

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

No: IPI/P-2(24)139/2013/41
Dt: 30 May, 2014

OFFICE ORDER (26/2014)

Subject: Clarification on the issues raised by Unit offices on the adopted Building Regulation for Industrial and Non-industrial use plots.

An agenda item on the above cited subject was placed before the IDC vide item no. 11 of its meeting held on 13.05.2014. The Committee discussed the agenda and accorded approval to the recommendations made by the in-house group chaired by the Managing Director on the issues raised by the Unit Office on the adopted building regulations for industrial and non-industrial use plots as under:

For Industrial plots	
1.	In existing Industrial Area (where allotment process has been started before 14.6.2013), allottees having plot area more than 4000 sq.mts may opt for the revised norms as per the provision but for plot sizes upto 4000 sq.mts, revised setbacks will be applicable to all existing allottees automatically.
2.	The construction falling within the revised setback area as per office order 14.06.2013 will be considered as unauthorized construction except for permitted facilities as per norms.
3.	Revised setbacks will be applicable in all the cases irrespective of any notice issued earlier in this regard. However, in cases where compounding penalty/fee has been deposited, such cases shall not be reopened.
4.	Fresh allottee will have to leave clear passage of minimum 3.6 mts. width for movement of fire fighting engine in setback area with boundary wall. In case of old allottees of existing industrial areas where the permitted facilities have been constructed in the setback area and allottee desires to opt for revised setback, a clear passage of 3.6 mts. width for movement of fire fighting engine in setback area shall be ensured. Existing provision of allowing permitted facilities in setback area including limit of 3.5% in plot size of 10 acres and more, will be continued subject to provision of clear passage of 3.60 mts wide for movement of fire fighting engine.

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5.	<p>New building line shall be determined by keeping the earlier front setback norms of the row but can be modified to the extent of revised setback norms adopted vide office order dated 14.06.2013.</p> <p>For example: if earlier for a 5000 sq.mts sized plots in a row, the front setback was prescribed as 8.0 mts., then as per O/o dt 14.06.2013, the front setback of these plot shall be revised to 6.00 mts. and the new building line shall be determined accordingly.</p> <p>Setbacks in sub divided as well as reconstituted plots will be prescribed in accordance to revised setbacks. Existing provision for prescribing setbacks to merged/reconstituted plot (point 10 of Form 'E' of RIICO Disposal of Land Rule) will continue. In cases of subdivision and reconstitution of plots, setback will have to be maintained as per prescribed setback according to the area of subdivided and reconstituted plot. In these situations, existing construction in plot(s) may fall in the setback area and will be treated as unauthorized construction.</p>
6.	<p>Provisions for subdivision /reconstitution, regularisation of unauthorised constructions in industrial plots shall as per RIICO Disposal of Land Rules 1979.</p>
7.	<p>For the purpose of overall industrialization in the state, it would be appropriate to continue with the provision of charging no fee for building plan approval as well as for issuance of Occupancy /Completion Certificate for industrial buildings if desired by allottee. However, existing provisions of RIICO Disposal of Land Rules 1979 for approval of building plan shall continue.</p>

For Non-Industrial plots

1.	<p>In the order dt. 14.06.2013, it is specifically mentioned that Jaipur Development Authority (Jaipur Region) Building Regulations for Jaipur District, Rajasthan Building Regulations-2010 for class I cities including Bhiwadi) and Local body (urban area) Building Regulations-2010 for cities having population less than one lacs, issued by State Govt. shall be applicable. Hence, provisions for approval of building plans for non-industrial buildings as specified shall be adhered to (except where any different clarification is given by the HO).</p>
2.	<p>Allottee will apply in the concerned Unit office for obtaining building plan approval in the prescribed performa. The formats of the checklists /Performa's are enclosed as Annexure A-1 to A-9 and B-1 to B-5. Concern Unit office will examine and approve the building plans accordingly.</p>
3.	<p>Technical person registered with any local body or registered with Council of Architecture is entitled to submit building plans in the Corporation.</p>

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4.	Charges/fees for approval of building plans for non-industrial plots will be as under:				
S. No.	Fees/ Charges	Description	Category of Uses		
			Residential	Institutional	Commercial
1.	Application / Examination/ Building Plan approval fee/ approval for extension	-	Rs. 30 per sq.mt of total built-up area	Rs. 40 per sq.mt of total built-up area	Rs. 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) Same charge for all uses	Upto plot area 500 sqmts.	Rs. 3000 lumpsum		
		Plot area from 500 sqmts. to 1000 sqm.	Rs. 5000 lumpsum		
		Plot area more than 1000 sqm.	Rs. 10000 lumpsum		
5.	Permissible maximum height for non-industrial buildings shall be upto 30 mts. only.				
6.	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.				
7.	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.				
8.	There will be no charges under head of Basic services for urban poor (BSUP) fund in RIICO.				
9.	Provision of T.D.R. (transfer of development rights) shall not be applicable in RIICO Industrial Areas.				
10.	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				

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	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.
11	<p>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 'commercial/residential reserve price (of the concerned local body) shall be replaced with 'prevailing allotment rate' for industrial use of the concerned Industrial area. Equivalent charges for different uses will be derived and calculated as under:</p> <p>a. Institutional plot - 1.25 times of 'prevailing allotment rate'</p> <p>b. Residential plot - 2 times of 'prevailing allotment rate'</p> <p>c. Commercial plot - 4 times of 'prevailing allotment rate'</p> <p>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 Rs. 100 per sq.ft. or 25% of {2 x 'prevailing allotment rate'(in sq. ft)}, whichever is higher.</p>
12.	The construction beyond the permissible parameters in the concerned regulation will be considered as unauthorized construction.
13.	With the adoption of these regulations, existing provision of allowing permitted facilities in the setback areas of non-industrial plots will not be allowed in new cases.
14.	Provisions for subdivision/ reconstitution, regularization of unauthorised constructions in non-industrial plots shall be as per RIICO Disposal of Land Rules 1979.
15.	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.
16.	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 correlate to provision of Rule 21 ^{of} RIICO Disposal of Land Rules relating, - 'time period for commencement and completion of construction activities and commencement of production activities'.
17.	Norms for weigh bridge plot located on all categories of roads within industrial area will be applicable as per existing provisions in RIICO rules. Charges for building plan approval shall be levied

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	as prescribed under commercial category.
18.	Any revision in building parameters by UDH/DLB/JDA shall be enforced after examination and adoption in the RIICO Disposal of Land Rules 1979.

Lalit Kumar
(Lalit Kumar)
Advisor(Infra)

Enclosure: As above

Copy to:

1. FA/Advisor (A&M)
2. Secretary
3. CGM (AKG)/ GM (BP)
4. GM (Finance)/
5. GM (Appraisal)/OSD (New Delhi, RIICO)
6. GM (Infra/ PR)
7. OSD (Land)
8. OSD (IT) – for uploading on website.
9. Sr. DGM (Law) / DGM (Law)
10. All Unit Heads -----
11. P&D Cell Officers:
Sr. DGM (RTI)/Sr.RM (P&D) (SKS) /Sr.RM (KCS)/Sr.RM (P&D) (SKG)/ RM (P&D) (VKJ)/ RM (M&C) /Dy. Mgr. (P&D)
12. Manager (Planning)/DTP
13. SI (P&D) (RGS)/ SO(SRK)