technical norms. He shall also submit the details of area calculations of proposed ground coverage, FAR achieved (with area on each floor) proposed height of the building and parking requirements on the site plan. The plans submitted by the applicant prepared and duly certified

by the architect shall be deemed as approved if the concerned unit office of the Corporation have not raised any objection / query within a period of two weeks time. In case, the plans submitted by architect are not as per the norms, then the legal responsibility shall be that of the architect and the Corporation shall not be responsible for any act of omission or commission of the architect. In case, the construction is made in violation of approved norms and plans the allottee shall be responsible for such violation & liable for action.

The allottee/ lessee shall also abide by Rules/ Regulations/ Bye-Laws of Local Authority/ Municipal/ Urban Improvement Trust/ District Development Authority/ Chief Inspector of Factories and Boilers (as the case may be).

The allottee/ lessee shall meet all statutory liabilities under various laws/ obligations for safety measures at his cost and responsibility.

3-a-v. The guidelines for inspection of the construction activity by the concerned unit office during the construction period be prepared.

(Substituted by the Infrastructure Development Committee of the Board of Directors vide Item No. 4 of the meeting held on 26th December, 1995 (S.No. 3-a-i & a-ii have been substituted as per IDC decision taken vide item 10 on 7.12.2000)

3 (b) All survey boundary marks demarcating the boundaries of plots shall be preserved and kept in good repair by the lessee during the period of construction. Where more than one lessee is concerned with the same boundary mark, the officer authorized by the Corporation shall allocate this obligation suitably.

4. No temporary, semi-permanent structure shall be built on the plot, except during the period of construction or re-construction in future.

5. The drawings to be submitted for the approval and record of the Corporation shall include

(i) all floor plans, elevation and sections through staircase and toilet drawn to a scale of one in hundred.

- (ii) details to a scale of one in twenty, when required,
 - (iii) site plan drawn to a scale of one in five hundred showing the layout with the proposed building/s shown in red therein, and,
 - (iv) any other details or particulars required by the Corporation.
6. The above mentioned drawings and specifications shall be submitted in two copies for record duly certified by himself or architect before commencement of construction activities on allotted plot. In case the Lessee seeks approval from the Corporation then he shall submit drawings as mentioned in regulation no. 5 in six copies.
7. **Sizes & Setbacks of industrial plots in all industrial areas including transferred areas:**
 - (i) The set backs for various sizes of plots shall be as in Table - 1.
 - 7A. Building parameters for different types of non-industrial plots shall be as per Form E-2. The plans shall be approved according to these norms.
 - 7B. Permitted Facilities in Industrial Plots
The permitted facilities in setback areas of plots shall be as in Table-2.
— Non-industrial plots shall include the plots allotted for social infrastructure purposes, group housing and commercial plots etc.
8. **Unauthorized Construction**

No plot holder shall undertake unauthorized construction in any of the setbacks in the Industrial Areas including those transferred by the Govt. of Rajasthan to RIICO. However, in genuine cases, unauthorized construction may be considered for regularization on payment of compounding fees as prescribed from time to time.
9. **Other regulations regarding setbacks of industrial plots**
 - (i) Corner plots would have two front set backs as indicated in Table 1 . Setbacks of plots facing more than one road should be re-determined in such a manner that main front should be kept as it is. Other front setback will be re-determined by Managing Director on proposal of the unit office. The unit office while submitting proposal to Head Office will see the building line on the other road is maintained. (*Order dated 30.8.2010*)
 - (ii) The prescribed set backs are minimum and may be increased to maintain uniformity in the area as may be considered necessary .

- (iii) The setbacks indicated for each category are also applicable for plots slightly higher or lower in area
- (iv) The setbacks of the sub-divided plots shall be allowed subject to maintaining front setbacks as prescribed for the particular block.(regulation as earlier appearing at s.no 9- vii deleted in the light of new regulation at s.no 11, as follows)
- (v) The cases of compounding of unauthorized construction etc. which have been finalised based on the previous setbacks norms would not be re-opened.

