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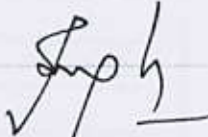
**Rajasthan State Industrial Development & Investment Corporation
Ltd. Udyog-Bhawan, Tilak-Marg, Jaipur-302005**

No: IPI/P-2(24)168/2017/28
Dt: 15th May, 2018

OFFICE ORDER (13/2018)

Sub: RIICO Building Regulations-2018 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules-1979)

An agenda item on the subject matter was placed before the IDC vide item no. 10 of its meeting held on 30.5.2018. The Committee has accorded approval to RIICO Building Regulations-2018, as annexed at Annexure-A. This will replace the existing Building Regulations as provided in RIICO Disposal of Land Rules 1979.


(Vijai Pal Singh)
Advisor (Infra)

Enclosure: As above

Copy to:

1. FA/Advisor (A&M)
2. Secretary
3. CGM (BP)/CGM(SEZ)
4. GM (Infra/Fin/PR)/ GM (Civil)/ GM (Inv.)
5. OSD (Land)
6. Sr. DGM (Law)
- ✓ 7. DGM (IT)- for uploading on website.
8. All Unit Heads -----
9. P&D Cell Officers:
Sr. DGM (P&D) (SKG)/(DKS)/Sr.RM (P&D) (SJ)
10. RM (M&C)/Dy. Mgr (P&D)
11. SO (SRK)

Copy also to:

- (i) PS to Chairman, RIICO
- (ii) PS to MD, RIICO
- (ii) PS to Advisor (Infra)


Sr. Town Planner

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RIICO BUILDING REGULATIONS - 2018

FORM 'E'	BUILDING REGULATIONS: INDUSTRIAL BUILDINGS
1	PREAMBLE
	These Building Regulations shall be applicable to all Industrial plots in RIICO Industrial Areas.
2	DEFINITIONS
2.1	For all definitions, building part requirements and Fire Fighting requirement, 'National Building Code of India' and 'एकीकृत भवन विनियम, 2017 (Unified Building Regulations-2017) issued by Urban Development & Housing Department, Government of Rajasthan and as amended from time to time, shall be followed.
2.2	All other provisions not mentioned in these Building Regulations shall be applicable as per the Unified Building Regulations-2017.
3	GENERAL CONDITIONS
3.1	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.
3.2	The Lessee shall meet all statutory liabilities under various laws/obligations for safety measures at its cost and responsibility.
3.3	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.
3.4	No temporary, semi-permanent structure shall be built on the plot in the setback area, except during the period of construction or re-construction in future.
3.5	In case, the construction is made in violation of approved norms and plans the Lessee shall be held accountable for such violation & liable for action/cancellation of the plot, if the unauthorized construction is not removed.
3.6	For any relaxation in prescribed building parameters prescribed in the Regulations, prior permission shall be obtained from authorized officer/committee.
4	BUILDING PLAN APPROVAL
4.1	For Industrial building in plot size upto 40,000 sqm with construction area below 10,000 sqm
4.1.1	The Lessee shall submit proposed Building plan to the concerned Unit office for record purpose before commencement of construction activities on allotted plot.
4.1.2	Construction in such plot can be taken up as per provision of these Building Regulations without approval of building plan from the Corporation.
4.2	For Industrial building in plot area above 40,000 sqm or with construction area of 10,000 sqm and above
4.2.1	No construction work shall be commenced unless the building plans have been approved by the authority/officer authorized by the Corporation.
4.2.2	No additions or alterations of buildings (except internal alteration which do not affect provision of Building Regulations), for which Building Plan have been so approved, shall at any time be made except with the prior approval

