

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

No: IPI/P-2(24)168/2017 | 210
Dated 24/09/2021

OFFICE ORDER (19/2021)

Subject: RIICO Building Regulations – 2021 (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. 28 of its meeting held on 25.08.2021. The Committee has accorded approval to the RIICO Building Regulations-2021, as annexed at Annexure-A. This will replace the existing Building Regulations-2018 as provided in RIICO Disposal of Land Rules, 1979.



(Rukmani Riar Singh)
Executive Director

Copy to:

1. Advisor (A&M)/FA
2. Secretary
3. CGM (Infra/Fin/PR)/CGM (Fin)
4. OSD (Land)/LAO
5. GM (Civil/EM)/GM (BP)
6. AGM (P&D)
7. Sr. DGM (Law)
8. DGM (IT) – for uploading on website
9. All Unit Heads -----
10. P&D Cell Officers:
Sr. RM (SL)/(LCM)
11. Sr. RM (M&C) /Dy. Mgr (P&D)
12. STP/ATP

Copy also to:

1. PS to Chairman, RIICO
2. PS to MD, RIICO
3. PS to ED, RIICO
4. PS to Advisor (Infra)


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RIICO BUILDING REGULATIONS - 2021

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RIICO BUILDING REGULATIONS - 2021

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 Rajasthan Urban Areas Building Regulations-2020</u> ' issued by Urban Development & Housing 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 Rajasthan Urban Areas Building Regulations-2020</u> ' shall be <u>applicable to extent of 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 in force</u> 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 plans</u> 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.

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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 <u>in this behalf</u> .
4.5	Technical person eligible for submission
4.5.1	Architect registered with Council of Architecture shall prepare and submit the building plan.

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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 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.
4.5.5	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>

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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	Minimum setbacks for various sizes of plots shall be as follows (TABLE -1): <table><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><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></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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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).

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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 (Dimensions in m)	Security Room, HT Meter Room & Time Office in front/side set backs (Dimensions in m)	Cycle, Scooter Car Shed in side/rear setback (Dimensions in m)	Toilet Block in side /rear setback (Dimensions in m)	Chowkidar Quarter in Rear setback (Dimensions 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	4.00x 10.00	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.				

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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 storey 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 (LPC) 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.

	However, in cases where construction is existed (beyond 15 m height) prior to the approval of height of building by LPC and approval of building plan, same may be considered by depositing fees as per point 4.7.												
8	BUILT UP AREA RATIO (BAR)												
8.1	BAR shall be applicable to the Industrial plot as per location of the plot: <table><tr><th>S. No.</th><th>Right of way of road</th><th>BAR</th></tr><tr><td>1</td><td>Up to 18.00 m wide (including 18.00 m)</td><td>1.50</td></tr><tr><td>2</td><td>Above 18.00 m to 24.00 m wide (including 24.00 m)</td><td>1.60</td></tr><tr><td>3</td><td>Beyond 24.00 m wide</td><td>1.75</td></tr></table> <p>Note: Within the prescribed maximum height, if prescribed <u>BAR</u> is not achieved then maximum height of the building will prevail. The given setback and height shall not be relaxed.</p>	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
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											
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 'Model Rajasthan Urban Areas Building Regulations-2020' and its amendment made from 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 (Towns having more than 1 lakh population): 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).												
9.4	Parking provision for additional BAR shall be permitted as per new Building Regulations keeping existing parking provision as per earlier rules.												
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 <u>area</u> shall not be counted in BAR.
11	BUILDING PARAMETERS FOR THE IT INDUSTRIES & IT ENABLED SERVICES (ITeS) and FINTECH BUILDINGS
11.1	The Building parameters to the IT Industries & IT enabled Services (ITeS)

	and FINTECH shall be same as applicable to Institutional buildings provided in <u>'Model Rajasthan Urban Areas Building Regulations-2020'</u> .
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 8000 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	BUILDING PARAMETERS FOR PLUG & PLAY FACILITY/ FLATTED FACTORY BUILDINGS
12.1	Building parameters shall be applicable as per Institutional plot and shall be allowed on 18.0 m & above wide roads
12.2	Built up area upto 4% of permitted BAR shall be allowed for commercial facilities and 2% of permitted BAR shall be allowed for Recreational facilities.
12.3	In plots of 5 acres and above 5% of permitted BAR shall be allowed for residential facilities
12.4	Beyond standard BAR betterment levy shall be charged as per Regulation 2.5 of Form E-1.
12.5	Building plans shall be approved by a committee comprising of Unit Head Concerned, Sr. RM/RM/ARM and Sr. Planning Assistant/Planning Assistant.



