

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT
CORPORATION LIMITED**
UDYOG-BHAWAN, TILAK-MARG, JAIPUR-302005

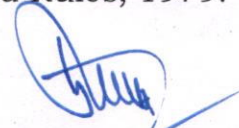
No: IPI/P-2(24)239/2025 /6457
Dated: 25/07/2025

ORDER (38/2025)

Subject: RIICO Building Regulations-2025 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules-1979)

An agenda item (6) on the subject matter was placed before the Infrastructure Development Committee (IDC) of the Board of Directors of Rajasthan State Industrial Development & Investment Corporation Limited (RIICO) in its meeting held on 10.07.2025.

The Committee has accorded approval to the RIICO Building Regulations-2025, as annexed at Annexure-A. This shall replace the existing Building Regulations – 2021 as provided in RIICO Disposal of Land Rules, 1979.



(Subhash Maharia)
Advisor (Infra)

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ANNEXURE-A

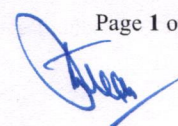
RIICO BUILDING REGULATIONS - 2025

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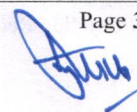
RIICO BUILDING REGULATIONS - 2025

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 <u>definitions given in</u> 'National Building Code of India' and ' <u>Model Building Regulations-2025</u> ' issued by Urban Development Department, Government of Rajasthan and including amendment therein amended from time to time, shall be <u>mutatis-mutandis</u> apply.
2.2	For other provisions which not specifically mentioned in these Building Regulations provisions given under ' <u>Model Building Regulations-2025</u> ' shall be applicable to extent of <u>such provisions only</u> .
3	GENERAL CONDITIONS
3.1	All buildings shall be constructed in accordance with the RIICO/Municipal bye-laws, regulations and lease deed conditions in force from time to time as well as any other law, rules and regulations <u>time being</u> 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 permanent nature of structure shall be built on the plot in the setback area.
3.5	In case, the construction is made in violation of approved norms and <u>building</u> 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 subject to provision contained in Building Regulation.
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.
4.1.3	<p>If, the Lessee does not submit Building plan to the concerned Unit office for record purpose before commencement of construction activities on allotted plot, then, a penalty @ 1% of prevailing rate of allotment of the industrial area concern calculated on total plot area subject to maximum upto Rs. 1.00 lakh, shall be charged from the Lessee at the time of submission of building plans for record. Only after the lessee had submitted building plan, action for verification of Production activity shall be taken by the Unit office as per rules.</p> <p>The above provision would be applicable on the new construction with prospective effect.</p>
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 in this behalf.
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.
4.5.4	Building Plan Submission
	<p>The drawings to be submitted for the record/approval of the Corporation shall include:</p> <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 or 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.
4.5.5	For building covered in Regulation the Lessee shall submit one copy of the building plan for record. However, for Industrial building in plot size from 4000 sqm to 40,000 sqm and with construction area 2000 sqm to 10,000 sqm , Lessee shall submit with a certificate duly self-certified that submitted building plans are as per prevailing norms and proposed building is also structurally safe, before commencement of construction activities on the allotted plot.
4.5.6	<p>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.</p> <p>A Certificate of the structural engineer to certify that 'the structural design including safety norms from earthquake has been duly incorporated in the design of the building and these provisions shall have to be adhered to during the construction by the allottee of plot' shall also be submitted.</p>



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																																																		
	<p>No charges shall be levied for approval of building plan of Industrial buildings in RIICO Industrial areas.</p> <p>However, in cases where construction is existed prior to the approval of building plan, than in such cases, building plan as per new Building Regulations may be approved subject to construction erected on the site is within the prescribed/given building parameters in following manner:</p> <p>a. In case the allottee has made application with all requisite documents and submitted building plan prior to start construction but erected building without approval – Lumpsum fee for approval of Building plan – Rs. 1,00,000/-</p> <p>b. In case the allottee has erected building without making application and without submitting building plan and later on apply for approval of building plan – Lumpsum fee for approval of Building plan – Rs. 3,00,000/-</p> <p>Provided that_</p> <p>(i) Any unauthorized construction should be removed by the lessee before approval of building Plan.</p> <p>(ii) Production verified shall be as per rules only when the lessee has got approval of building plan, for allotted Industrial plot.</p>																																																		
5	SETBACKS OF INDUSTRIAL PLOTS (in all industrial areas including transferred areas)																																																		
5.1	<p>Minimum setbacks for various sizes of plots shall be as follows (TABLE -1):</p> <table border="1"> <thead> <tr> <th>Plot Area (sqm)</th> <th>Front Setback (m)</th> <th>Side Setback-I (m)</th> <th>Side Setback-II (m)</th> <th>Rear Setback (m)</th> </tr> </thead> <tbody> <tr> <td>Upto 249</td> <td>2.50</td> <td>1.00</td> <td>-</td> <td>1.00</td> </tr> <tr> <td>250 to 499</td> <td>3.00</td> <td>1.50</td> <td>-</td> <td>1.20</td> </tr> <tr> <td>500 to 1000</td> <td>3.00</td> <td>3.00</td> <td>-</td> <td>1.20</td> </tr> <tr> <td>1001 to 1500</td> <td>5.00</td> <td>3.00</td> <td>-</td> <td>2.50</td> </tr> <tr> <td>1501 to 3000</td> <td>5.00</td> <td>3.00</td> <td>3.00</td> <td>3.00</td> </tr> <tr> <td>3001 to 4,000</td> <td>6.00</td> <td>3.00</td> <td>3.00</td> <td>3.00</td> </tr> <tr> <td>4,001 to 10,000</td> <td>6.00</td> <td>4.50</td> <td>4.50</td> <td>4.50</td> </tr> <tr> <td>10,001 to 50,000</td> <td>7.50</td> <td>4.50</td> <td>4.50</td> <td>4.50</td> </tr> <tr> <td>Above 50,000</td> <td>9.00</td> <td>9.00</td> <td>9.00</td> <td>9.00</td> </tr> </tbody> </table>	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
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