	of the said authority/officer.
4.3	Additional provisions and conditions for construction area 10,000 sqm and above
4.3.1	Sewerage Treatment Plant (STP) of required capacity, which shall bring sewerage and domestic discharge within the parameters as prescribed by Department of Environment, shall be included.
4.3.2	A complete and comprehensive system of collection, transportation and disposal of Municipal Solid Waste strictly in accordance with the Solid Waste Management Rule 2016 (as amended from time to time), shall be included.
4.3.3	The Lessee shall provide a certificate of an environmental consultant registered with Department of Environment, GoR/MoEF, at the time of submission of building plans, that provisions have been made in the building plans in accordance with prescribed norms of the Department of Environment.
4.4	Competent Authority
	Concerned Unit Head shall be competent authority for approval of building plan. The Corporation may authorize any other authority/officer as the case may be.
4.5	Technical person eligible for submission
4.5.1	Architect registered with Council of Architecture shall prepare and submit the building plan.
4.5.2	The Architect shall certify that the building plan prepared is as per the technical norms.
4.5.3	In case, the plan submitted by the Architect is 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.
4.5	Building Plan Submission
4.5.1	The drawings to be submitted for the record/approval of the Corporation shall include: <ul style="list-style-type: none"> (i) All floor plans, elevation and sections through staircase and toilet drawn to a scale of one in hundred, clearly indicating the sizes of rooms and the position of staircases, ramps and lift-wells including escalator spaces (ii) The use of all parts of the building (iii) Terrace plan indicating the drainage and slope of the roof (iv) The north point relative to the plans (v) Detailed calculations of BAR achieved (with area on each floor), proposed height of the building and parking requirements (vi) Details to a scale of one in twenty, when required (vii) Site plan drawn to a scale of one in five hundred showing the layout with the proposed building/s shown in red therein (viii) Rain Water Harvesting plan (ix) All provisions related to Active and Passive Fire Protection requirements adhering National Building Code and movement of firefighting engine around the building (wherever required) (x) Provision of Sewerage Treatment Plant (STP) and collection, transportation and disposal of Municipal Solid Waste (wherever required). (xi) Any other details or particulars required by the Corporation.
4.5.2	For building covered in Regulation 4.1, the Lessee shall submit one copy of the building plan for record before commencement of construction activities on the allotted plot.
4.5.3	For building covered in Regulation 4.2, or if Lessee seeks approval from the

	Corporation, then the Lessee shall submit four copies of the building plan for approval before commencement of construction activities on the allotted plot. Two copies of approved building plan shall be provided to the Lessee.				
4.6	Time period for Building Plan Approval				
	The plan submitted by the applicant, prepared and duly certified by the Architect, and complete in all respect, shall be deemed as approved if the concerned Unit office of the Corporation has not raised any objection/query within a period of two weeks time.				
4.7	Charges for Building Plan Approval				
	No charges shall be levied for approval of building plan of Industrial buildings in RIICO Industrial areas.				
5	SETBACKS OF INDUSTRIAL PLOTS (in all industrial areas including transferred areas)				
5.1	Minimum setbacks for various sizes of plots shall be as follows (TABLE - 1):				
	Plot Area (sqm)	Front Setback (m)	Side Setback- I (m)	Side Setback- II (m)	Rear Setback (m)
	Upto 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	4.50	4.50	4.50
	10,001 to 50,000	7.50	4.50	4.50	4.50
	Above 50,000	9.00	9.00	9.00	9.00
5.2	Plot having area of 4001 sqm or above shall be required to leave a clear passage of minimum 4.5 m, around the building for movement of firefighting engine.				
5.3	Corner plots would have two front setbacks as indicated in Table 1.				
5.4	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 may be re-determined by Unit office only if it is in conformity with the building line on the other road.				
5.5	The prescribed setbacks are minimum and may be increased to maintain uniformity in the area as may be considered necessary.				
5.6	Prescribing setbacks to sub divided plots				
	The setbacks of the sub-divided plots shall be allowed subject to maintaining front setbacks as prescribed for the particular block, and for remaining sides as per Table-1.				
5.7	Prescribing setbacks to merged/reconstituted plot				
	Following are the norms for prescribing the setbacks of the merged/reconstituted plot				
5.7.1	Plots not having any construction: All setbacks shall be prescribed in accordance to the area of reconstituted plot as prescribed in rule.				
5.7.2	Original plot having construction (without any violation) and other plot(s) which is being reconstituted without any construction: All setbacks in constructed plot of such reconstituted plot may be retained as per original and construction shall be permitted in the balance area in conformity with the building line of the existing construction, provided that the gross utilized area				

(after new construction) does not exceed the permissible utilizable area as per the size of the reconstituted plot. However, passage around the building for movement of firefighting engine shall be mandatory for plots having area of 4001 sqm or above.