13	HOUSING IN INDUSTRIAL PLOTS
	Housing in the industrial plots will be allowed subject to the building regulations as per the following norms:
13.1	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.
13.2	In industrial plots of all types, residential construction to the extent of 200 sqm on the first floor (not beyond available floor area after leaving setback) of the factory building shall be allowed.
13.3	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.
14	PROMOTION OF GREEN BUILDINGS
14.1	<p>On the construction of Green building, extra BAR shall be allowed as per the provision of rule 10.11.6 in 'Model Rajasthan Urban Areas Building Regulations-2020'.</p> <p>On the construction of Green building, extra BAR shall be allowed as follows:</p> <ul style="list-style-type: none"> (i) Platinum Rated or equivalent certified building – 0.15 BAR (ii) Gold Rated or equivalent certified building – 0.10 BAR (iii) Silver Rated or equivalent certified building – 0.075 BAR <p>Extra BAR shall be provided on producing certificate issued by Leadership in Energy and Environmental Design (LEED)/ IGBC/ GRIHA/ ASSOCHAM GEM regarding Platinum/ Gold/ Silver ranking or equivalent</p>
14.2	<p>On the construction of Green Building and producing certificate issued by Leadership in Energy and Environmental Design (LEED)/ IGBC/ ASSOCHAM GEM regarding Platinum/ Gold/ Silver ranking or equivalent, following Green Building Incentive (one time) will be given as a special rebate out of the interest earned on the sanctioned loan by the Corporation:</p> <ul style="list-style-type: none"> i. Rs. 1 lakh for loan upto Rs. 5 crores availed from RIICO ii. Rs. 2 lakhs for loan above Rs.5 crores availed from RIICO
15	COMPLETION AND OCCUPANCY CERTIFICATE
15.1	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.
15.2	Structural responsibility shall be fully of the Lessee and that RIICO shall not be responsible in any manner for it.
15.3	Occupancy certificate of the building part or full shall be issued by the concerning Unit office on obtaining above within 8 working days.
15.4	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.
15.5	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.
15.6	No charges shall be levied for providing Occupancy certificate of Industrial buildings in RIICO Industrial areas.
16	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.
17	SOLAR WATER HEATING SYSTEM
	In all Industrial building where hot water is required for processing, use of Solar Water Heating System is mandatory.
18	INSPECTION
	No inspection at any stage is mandated for construction Permit/ Building Plan Approval for Industrial Plot.
19	Provisions for subdivision/ reconstitution, regularization of unauthorized constructions in industrial plots shall be as per RIICO Disposal of Land Rules 1979.
20	<p>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:</p> <ul style="list-style-type: none"> (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
21	Building parameters for special building project: For special building projects, building parameters may be framed separately with approval of IDC on case to case basis.
22	Stone Crusher
	Stone crusher shall not be allowed in Industrial plots due to environmental issues.

9

Form E-1	BUILDING REGULATIONS FOR NON-INDUSTRIAL BUILDINGS
1	For non-industrial buildings in RIICO Industrial areas relevant provision of, 'Model Rajasthan Urban Areas Building Regulations-2020' issued by Urban Development & Housing Department, Government of Rajasthan shall apply to the extent that no other specific provisions are made under these Regulation.
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 <u>'Model Rajasthan Urban Areas Building Regulations-2020'</u> .
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 for warehousing/ godowns, cold storage are as per industrial building.

