

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

No.: IPI/P-2(24)19/2003/

Dated: 23 Nov, 2010

OFFICE ORDER (No.29/2010)

Subject: Regarding permitting vertical development to Industrial plots in RIICO Industrial Areas.

An agenda item on the subject matter has placed before the Board of Directors vide item (28) of its meeting held on 19.3.2010 and the BOD formed a Sub Group to examine the proposal and give its recommendations. The recommendations of the sub group were appraised to the BOD vide item (6) of its meeting held on 17.8.2010. BOD has accepted the recommendation for implementation. However for the parking in Industrial plot, BOD has formed a sub-group to examine and decide. The meeting of subgroup was held on 25.10.2010 and norms for parking were decided.

Following are the approvals which shall be made part of the Form-E of RIICO Disposal of land Rules 1979 (amended):

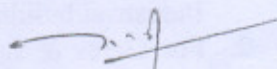
1. Building parameters may be made applicable to general Industrial buildings with FAR upto 1.50. This shall be made applied subject to maximum height of the Industrial building upto 15 mts. only without restriction of number of floors.
2. For Gems & Jewellery and Garment industrial units, FAR shall be permitted upto 2.00. Other building parameters as mentioned above.
3. No parking of vehicles shall be allowed on roads/out side the premises of the plot(s).
4. 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.

5. The building parameters provided for IT/ITeS industrial building shall continue as it is.
6. 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.
7. It was also decided that looking to the safety needs for fire-fighting requirements etc. construction in setbacks should not be regularized.
8. Mix use of the Industrial plots shall not be permitted to those who opt for above proposed Building parameters.

9. Following 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 allowed setbacks of in Industrial plot in 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-1' 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 Rule 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.


(Chetan Deora)
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