5.7.3 **Original plot as well as other plot(s) which is being reconstituted having construction (without any violation):** All setbacks shall be prescribed as per Regulation 5.7.2 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 utilized area is within permissible limit as applicable for the size of the reconstituted plot.

5.7.4 In Regulation 5.7.2 and 5.7.3 above, the Lessee would have to remove the remaining construction falling in setback area of the reconstituted plot, which is not covered under either applicable category (i.e. 5.7.2/5.7.3).

6 **PERMITTED FACILITIES IN SETBACK AREA (TABLE-2)**

S. No.	Area of plot (Acres/Sqm)	Permitted Facilities				
		Security Room, LT Meter Room & Time Office in front/side set backs (Dimension s in m)	Security Room, HT Meter Room & Time Office in front/side set backs (Dimension s in m)	Cycle, Scooter Car Shed in side/rear setback (Dimension s in m)	Toilet Block in side /rear setback (Dimension s in m)	Chowkidar Quarter in Rear setback (Dimension s in m)
1	2	3	4	5	6	7
1	500-1000 sqm	3.30x 5.50	3.30x 6.00	2.00x 5.00	1.50x 2.00	-
2	1001-3000 sqm	3.30x 5.50	3.50x 6.00	2.00x 8.00	1.50x 3.00	3.00x 6.00
3	3001-4000 sqm	3.30x 6.60	3.50x 7.00	3.00x 8.00	2.50x 4.50	3.00x 6.00
4	4001-5000 sqm	4.00x 6.60	4.00x 7.00	3.00x 8.00	2.50x 4.50	3.00x 6.00
5	5001-10000 sqm	4.00x 6.60	4.00x 7.00	4.00x 20.00	4.0 x 6.0	3.50x 6.00
6	10001 sqm to 5 acres	-	4.50x 7.00	5.50x 20.00	4.00x 7.00	3.50x 6.00 (Two Nos.)
7	Upto 15 acres	-	5.50x 8.00	5.50x 25.00	4.00x 8.00	3.50x 6.00 (Two Nos.)
8	Upto 50 acres	-	6.00x 9.00	5.50x 30.00	4.00x 9.00	3.50x 6.00 (Four Nos.)
9	Above 50 acres	-	6.00x 10.00	5.50x 35.00	4.00x1 0.00	3.50x 6.00 (Four Nos.)

6.1 **Other permitted facilities in setback area**

6.1.1 D.G. set room to the extent of permissible size of Security Room-cum-LT/HT Meter Room.

6.1.2 Transformer platform and its shed as approved by DISCOM/ Vidyut Vitaran Nigams in industrial units whose power connection is 60 HP or more.

6.1.3 An underground water storage tank (below drive way level) of the size equal to two days water requirement given in the project report or calculated on 1 litre per sqm of plot area per day.

6.1.4 Parking (Cycle/ Scooter/ Car) shed with three sides open. Parking shed constructed in front set back shall have only temporary roof like corrugated