10. Prescribing set-backs to merged/reconstituted plot.

The setbacks to the merged/re-constituted plots will be prescribed in the following manner:

- 1. Plots not having any construction:** All setbacks shall be prescribed in accordance to the area of reconstituted plot as prescribed in rule.
- 2. Original plot having construction (without any violation) and other plot(s) which is being reconstituted without any construction:** All set backs in constructed plot of such reconstituted plot shall be retained as per original and construction shall be permitted in the balance area prescribing all setbacks as per area of reconstituted plot as per rule. However, in any case utility area of the reconstituted plot should not exceed 70% of its area.
- 3. Original plot as well as other plot(s) which is being reconstituted having construction (without any violation):** All setbacks shall be prescribed as per case 2 above. However, in such cases allottee shall have an option of making alteration of the construction in original plot or other plot being merged, so that the total utility area for reconstituted plot is within permissible limits as applicable.
- 4.** In cases 2 and 3 above, the allottee would have to remove/regularize the remaining construction falling in setback area of the reconstituted plot as per prevailing rules.

(S.No. 7-i and 7-ii and S.No. 9 have been substituted as per IDC decision taken vide item No. 5 on 9.7.1998) (S.No. 7-B has been inserted as per IDC decision taken vide item No. 5 on 9.12.1992)

(S.No. 7-A has been inserted as per as per IDC decision taken vide item No. 11 and 17 on 7.12.2000, item Nil on 14.02.2002 and item 8 on 28.02.2002. S.No. 10 inserted as per approval of IDC vide item 17 of the meeting held on 15.9.2009)

11. Building regulations/ norms for vertical development / construction in industrial plots.

For vertical development / construction in the industrial plots , following are the regulations/ norms etc.:-

1. FAR for industrial plots are as under:

S. No.	Right of way of road	FAR
1	Up to 18.00 meters wide (including 18.00 mts.)	1.50
2	Above 18.00 meters to 24.00 meters wide (including 24.00 meter)	1.60
3	Beyond 24.00 meter wide	1.75

2. No parking of vehicles shall be allowed on roads/out side the premises of the plot(s).
3. Adequate open/covered parking shall have to be made within the plot by the allottee of the plot for the vehicles of the owners, staff and visitors. While providing adequate space for parking, indicative guidelines as provided in National Building Code of India 2005, be followed, as per town population. The same are re-produced below for ready reference

Occupancy	One Car Parking Space for Every				
	Population less than 50000	Population 50,000 to 2 lacs	Population 2 lacs to 10 lacs	Population 10 lacs to 50 lacs	Population above 50 lacs
Industrial	400 sq. mts or fraction thereof	300 sq. mts or fraction thereof	200 sq. mts or fraction thereof	100 sq. mts or fraction thereof	50 sq. mts or fraction thereof

4. Allottee of allotted plots having constructed building shall be allowed to use above building parameters, who shall alter the existing industrial buildings and apply all the building parameters.
5. It was also decided that looking to the safety needs for fire-fighting requirements etc. construction in setbacks should not be regularized.
6. Mix use of the industrial plots shall not be permitted to those who opt for above proposed building parameters..

7. Guidelines/stipulations:

- A. Within the prescribed maximum height, if prescribed FAR is not achieved than maximum height of the building will prevail. The given setback and height shall not be relaxed.
- B. Industrial units which are of one storey shall not be having restriction of height.
- C. Permitted facilities as allowed in setbacks of an industrial plot in the rules, shall continue.
- D. For calculation of FAR, height of the building and other provisions like projection and balcony etc. (which are not specified here) shall be followed as per the provision of Form E-2 of RIICO Disposal of land Rules, 1979.
- E. For all definitions, building part requirements and Fire Fighting requirement, 'National Building Code of India-2005' and 'Rajasthan State Model Building Byelaws' shall be followed.
- F. Basement may be allowed in the plot leaving setback area. Other norms for basement shall be followed as per RIICO Disposal of Land Rules, 1979.
- G. Housing in industrial plots except as prescribed in rule 19 of RIICO Disposal of Land Rules, 1979, shall not be permitted in Industrial plot.
- H. Allottee of industrial plots for construction of industrial building, a certification of Architect registered with Council of Architecture shall be obtained stating that proposed construction is as per norms. This certificate shall be produced before the construction starts. A completion certificate to the effect that construction has been done as per approved plan shall be submitted for obtaining occupancy certificate.
- I. Structural responsibility shall be fully of the allottee and that RIICO shall not be responsible in any manner for it.