	<p>Minimum plot area for general warehousing plot (warehousing, cold storage) shall be 500 sqm.</p> <p>These plots shall be allowed on 18 m and above wide roads.</p>												
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												
2.12	Marriage places (marriage garden/banquet hall) shall not be allowed in Industrial Area												
2.13	Coaching Centre shall be allowed in Commercial plot												
2.14	In RIICO Industrial Areas tourism units shall be considered as commercial nature of building												
2.15	Hostel use shall be allowed in commercial plot (for Kota only).												
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 10.2.1(ब) स्वतंत्र आवास (independent houses) of <u>'Model Rajasthan Urban Areas Building Regulations-2020'</u> .												
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	भूखण्ड में भवन निर्मित होने की स्थिति में भवन निर्माण हेतु विभिन्न शुल्क												
	<table border="1"> <thead> <tr> <th>क्र. स.</th><th>प्रकरण का विवरण</th><th>बिना स्वीकृति प्राप्त किये, किये गये निर्माण का प्रकार</th><th>देय शुल्क का विवरण</th></tr> </thead> <tbody> <tr> <td rowspan="2">1.</td><td rowspan="2">आवंटन की कार्यवाही से पूर्व मौके पर निर्माण होने की स्थिति में</td><td>(i) भवन विनियम के मानदण्डों के अनुरूप निर्माण</td><td>भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना स्वीकृति)</td></tr> <tr> <td>(ii) भवन विनियमों के विपरीत निर्माण</td><td>भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना</td></tr> </tbody> </table>			क्र. स.	प्रकरण का विवरण	बिना स्वीकृति प्राप्त किये, किये गये निर्माण का प्रकार	देय शुल्क का विवरण	1.	आवंटन की कार्यवाही से पूर्व मौके पर निर्माण होने की स्थिति में	(i) भवन विनियम के मानदण्डों के अनुरूप निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना स्वीकृति)	(ii) भवन विनियमों के विपरीत निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना
क्र. स.	प्रकरण का विवरण	बिना स्वीकृति प्राप्त किये, किये गये निर्माण का प्रकार	देय शुल्क का विवरण										
1.	आवंटन की कार्यवाही से पूर्व मौके पर निर्माण होने की स्थिति में	(i) भवन विनियम के मानदण्डों के अनुरूप निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना स्वीकृति)										
		(ii) भवन विनियमों के विपरीत निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना										

			स्वीकृति) + अनुज्ञा शुल्क का 50 प्रतिशत (धरोहर राशि)
2.	लीज डीड/पट्टा जारी होने से पूर्व	(i) भवन विनियम के मानदण्डों के अनुरूप निर्माण	भवन निर्माण अनुज्ञा शुल्क (Deemed Approval मानते हुए)
		(ii) भवन विनियमों के विपरीत निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (धरोहर राशि)
3.	पट्टा/लीजडीड जारी होने के पश्चात व मानचित्र स्वीकृति से पूर्व मौके पर निर्माण अथवा संशोधित मानचित्र स्वीकृति से पूर्व मौके पर निर्माण	(i) भवन विनियम के मानदण्डों के अनुरूप निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना स्वीकृति)
		(ii) भवन विनियमों के विपरीत निर्माण	भवन निर्माण अनुज्ञा शुल्क + अनुज्ञा शुल्क का 50 प्रतिशत (बिना स्वीकृति) + अनुज्ञा शुल्क का 50 प्रतिशत (धरोहर राशि)

नोट:-

- (i) उपरोक्त शुल्क के अतिरिक्त नियमानुसार देय अन्य राशि/शुल्क भी जमा कराना अनिवार्य होगा।
- (ii) उक्त प्रकरणों में मौके पर भवन विनियम के मानदण्डों के विपरीत निर्माण किये जाने पर रीको द्वारा आवेदक से इस आशय का शपथ-पत्र लिया जाएगा कि भवन विनियमों के विपरीत निर्माण को एक (01) वर्ष में हटा लिया जाएगा अन्यथा रीको द्वारा ऐसे निर्माण को हटाया जाकर जमा धरोहर राशि को जब्त कर लिया जावेगा अथवा भवन को सीज करने हेतु रीको स्वतंत्र होगी।
- (iii) आवेदक द्वारा निर्माण स्वीकृति हेतु आवेदन करने पर भवन विनियमों के