	sheets etc.
6.1.5	Porch, staircase, architectural aesthetic features within 50% of the width of the setbacks or 3 meters whichever is less.
6.1.6	Rain Water Harvesting structure (below drive way level)
6.1.7	One overhead water reservoir on columns with a maximum of 5 m external diameter shall be permitted in side/rear setbacks.
6.1.8	Treatment plant, cooling towers and chimney in side/rear setbacks.
6.1.9	Weigh bridge platform(s) for captive use in plot area 1500 sqm and above. In plots 10000 sqm and above a weigh bridge room upto size 3.00 X 4.00 m.
6.1.10	One First Aid room or Dispensary upto 50 sqm in area in plot area 10000 sqm and above
6.1.11	Gantry Crane for loading/unloading purposes in side setback area in allotted plot to a stone based industries (processing units) in plot area 1000 sqm and above.
6.1.12	In plot area measuring 10 acres and above, following facilities upto 3.5% of the setback area in the plot may be permitted. i. ATM ii. 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
6.1.13	One HSD (Diesel)/fuel storage tank for self-consumption subject to NOC from the concerned departments (fire/explosive department as the case may be) for its location, size etc.
6.2	Conditions for construction of permitted facilities
6.2.1	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.
6.2.2	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 3.50 m above plinth level.
6.2.3	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.
6.2.4	The compound wall of corner plots shall be chamfered/rounded and no facility shall be allowed at the junction point.
6.2.5	These facilities should not create obstructions to the movement of fire tender in the plot.
6.2.6	Permitted facility in setback area shall not be covered under BAR.
7	HEIGHT OF INDUSTRIAL BUILDING
7.1	Maximum height of Industrial building shall be upto 15 m only without restriction of number of floors.
7.2	Industrial building with one story shall not be having restriction of height.
7.3	For Height of chimney, the norms set by Rajasthan Pollution Control Board shall be followed.
7.4	The Land Plan Committee may consider to approve construction of building structures as per project need, beyond maximum permissible height of 15 m, subject to obtaining of NOC from other concerned authorities, like Fire Fighting and Air Port Authority, if required.
8	BUILT UP AREA RATIO (BAR)
8.1	BAR shall be applicable to the Industrial plot as per location of the plot:

S. No.	Right of way of road	BAR
1	Up to 18.00 m wide (including 18.00 m)	1.50
2	Above 18.00 m to 24.00 m wide (including 24.00 m)	1.60
3	Beyond 24.00 m wide	1.75
Note: Within the prescribed maximum height, if prescribed BAR is not achieved then maximum height of the building will prevail. The given setback and height shall not be relaxed.		
8.2	Industrial plot/building proposed to be used for setting up of Garment/ Gems & Jewellery unit shall be allowed 2.0 BAR.	
8.3	For calculation of BAR, 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 Unified Building Regulation-2017 and its amendment time to time.	
9	PARKING	
	Adequate open/covered parking shall be provided within the plot by the Lessee for vehicles of owners, staff and visitors as below:	
9.1	Industrial plots falling in Large towns (Urban areas of Jaipur, Jodhpur, Bikaner, Udaipur, Kota, Ajmer, Alwar, Bhilwara, Bhiwadi and Shahajahanpur-Neemrana-Behror Urban complex): One equivalent Car Parking Space for every 100 sqm of BAR area	
9.2	Industrial plots falling in Small and Medium towns and other than mentioned at Regulation 9.1: One equivalent Car Parking Space for every 200 sqm of BAR area	
9.3	No parking of vehicles shall be allowed on roads/out side the premises of the plot(s).	
10	BASEMENT IN INDUSTRIAL PLOT	
10.1	Norms for construction of basement in industrial plots are prescribed as under:	
10.1.1	The basement shall not be used for residential purpose.	
10.1.2	The basement shall only be constructed within the prescribed setbacks.	
10.1.3	No basement shall be allowed in the permitted facility area in the setback area.	
10.1.4	The allottee of plot shall be responsible for any dispute/damage due to construction of basement, in adjoining properties including neighbour's properties.	
10.2	Basement may be put to the following uses only:	
10.2.1	Storage of industrial or household goods.	
10.2.2	Strong rooms, cellars, etc.	
10.2.3	Air-conditioning equipment and other machines used for services and utilities of the building and Parking spaces.	
10.3	The basement shall have the following requirements:	
10.3.1	In every part, basement shall be atleast 2.75 m in height from the floor to the underside of the roof slab or ceiling.	
10.3.2	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.	
10.3.3	The staircase of the basement shall be as per fire safety measures of National Building Code.	
10.3.4	The maximum height of the ceiling of any basement shall be 1.2 m above the	