***Note:** The Corporation may consider to approve construction of building structures, which are parts of plant and machinery of an industry and also imperative for project needs/technical requirements, beyond maximum permissible height of 15 mtrs. subject to obtaining of NOC from other concerned authorities, like Fire Fighting and Air Port, if required. However, for the height of chimney in an industrial plot, the norms set by Rajasthan Pollution Control Board would continue to be followed. Such cases will be decided by a Committee headed by the Managing Director; Advisor (Infra.) and STP /DTP are its members.

(Inserted as per approval of IDC vide item 3 of its meeting held on 4.5.2011)

TABLE-1

Setbacks for industrial plots :

Plot Area (in sq. meter)	Front Setback (in meter)	Side Setback- I (in meter)	Side Setback- II (in meter)	Rear Setback (in meter)
150 to 249	2.50	1.00	-	1.00
250 to 499	3.00	1.50	-	1.20
500 to 1000	3.00	3.00	-	1.20
1001 to 1500	5.00	3.00	-	2.50
1501 to 3000	5.00	3.00	3.00	3.00
3001 to 4,000	6.00	3.00	3.00	3.00
4,001 to 10,000	6.00	4.00	4.00	4.00
10,001 to 50,000	7.50	4.50	4.50	4.50
Above 50,000	9.00	9.00	9.00	9.00

Note *The industrial plot allottees who have got the plot allotment prior to revision in the setbacks i.e prior to the date 24.5.2013, as above, are also allowed to opt the above revised setbacks in toto. However in such allottees who have plot area of 4001 sqm or more shall be required to leave a clear passage of minimum 3.6 meters with in the setback area, around the building for movement of fire fighting engine, for being eligible to adopt the revised setbacks.

(Amended as per item 9 of the meeting of the IDC held on 24th May 2013.)

TABLE-2

**FACILITIES PERMITTED IN SETBACK AREAS OF
INDUSTRIAL PLOTS.**

S. No.	Area of plot (Acres/Sqm)	Permitted Facilities				
		Security Room, LT Meter Room & Time Office in front/side set backs (Dimensions in Mtrs.)	Security Room, HT Meter Room & Time Office in front/side set backs (Dimensions in Mtrs.)	Cycle, Scooter Car Shed in side/rear setback (Dimensions in Mtrs.)	Toilet Block in side /rear setback (Dimensions in Mtrs.)	Chowkidar Quarter in Rear setback (Dimensions in Mtrs.)
1	2	3	4	5	6	7
1	500-1000 sqm	3.30x5.50	3.30x6.00	2.00x5.00	1.50x2.00	-
2	1001-3000 sqm	3.30x5.50	3.50x6.00	2.00x8.00	1.50x3.00	3.00x6.00
3	3001-4000 sqm	3.30x6.60	3.50x7.00	3.00x8.00	2.50x4.50	3.00x6.00
4	4001-5000 sqm	4.00x6.60	4.00x7.00	3.00x8.00	2.50x4.50	3.00x6.00
5	5001-10000 sqm	4.00x6.60	4.00x7.00	4.00x20.00	4.0 x 6.0	3.50x6.00
6	10001Sqm to 5 acres	-	4.50x7.00	5.50x20.00	4.00x7.00	3.50x6.00 (Two Nos.)
7	Upto 15 acres	-	5.50x8.00	5.50x25.00	4.00x8.00	3.50x6.00 (Two Nos.)
8	Upto 50 acres	-	6.00x9.00	5.50x30.00	4.00x9.00	3.50x6.00 (Four Nos.)
9	Above 50 acres	-	6.00x10.00	5.50x35.00	4.00x10.00	3.50x6.00 (Four Nos.)