	विपरीत निर्माण हटाये जाने की सुनिश्चितता उपरान्त पूर्व में जमा अग्रिम अनुज्ञा शुल्क को समायोजित कर देय शुल्क जमा करवाकर निर्माण नहीं हटाये जाने पर धरोहर राशि जब्त कर रीको निर्माण को हटाने हेतु अथवा नियमानुसार भवन को सीज करने हेतु स्वतंत्र होगा।			
7 8	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.			
Annex ure- A	भवन निर्माण संबंधित दरें			
	क्रं. सं.	शुल्क का प्रकार	निर्माण का प्रकार	शुल्क दर रुपये में
	1.	प्रार्थना पत्र शुल्क	आवासीय/संस्थागत	200/- एक मुश्त
			मिश्रित/वाणिज्यिक	500/- एक मुश्त
	2.	जांच फीस (प्रार्थना पत्र के साथ देय) भूखण्ड क्षेत्रफल	आवासीय/संस्थागत	15/- प्रति वर्गमीटर (अधिकतम राशि 1,00,000/-)
			मिश्रित/वाणिज्यिक	45/- प्रति वर्गमीटर (अधिकतम राशि 3,00,000/-)
	3.	मानचित्र अनुमोदन शुल्क (अनुमोदित मानचित्र जारी करने से पूर्व देय)	500 व.मी. क्षेत्रफल तक के आवासीय/संस्थागत भूखण्ड हेतु	प्रस्तावित मंजिलों की संख्या X भूखण्ड का क्षेत्रफल व.मी. में X 25/- (उदाहरण- 200 व.मी. के भूखण्ड पर भू-तल व दो मंजिल प्रस्तावित होने पर राशि 3 X 200 X 25= 15000/-)
			500 व.मी. क्षेत्रफल तक के मिश्रित/वाणिज्यिक भूखण्ड हेतु	प्रस्तावित मंजिलों की संख्या X भूखण्ड का क्षेत्रफल व.मी. में X 50/- (उदाहरण- 200 व.मी. के भूखण्ड पर भू-तल

			व दो मंजिल प्रस्तावित होने पर राशि 3X200 X50= 30000 /-)
		500 व.मी. से अधिक क्षेत्रफल के भूखण्ड प्रस्तावित सकल निर्मित क्षेत्र के आधार पर निम्न शुल्क देय होगा— 1. आवासीय / संस्थागत हेतु 2. मिश्रित / वाणिज्यिक भूखण्ड हेतु	50 /- प्रति वर्गमी. 75 /- प्रति वर्गमी.
4.	वर्षा जल संग्रहण एवं वृक्षारोपण हेतु अमानत राशि (रिफन्डेबल) भवन (18 मीटर उंचाई तक) समस्त (non Industrial) उपयोगों के भूखण्डों हेतु	भूखण्ड (300 से अधिक व 500 वर्ग तक)	50000 /- रुपये
		भूखण्ड (500 से अधिक व 750 वर्ग मी तक)	75000 /- रुपये
		भूखण्ड (750 से अधिक व 2500 वर्ग मी तक)	1 लाख
		भूखण्ड (2500 से अधिक व 4000 वर्ग मी तक)	2 लाख
		भूखण्ड (4000 से अधिक व 10000 वर्ग मी तक)	3 लाख
		भूखण्ड (10000 वर्ग मी.से अधिक)	5 लाख
5.	वर्षा जल संग्रहण एवं वृक्षारोपण हेतु अमानत राशि (रिफन्डेबल) भवन (18 मीटर उंचाई से अधिक उंचाई के) समस्त (non Industrial) उपयोगों के भूखण्डों हेतु	भूखण्ड (750 से अधिक व 2500 वर्ग मी तक)	2 लाख
		भूखण्ड (2500 से अधिक व 4000 वर्ग मी तक)	4 लाख
		भूखण्ड (4000 से अधिक व 10000 वर्ग मी तक)	6 लाख
		भूखण्ड (10000 वर्ग मी.से अधिक)	10 लाख