	average surrounding ground level.
10.3.5	Adequate arrangements shall be made such that surface drainage does not enter the basement.
10.3.6	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.
10.3.7	Open ramps shall be permitted if constructed leaving the setback area subject to the Regulation 10.3.4.
10.3.8	The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.
10.4	Basement shall not be counted in BAR.
11	BUILDING PARAMETERS FOR THE IT INDUSTRIES AND IT ENABLED SERVICES (ITeS)
11.1	The Building parameters to the IT Industries and IT enabled Services (ITES) shall be same as applicable to Institutional buildings provided in Unified Building Regulations-2017.
11.2	Minimum road width shall be 18 m
11.3	Standard BAR: i. Plot area upto 4000 sqm. -2.625 ii. Plot area 4001-10000 sqm. - 3.00 iii. Plot area 10001 sqm and above - 3.75
11.4	Beyond standard BAR betterment levy shall be charged as per Regulation 2.5 of Form E-1.
11.5	In plots measuring more than 40,000 sqm following incidental uses are permitted for benefits of units and their employees: i) 4% of total of Standard BAR for Commercial facilities. ii) 2% of total Standard BAR for Recreational facilities. iii) 10% of total Standard BAR for residential facilities.
11.6	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 opt to construct buildings as per the above building parameters/bye-laws.
11.7	In such cases where in above building parameters 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/BAR admissible for IT/ITeS industry as per the above, to RIICO and the same shall vest with the Corporation.
11.8	The terms and conditions at Regulation 11.6 & 11.7, above will be incorporated in the lease deeds also.
12	HOUSING IN INDUSTRIAL PLOTS
	Housing in the industrial plots will be allowed subject to the building regulations as per the following norms :
12.1	In plots of 5 acres and above, five percent plot area shall be allowed for housing purpose. The construction of houses would be allowed within the permissible built up area only.
12.2	In industrial plots of all types, residential construction to the extent of 200 sqm on the first floor of the factory building shall be allowed.
12.3	The Lessee will take due care to ensure that there is no danger of any kind on the health or lives of inhabitants of the residential accommodation from within or adjoining industries and the Corporation shall not be responsible for any

	mis-happening in this regard. Also the Corporation shall not provide any additional facilities to the residents.
13	COMPLETION AND OCCUPANCY CERTIFICATE
13.1	A Completion Certificate from the Architect registered with Council of Architecture to the effect that construction has been done as per approved plan/building regulation shall be submitted for obtaining occupancy certificate. As built drawings and certification from structural Engineer for structure safety and earthquake safety shall also be submitted.
13.2	Structural responsibility shall be fully of the Lessee and that RIICO shall not be responsible in any manner for it.
13.3	Occupancy certificate of the building part or full shall be issued by the concerning Unit office on obtaining above within 8 working days.
13.4	Completion certificate/Occupancy certificate shall not correlate to provision of Rule 21 of RIICO Disposal of Land Rules, 1979, relating to time period for commencing production activities/utilization of allotted plot.
13.5	Construction in violation of Building Regulation shall be liable for action. Occupancy certificate, in such cases, shall be provided only after modification as per Building Regulation.
13.5	No charges shall be levied for providing Occupancy certificate of Industrial buildings in RIICO Industrial areas.
14	INCREASING THE GROUND WATER LEVEL BY RAIN WATER
	For water conservation and increasing level of ground water, all plot Lessee having area 500 sqm and above shall have to construct Rain Water Harvesting Structures (RWHS) in their premises. For delay the Lessee shall have to pay penalty as prescribed by the Corporation from time to time.
15	SOLAR WATER HEATING SYSTEM
	In all Industrial building where hot water is required for processing, use of Solar Water Heating System is mandatory.
16	INSPECTION
	No inspection at any stage is mandated for construction Permit/Building Plan Approval for Industrial Plot.
17	Provisions for subdivision/reconstitution, regularization of unauthorized constructions in industrial plots shall be as per RIICO Disposal of Land Rules 1979.
18	To resolve conflicts related to land and compliance of Building Regulation: Committee comprising of following officers is constituted in order to resolve conflicts relating to land use and sufficiency of compliance of Building Regulations: (i) Advisor (Infra) – Chairman (ii) Concerned Officer of P&D Cell -Member (iii) Concerned Officer of Town Planning Cell -Member (iv) Concerned Officer of Legal Wing - Member (v) Concerned Unit Head – Member Secretary