Notes :

- A. However, a clear passage of 3.6 meters. for movement of fire fighting engines will be required to be left in case of plot having area of 4001 sq. meter or more, for availing the facilities permitted in the Setbacks as per Table -2, above .
- B. In addition to the above permitted facilities following facilities are also allowed as specified below
- (i) D.G. set room in front/side/rear setbacks to the extent of permissible size of Security Room-cum-LT/HT Meter Room.
 - (ii) Transformer platform and its shed to the minimum requirement as approved by DISCOM in industrial units whose power connection is 60 HP or more.

TABLE-3

Building Parameters for the industrial plots / buildings proposed to be used for setting up of Garment / Gems & Jewellery units.

S.No.	Building Parameter	Amended Provision
1.	Setbacks	As prescribed in Table-1
2.	Ground Coverage	50% (maximum)
3.	FAR	2.0(maximum)
4.	Maximum height of the building	15.00 mts. {excluding the building parts as mentioned in Model Building byelaws at clause 7.11(iii)}
5.	Parking requirement	1 ECS/100 sq.mts. of total floor area.

Notes:

- (i) The above additional FAR and other parameters under Table-3 will be applicable to the future allotments only.
- (ii) Will be applicable in all Industrial Ares except EIPs, for which there are separate set of building parameters.

(Re-prescribed and inserted amending existing building parameters as per approval by the IDC vide item 31 of its meeting held on 15.4.2008)

General Notes :

1. The above permitted facilities shall apply to all Industrial Areas / Estates and shall be permitted without charging any compounding fee. Minor variations upon certain limits beyond the permitted sizes may be compounded on payment of fee as may be prescribed from time to time.
2. Construction in setback area of industrial plot may be compounded for industrial purpose only and not for commercial, residential or other such purposes.
3. The permitted facilities may be constructed along the compound walls in front, side or rear as the case may be and the sizes of various structures are external i.e. inclusive of wall thickness.
4. The construction in setbacks of plot for permitted facilities shall be of only ground storey without any mezzanine floor and construction on first floor shall not be permitted at any cost. Height of these structures would not be more than 3.50m above plinth level. (Inserted by IDC vide item 3 on 21.10.2005)
5.
 - a. In the case of plots having roads on more than one side, for the purpose of calculation of penalty for unauthorized construction, the front set back shall be taken towards all the entire road.
 - b. In the case of plots having roads on more than one side, for the purpose of permitting facilities, the front set back shall be taken towards the more important road only.
6. The compound wall of corner plots shall be chamfered / rounded and no facility shall be allowed at the junction point.
7. One overhead water reservoir on columns with a maximum of 5 meters external diameter may be permitted in side / rear set backs.
8. A transformer platform and its shed may be permitted in any setback area according to the minimum requirement as approved by Vidyut Vitaran Nigams in industrial units whose power connection is 60 HP or more .
9. The construction of D.G. set room in front / side / rear set backs of plot shall be permitted to the extent of permissible size of H.T. meter room. However, allottees of plots shall ensure that flow of fire fighting equipment, Ambulance and other Emergency services is not affected.

10. In plots of more than 10000 sqmts. one weigh bridge room upto 3.00 x 4.00 Mtrs. for use of the industrial unit only, may be permitted in the front / side set back area.
11. In plots of more than 10000 sqmts. a first aid room or dispensary upto 50 Sq. Mtrs. in area, may be permitted within prescribed set backs lines.
12. Parking (Cycle/ Scooter/ Car) shed in front / side / rear set backs of the plot may be permitted with three sides open. However, the parking shed constructed in front set back shall have only temporary roof like corrugated sheets etc.
13. The allottees may be allowed facilities of porch, staircase, architectural aesthetic features within 50% of the width of the set backs or 3 meters whichever is less within permissible limits only.
14. The permission for construction of tube well / open well in allotted plots (industrial/ residential/ commercial) may be granted as per the following guidelines:
 - a. The tube wells / open wells to be installed by entrepreneurs should be at a prescribed minimum distance of 300 meters from the existing wells of the Corporation / PHED, so that it does not interfere with the source of Corporation / PHED.
 - b. The allottees will use water in the industrial area only and sale of water will not be permitted. Permission for the construction of tube wells / open wells shall be given without levy of any charges.