6.	बेटरमेंट लेवी: फार्म ई 1 के क्र.सं. 2.5 अनुसार बेटरमेंट लेवी की राशि एक मुश्त देय हो गी ।		
7.	उपविभाजन शुल्क/पुर्नगठन शुल्क	As per RIICO Disposal of Land Rules 1979	—
8.	भवन पूर्णतः/अधिवास प्रमाण पत्र	आवासीय/संस्थागत उपयोग हेतु	सकल निर्मित क्षेत्र के आधार पर 15/— प्रति वर्गमीटर
		मिश्रित/वाणिज्यिक उपयोग हेतु	सकल निर्मित क्षेत्र के आधार पर 30/— प्रति वर्गमीटर
9.	भवन विस्तार—		
	यदि किसी पूर्व निर्मित भवन के निर्मित क्षेत्र में विस्तार किया है तो अतिरिक्त प्रस्तावित निर्माण क्षेत्र/मंजिल पर क्र.सं. 3 के अनुसार राशि देय होगी।		
10.	अनुमोदित भवन मानचित्र की वैध अवधि में संशोधन		
	आवेदक द्वारा एक बार निर्माण स्वीकृति प्राप्त करने के पश्चात अनुमोदित भवन (Validity) मानचित्र की वैध अवधि के दौरान पुनः मानचित्र संशोधित कर अनुमोदित कराए जाते हैं, तो क्र.सं. 2 व 3 में दर्शायी हुई राशि का 20 प्रतिशत शुल्क संशोधित मानचित्र के जांच एवं अनुमोदन हेतु लिया जायेगा।		
11.	अनुमोदित भवन मानचित्र की वैध अवधि पश्चात संशोधन/नवीनीकरण—		
	यदि निर्धारित वैध अवधि के पश्चात् संशोधन/नवीनीकरण करवाया जाता है तो क्रम सं. 2 के अनुसार निर्धारित आवेदन शुल्क तथा क्रं सं. 2 व 3 के अनुसार मानचित्र जांच एवं अनुमोदन शुल्क का 20 प्रतिशत देय होगा।		
12.	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.		
13.	(i) मैकेनिकल पार्किंग की सुनिश्चितता करने हेतु आवेदक से प्रति मैकेनिकल कार पार्किंग (सरफेस कार पार्किंग के अतिरिक्त) एक लाख रुपये अमानत राशि बैंक गारंटी के रूप में ली जावेगी, जिसे निर्धारित मैकेनिकल कार पार्किंग के निर्माण के बाद लौटा दी जावेगी।		

4

	(ii) विनियम 5.3 (2) (iii) के अनुसार 50 वर्ग मीटर तक के वाणिज्यिक भूखण्डों को पार्किंग शुल्क 100000/- रुपये प्रति ई.सी.यू. देय होगा।
14.	बहुनिवास इकाई के भवनों में योजना में आधारभूत सुविधाओं के सुदृढीकरण हेतु प्रति निवास इकाई 25000/- रुपये अतिरिक्त राशि (अन्य सभी देय शुल्क के अतिरिक्त) देय होगी।
15	उपरोक्तानुसार विहित भवन निर्माण संबंधी राशि हेतु मांग पत्र जारी होने के दिवस से 60 दिवस में राशि जमा करानी होगी। 60 दिवस में राशि जमा न होने पर अगले 60 दिवस में 15 प्रतिशत ब्याज के साथ राशि जमा करायी जा सकेगी। ब्याज की गणना विलम्ब अवधि के लिये ही की जावेगी।
	<p>विशिष्ट नोट:-</p> <ol style="list-style-type: none"> 1. राज्य सरकार द्वारा जारी आदेश अनुसार अग्निशमन के प्रावधानों रखे जाने होंगे। अग्निशमन शुल्क व श्रम उपकर राज्य सरकार द्वारा जारी आदेश अनुसार जमा करवाया जावेगा एवं इस संबंध में जारी आदेश के अनुरूप आवश्यक कार्यवाही किया जाना सुनिश्चित किया जावे। 2. मिश्रित उपयोग के भूखण्डों पर प्रस्तावित भवन हेतु भवन निर्माण अनुज्ञा शुल्क एवं मानक बी.ए.आर. से अधिक बी.ए. आर. प्रस्तावित होने पर देय बेटरमेन्ट लेवी की राशि वास्तविक प्रस्तावित उपयोग के क्षेत्रफल पर देय होंगी। 3. जिन प्रोजेक्टों का रियल एस्टेट (रेगुलेशन एण्ड डेवलेपमेंट) अधिनियम, 2016 एवं इसके तहत बनाये गये राजस्थान रियल एस्टेट (रेगुलेशन एण्ड डेवलेपमेंट) नियम, 2017 के प्रावधानों के तहत पंजीकरण करवाया जाना अनिवार्य है। ऐसे प्रोजेक्ट्स को छोड़कर अन्य प्रस्तावित भवनों हेतु 'Model Rajasthan Urban Areas Building Regulations-2020' के विनियम 8.14 (क) एवं (ग) में वर्णित प्रावधानों को सुनिश्चित करने के लिये भवन निर्माण स्वीकृति जारी करने से पूर्व निर्धारित अमानत राशि नकद/बैंक ड्राफ्ट/बैंक गारन्टी के रूप में भवन निर्माता द्वारा <u>RAICO</u> को जमा कराने होंगे। यह राशि कम्प्लीशन सर्टिफिकेट जारी करते समय उपरोक्त प्रावधानों की पूर्ति सुनिश्चित करने के पश्चात भवन निर्माता को लौटाई जा सकेगी।