Form E-1	BUILDING REGULATIONS FOR NON-INDUSTRIAL BUILDINGS
1	For non-industrial buildings in RIICO Industrial areas, एकीकृत भवन विनियम, 2017 (Unified Building Regulations-2017) issued by Urban Development & Housing Department, Government of Rajasthan shall apply.
2	Building parameters for non-industrial buildings as adopted above will however be with the following deviations/exemptions:
2.1	Allottee will apply in the concerned Unit office for obtaining building plan approval in the prescribed performa. Concerned Unit office will examine and approve the building plans accordingly.
2.2	Technical person registered with any local body or registered with Council of Architecture is entitled to submit building plans in the Corporation.
2.3	There will be no charges under head of Basic Services for Urban Poor (BSUP) fund in RIICO Industrial Area.
2.4	Provision of T.D.R. (transfer of development rights) shall not be applicable in RIICO Industrial Areas.
2.5	Betterment levy shall be leviable to avail extra BAR beyond prescribed standard BAR as follows: (i) Institutional Plot - 20% of 'prevailing allotment rate'* (ii) Residential Plot - 30% of 'prevailing allotment rate'* (iii) Commercial Plot - 40% of 'prevailing allotment rate'* (* for industrial plot of concerned Industrial Area)
2.6	Completion Certificate and Occupancy Certificate for partial/complete construction of a building may also be issued by Unit office/technical person as provided in Unified Building Regulation-2017.
2.7	Completion certificate/Occupancy certificate shall not affect compliance of provision of Rule 21 of RIICO Disposal of Land Rules, 1979, relating to time period for commencement and completion of construction activities and commencement of production activities.
2.8	By virtue of applicability of new setbacks in non-industrial plots, any construction falling beyond new setbacks will be considered as unauthorized construction.
2.9	Building parameters to Ware Housing plot shall be applicable as per Industrial plots and shall be allowed on 18.0 m & above wide roads with plot area 500 sqm & above
2.10	Weigh Bridge shall be allowed on 18.0 m & above wide roads in all Industrial Areas
2.11	In commercial plot, mix use will be permitted excluding residential use
3	Fee for various building regulations related approvals will be as prescribed in Annexure A.
4	Building Parameters for residential plots allotted to the khatedar in lieu of cash compensation shall be provided as per the Independent residence provide at 8.2.1(ब) स्वतंत्र आवासीय of Unified Building Regulation-2017.
5	Residential plots allotted to khatedars in lieu of cash compensation, may avail the Building Regulations for Multi Units Residential, Flats, Group Housing, as the case may be, subject to payment of building plan approval fees and betterment levy, as applicable.
6	Provisions for subdivision/reconstitution, regularisation of unauthorised constructions in non-industrial plots shall be as per RIICO Disposal of Land Rules, 1979.