Note: *Inserted and substituted by the Infrastructure Development Committee of the Board of Directors vide item No. 5 of their meeting held on 9th December 1992, item No. 15 dated 21st February 1998, item No. 37 dated 18th November 1998, item No. 21 and 29 dated 13th November 2000, item No. 3 dated 22nd December 2000, item No. 9 dated 25th January 2001, item No. 20 dated 23rd September 2002, item 16 dated 25.3,2006.*

15. Norms for construction of basement in industrial plots:

Norms for construction of basement in industrial plots are prescribed as under:

- (i) The basement shall not be used for residential purpose
- (ii) Area & Extent :

- a. The basement shall only be constructed within the prescribed set backs on ground floor.
 - b. No basement shall be allowed in the permitted facility area of the industrial plots.
- (iii) The allottee of plot shall be responsible for any dispute / damage due to construction of basement, in adjoining properties including neighbour's properties.
- (iv) Basement may be put to the following uses only:
- a. Storage of industrial or household goods.
 - b. Strong rooms, cellars, etc.
 - c. Air-conditioning equipment and other machines used for services and utilities of the building and
 - d. Parking spaces.
- (v) The basement shall have the following requirements:
- a. In every part, basement shall be atleast 2.4m in height from the floor to the underside of the roof slab or ceiling.
 - b. Adequate ventilation shall be provided for the basement. The ventilation requirement shall be the same as required by the particular occupancy according to National Building Code. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems etc.
 - c. The staircase of the basement shall be as per fire safety measures of National Building Code.
 - d. The minimum height of the ceiling of any basement shall be 0.9 m above the average surrounding ground level.
 - e. Adequate arrangements shall be made such that surface drainage does not enter the basement.
 - f. The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate proofing treatment is given.

- g. Open ramps shall be permitted if constructed leaving the set back area subject to the provision of (d).
- h. The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.

(Inserted as per IDC decision taken vide item 8 on 8.7.2002)

17 Increasing the ground water level by rain water:

- (i) For water conservation and increasing level of ground water, all plot allottees having more than or equal to 500 sqm. shall have to construct Rain Water Harvesting Structures (RWHS) in their premises to recharge the ground water so as to ensure that all rainwater is effectively harvested and recharged.
- (ii) All the plot allottees are required to intimate concerned RIICO unit offices in writing about completion of RWHS. The allotted plots will now be treated as utilized on completion of other prescribed norms even without completion of RWHS. However, the allottee will be required to pay lumpsum penalty for delay in completion of RWHS as under;

S.No.	Size of plot	Penalty amount per annum
1	Upto 2000 Sqm*	^ 10,000 per annum
2	From 2001 to 10,000 Sqm.	^ 20,000 per annum
3	From 10,001 to 20,000 sqm.	^ 30,000 per annum
4	Above 20,001 sqm.	^ 50,000 per annum

* will not be applicable for plots having area less than 500 sqm.

Note : For existing plot allottees who have already utilized the allotted plot, their request for transfer of plot/ change in constitution/ change in land use/ no objection certificate for any work will not be entertained without having RWHS in their premises.

Substituted as per item 6 of IDC's meeting held on 5.9.2011 and amended as per decision taken item (3) of IDC meeting held on 06.08.2014

- 18. For the plot area measuring 10 acres and above, permitted facilities in set backs of the industrial plot, upto 3.5% of the set back area in the plot may be constructed. The permitted facilities for such plots will also include ATM, small reception and

waiting room for the visitors or any of the facility in the plot, which may be necessary for the industry/its employees, besides the facilities as prescribed in RIICO Disposal of Land Rules. However, these facilities/ requirements of the industry will be covered under overall limit of 3.5% of set back area for providing all facilities. The plot allottee, as per requirement of industry, will be allowed to decide area of these facilities. The plot allottee shall, however, ensure that movement of fire fighting equipment, ambulance and other emergency services shall not be effected in set back area of the industrial plot. *(Inserted as per IDC decision taken vide item 10 in the meeting held on 12.08 2005)*