7	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.												
Annexure-A	भवन निर्माण संबंधित दरें												
	<p>1. प्रार्थना पत्र का शुल्क</p> <p>आवासीय /संस्थागत रूपये 100/- प्रति पत्रावली वाणिज्यिक रूपये 300/- प्रति पत्रावली</p> <p>2. जांच फीस (प्रार्थना पत्र के साथ देय) भूखण्ड क्षेत्रफल पर</p> <p>(अ) आवासीय/संस्थागत रूपये 10/- प्रति वर्गमीटर (अधिकतम राशि 1,00,000 रूपये) (ब) वाणिज्यिक रूपये 30/- प्रति वर्गमीटर (अधिकतम राशि 3,00,000 रूपये)</p> <p>3. मानचित्र अनुमोदन शुल्क (अनुमोदित मानचित्र जारी करने से पूर्व देय)</p> <p>(क) भूतल + दो मंजिल तक के निर्माण हेतु भूखण्ड क्षेत्रफल के आधार पर निम्न वर्णित शुल्क देय होगा। उपरोक्त शुल्क बेसमेंट + ग्राउण्ड+ 2 मंजिलों तक निर्माण पर लागू होगा।</p> <p>(अ) स्वतंत्र आवासीय/संस्थागत</p> <p>(1) 1 से 100 वर्गमीटर तक के भूखण्ड रूपये 1000/- (2) इसके अतिरिक्त प्रत्येक 50 वर्गमीटर के भाग पर रूपये 500/-</p> <p>(ब) वाणिज्यिक</p> <p>(1) 1 से 100 वर्गमीटर तक के भूखण्ड रूपये 2000/- (2) इसके अतिरिक्त प्रत्येक 50 वर्गमीटर के भाग पर रूपये 1000/-</p> <p>(ख) बेसमेंट + ग्राउण्ड+ 2 मंजिलों से ऊँचे भवनों तथा बहु आवासीय/पलैट्स/ग्रुप हाउसिंग के लिए भूखण्ड पर प्रस्तावित सकल निर्मित क्षेत्र का आधार पर निम्न शुल्क देय होगा :-</p> <p>(i) आवासीय/संस्थागत 50/- प्रति वर्गमीटर (ii) व्यावसायिक 75/- प्रति वर्गमीटर</p> <p>4. मलबे के लिये भूखण्ड के क्षेत्रफल के आधार पर निम्न राशि देय होगी :-</p> <table border="0"> <tr> <td>(i)</td> <td>500 वर्गमीटर तक</td> <td>रु.</td> <td>1000/-</td> </tr> <tr> <td>(ii)</td> <td>500 - 1000 वर्गमीटर तक</td> <td>रु.</td> <td>5000/-</td> </tr> <tr> <td>(iii)</td> <td>1000 वर्गमीटर से अधिक</td> <td>रु.</td> <td>10000/-</td> </tr> </table> <p>मलबे के लिए जो राशि प्रस्तावित की गई है, पार्टी द्वारा उठाने पर प्रतिदेय (Refundable) होगी।</p> <p>5. भवन विनियम संख्या 8.2.2 (ख) के अनुसार 50 वर्गमीटर तक के वाणिज्यिक भूखण्डों पर पार्किंग शुल्क 75000/- रूपये प्रति ईसीयू देय होगा।</p> <p>6. भवन पूर्णता प्रमाण पत्र-</p> <p>आवासीय/संस्थागत - 15 रु. प्रति वर्गमीटर सकल निर्मित क्षेत्र। व्यावसायिक -30 रु. प्रति वर्गमीटर सकल निर्मित क्षेत्र।</p> <p>7. भवन विस्तार -</p> <p>यदि किसी पूर्व निर्मित भवन के निर्मित क्षेत्र में विस्तार किया है तो भू-तल, प्रथम तल व द्वितीय तल को छोड़कर शेष अतिरिक्त प्रस्तावित निर्माण क्षेत्र पर क. सं. 3 (ख) के अनुसार राशि देय होगी।</p> <p>8. आवेदक द्वारा एक बार निर्माण स्वीकृति प्राप्त करने के पश्चात मानचित्र की वैध अवधि के दौरान पुनः मानचित्र संशोधित कर अनुमोदित कराए जाते हैं, तो क्रम सं. 2 एवं 3 में दर्शायी हुई राशि का 20 प्रतिशत शुल्क संशोधित मानचित्र के जांच एवं अनुमोदन हेतु लिया जाएगा।</p> <p>9. नवीनीकरण -</p> <p>यदि निर्धारित अवधि के पश्चात् का नवीनीकरण करवाया जाता है तो क्रम सं. 2 के अनुसार निर्धारित आवेदन</p>	(i)	500 वर्गमीटर तक	रु.	1000/-	(ii)	500 - 1000 वर्गमीटर तक	रु.	5000/-	(iii)	1000 वर्गमीटर से अधिक	रु.	10000/-
(i)	500 वर्गमीटर तक	रु.	1000/-										
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(iii)	1000 वर्गमीटर से अधिक	रु.	10000/-										

शुल्क तथा क्रम सं. 2 व 3 के अनुसार मानचित्र जांच एवं अनुमोदन शुल्क का 20 प्रतिशत देय होगा।

10. प्रत्येक 100 वर्गमीटर क्षेत्रफल के लिए वृक्ष नहीं लगाने पर 1000/- रुपये प्रति वृक्ष की राशि जमा करानी होगी।

11. Managing Director may decide to relax the charges for building plan approval in cases related to allotment to Charitable Institute, Government Offices/Institutes on a case to case basis.