19. Following essential facilities in set back of industrial plots measuring less than 10 acres are also permitted subject to the condition that no additional area than the prescribed for the use of permissible facilities in the plot set back shall be used on account of these facilities:

- (a) Treatment plant, cooling towers and chimney in side/ rear set backs.
- (b) An underground water storage tank below set back level (over all) of the size equal to two days water requirement given in the project report or calculated on 1000 gallons per acre per day
- (c) One HSD (Diesel) storage tank for self-consumption subject to NOC from the concerned departments for location, size etc.

However these facilities should not create obstructions to the movement of fire tender in the plot.

20. It will be mandatory in the following categories of the buildings to make use of Solar Water Heating System :

- (i) All Industrial building where hot water is required for processing.
- (ii) All Private Hospitals and Nursing homes of 25 beds, and all Government Hospitals of 100 beds or more.
- (iii) All Hotels and Resorts.'

(Inserted as per IDC decision taken vide item 14 on 25.3.2006. Proviso at S.No. 20 inserted as per approval by the IDC vide item 19 of the meeting held on 15.9.2009)

21. For loading/unloading purposes , equipments (Gantry Crane) is permitted to be installed in side setback areas of an industrial plot which are having a minimum area of 1000 sqm and is allotted to a stone based industries (processing units).

**BUILDING PARAMETERS FOR THE IT INDUSTRIES
AND IT ENABLED SERVICES (ITeS)**

These building regulations are based on Rajasthan Model Building Byelaws. All the local bodies in the Rajasthan including Jaipur Development Authority base their byelaws on this Model Building Byelaws. Rajasthan Model building Byelaws does not include any building regulations for the Industrial Building or IT buildings. As per provision of Model Building Byelaws RIICO Rules shall prevail in RIICO industrial areas.

Table E-2-1

FOR IT/ITeS PLOTS:

Plot Area (in Sq.mts)	Maximum Ground Coverage (in %)	FA R	Minimum Set Back (in mts.)				Maximum Height of the building
700-1000	40	1.75	9.00	3.00	3.00	3.00	18 mts.
1001-1500	40	1.75	9.00	4.50	4.50	4.50	18 mts.
1501-2500	40	1.75	12.00	6.00	6.00	6.00	1.5 times the width of the front road subject to maximum 30 mts
2501-4000	40	1.75	12.00	9.00	9.00	9.00	1.5 times the width of the front road subject to maximum 30 mts
4001-10,000	40	2.00	15.0	9.0	9.0	9.0	1.5 times the width of the front road subject to maximum 30 mts
10,001-20,000	40	2.50	20.0	9.0	9.0	9.0	1.5 times the width of the front road subject to maximum 60 mts.
20,001 and above	40	2.50	25.0	9.0	9.0	9.0	1.5 times the width of the front road subject to maximum 60 mts.

Notes & Explanations:

- (a) Minimum plot size for IT/ITeS will be 1500 sq. mts.
- (b) Parking requirements: 1 ECS per 50 sq. mtr. of FAR area (inclusive of extra parking space requirement for the visitors) .
- (c) The permitted height of the building is subject to clearance form Civil Aviation Authority.
- (d) In plots measuring more than 40,000 sq.mts., following incidental uses are permitted for benefits of units and their employees:
 - i) 4% of total FAR for Commercial facilities.
 - ii) 2% of total FAR for Recreational facilities.
 - iii) 10% of total FAR for residential facilities.
- (e) Permitted facilities like security room, L.T. / H.T. meter room, time office, Chowkidar Quarters, Cycle/Scooter Parking etc. are permitted in set backs area as per RIICO Disposal of Land Rules, 1979.
- (f) Other building control regulations for IT/ITeS plots may be followed as per Rajasthan Model Building bye-laws 2000 for commercial buildings and will be applicable to the existing IT / ITeS units also.
- (g) Obtaining of requisite fire safety related NOC from Local Municipal Body / concerned organization will also be necessary on the part of the plot holder.
- (h) All allottees of industrial land who want to change product to IT/ITeS (switchover cases) or old allottees who were given land for setting up of IT/ITeS industries prior to coming into force of the above building parameters may also be allowed to construct buildings as per the above building parameters/ bye-laws.
- (i) In such cases where in above building paramters have been opted, normally no change in product from IT/ITeS industries to other industry will be allowed. However, in a special case where reversal from IT/ITeS industry has to be considered then it may be allowed only if the applicant surrenders excess built up space/construction made on account of higher FAR admissible for IT/ITeS industry as per the above, to RIICO and the same shall vest with the Corporation.
- (j) The terms and conditions at S.No. (h) to (j), above will be incorporated in the lease deeds also.

(Inserted as per BOD approval accorded vide item 29 on 30.3.2007 and vide item 12 of its meeting held on 7th July 2008. Partially amended as per approval of the BOD vide item 19 of its meeting Dt. 12.8.09)

Building regulations / parameters for non-industrial buildings :

- b) For non-industrial buildings in RIICO Industrial areas falling under JDA region, 'JDA (Jaipur Region Building) Regulations 2010' shall apply with all amendments made in JDA Building Regulations subsequent to the Office Order dated 14.06.2013.
- c) For non-industrial buildings in RIICO Industrial areas falling under Jodhpur Development Authority (JODA) Region, 'Jodhpur Development Authority (Jodhpur Region Building) Regulation 2013' shall apply.
- d) For non-industrial buildings in RIICO Industrial areas falling in Class I cities having population more than 1 lac including Bhiwadi, the Rajasthan Building Regulation 2013 (revised) and subsequent amendments made therein shall apply.
- e) Building parameters for non-industrial buildings in RIICO Industrial Areas located in the towns having a population of less than one lac, will be as per the 'Local Body (Urban Area, Building), Regulations, 2010.

Special Notes :

Building parameters for non-industrial buildings as adopted under the Form-E-2, above will however be with the following deviations/exemptions:

- i. Allottee will apply in the concerned Unit office for obtaining building plan approval in the prescribed performa. Concern Unit office will examine and approve the building plans accordingly.
- ii. Technical person registered with any local body or registered with Council of Architecture is entitled to submit building plans in the Corporation.
- iii. Security deposit against provision for rain water harvesting structure, fire-extinguishing and earthquake safety, greenery and plantation, parking will not be levied but it shall be mandatory for the applicants to follow the norms for above provisions.
- iv. There will be no charges under head of Basic services for urban poor (BSUP) fund in RIICO.
- v. Provision of T.D.R. (transfer of development rights) shall not be applicable in RIICO Industrial Areas.
- vi. Applicability of these building regulations will be in totality for old cases also. For e.g.-if an allottee wants to avail benefit for some specific parameter by renewal of building plans, all related parameters/clauses (rain water harvesting,

solar energy plant etc. if applicable as per regulations) shall be applicable and the prescribed charges as per point 4 above shall be paid by the allottee.

- vii. Revised building parameters will be applicable to all the allottees in totality. However, in old cases where allotment has been done before 14.06.2013, earlier permitted FAR will be applicable (*standard FAR shall not apply*). In case where such allottee requests for higher FAR, charges will be applicable for extra FAR above the already permitted FAR. Betterment levy shall be charged as decided above.
- viii. In any case maximum height of the non-industrial building shall not exceed 30 mts (height ceiling).
- ix. Fee for various building regulations related approvals will be as prescribed below in Table-4.
- x. Security deposit against provision for rain water harvesting structure, fire-extinguishing and earthquake safety, greenery and plantation, parking will not be levied but it shall be mandatory for the applicants to follow the norms for above provisions.
- x. Betterment levy shall be leviable to avail extra FAR beyond prescribed standard FAR and to avail 5% extra ground coverage. For the purpose of uniformity and simplification, the prevailing 'Comeercial/residential resrve price (of the concerned local body) shall be replaced with 'prevailing allotment rate' for indsutrial use of concerned Indsutrial area.Equivalent charges for different uses will be derived and calculated as under:
 - a. Institutional Plot - 1.25 times of 'prevailing allotment rate'
 - b. Residential Plot - 2 times of 'prevailing allotment rate'
 - c. Commercial Plot - 4 times of 'prevailing allotment rate'For e.g. To achieve maximum FAR upto 2.00 and above standard FAR of 1.33 in residential plot betterment levy may be calculated as $\wedge 100$ per sq.ft. or 25% of { 2 x 'prevailing allotment rate' (in sq. ft) }, whichever is higher.
- xi. Certificate for partial/complete construction of a building may also be issued by Unit Office as per norms, if desired by applicant without levy of any charges. However, Completion certificate/Occupancy certificate shall not affect compliance of provision of Rule 21, relating, - 'time period for commencement and completion of construction activities and commencement of production activities'.
- xii. For weigh Bridges Building Regulations and Parameters will be as per table - 5, below

- xiii. Managing Director of the Corporation is authorized for adopting revision/amendments in building regulations by UDH/LSG after examination by Planning Cell, from time to time, for non-industrial buildings as prescribed in RIICO Disposal of Land Rules, 1979.
- xiv. By virtue of applicability of new setbacks in non-industrial plots, any construction falling beyuond new set-backs will only be considered as unauthorized construction.

(Item 10 of the meeting held on 11.5.2015. Further inserted as per item 18 of the meeting of IDC dt. 09.09.15)

TABLE - 4

S. No.	Fees/ Charges	Description	Category of Uses		
			Residential	Institutional	Commercial
1.	Application / Examination/ Building Plan approval fee/ approval for extension	-	^ 30per sq.mt of total built-up area	^ 40 per sq.mt of total built-up area	^ 50 per sq.mt of total built-up area
2.	Building Plan Renewal Fee	Within validity period	10% of building plan approval fee (same for all uses)		
		After validity period	20% of building plan approval fee (same for all uses)		
3.	Wreckage Removal Fee (refundable, if party removes debris on its own cost)	Upto plot area 500 sqmts.	^ 3000 lumpsum		
		Plot area from 500 sqmts. to 1000 sqm.	^ 5000 lumpsum		
	Same charge for all uses	Plot area more than 1000 sqm.	^ 10000 lumpsum		

Note: Management may decide to relax the charges for building plan approval in cases related to allotment to charitable institute, Govt. offices/institute on the case to case basis.

धर्म कंटा (वे-बिज) :-

धर्म कंटा स्थापित करने के हेतु निम्नानुसार प्रावधान रखी जायगी :-

भूखण्ड कि न्यूनतम नाप 25 मीटर से एक कस तथा एवं 21 मीटर गहराई (525 वर्ग मीटर) रहेगी जिसे सड़क की दीवार से 3 मीटर दूरी छोड़ कर 4 मीटर ग 5 मीटर का कमरा देय होगा। ;/उमदकमक चमत चचतवअंस इल प्क पजमउ 12 उममजपदक कजण 16ण12ण2010द्व

प्रास्तावित भूखण्ड कसामने से एक की न्यूनतम चौड़ाई 18 मीटर होगी।
(Amended as per approval by IDC- item 12 meetind dt. 16.12.2010)

If a Weigh Bridge is proposed on RIICO roads of RIICO Industrial Area, entry-exit on both roads upto 18.00 mts. from road junction (corner point of plot) shall not be allowed. However, for the purpose of frontage of the plot, said 18.00 mts. shall be included in calculation.

(Inserted as per decision of IDC of its meeting held on 09.6.2011-item 3)

राष्ट्रीय राजमार्ग व राज्य मार्ग पर यदि धर्म कंटा प्रास्तावित है तो चौड़ाई/तिराहे से न्यूनतम दूरी इण्डियन रोड कोड के निर्देशों के अनुरूप ही देय होगा।

