

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

No: IPI/P-2 (24)201/2021/664.

Dated: 17 April, 2023

OFFICE ORDER (09/2023)

Sub: Aspect of vertical development (height of building) in an industrial plot

An agenda item (15) was placed before the Board of Directors in its meeting held on 10.03.2023. The Board has accorded approval to the recommendations of the IDC made in its meeting held on 14.02.2023 for partial amendments in clause 7.1 & 7.4 of RIICO Building Regulation 2021, and insertion of new clause 7.5 in the Regulations, with a directive that permissible maximum height of industrial building shall be permitted up to 18 m, as follows:

Clause No.	Existing Provision	Amended Provision
7.1	Maximum height of Industrial building shall be upto 15 m only without restriction of number of floors.	Maximum height of Industrial building shall be up to 15 m only without restriction of number of floors. Provided that height of the Industrial building may be permitted up to 18 m by concerned Unit Head at the time of approval of building plan, subject to condition that NOC is obtained from other concerned authorities like Fire Fighting and Air Port Authority (if required), plot is located on road having ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m.
7.4	The Land Plan Committee (LPC) may consider to approve construction of building structures as per project need, beyond maximum permissible height of	The Land Plan Committee (LPC) may consider to approve construction of building structures as per project need, beyond 18 m, on submission of building plan and thereafter its approval subject to condition that NOC is obtained from other concerned authorities like Fire Fighting and Air Port Authority (if


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Clause No.	Existing Provision	Amended Provision
	<p>15 m, subject to obtaining of NOC from other concerned authorities, like Fire Fighting and Air Port Authority, if required.</p> <p>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.</p>	<p>required), plot is located on road having ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m.</p> <p>Provided that 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 on merit by depositing fees as per point 4.7.</p>
7.5 (new insertion)		To avail building height more than 15 m, betterment charges shall be leviable at the rate of 10% of prevailing allotment rate of concerned Industrial Area for constructed area beyond 15 m.

The Board also accorded approval for partial amendment in clause no. 10 of Building Regulations (Form 'E') of RIICO Disposal of Land Rules, 1995 for EPIP, in order to have similarity in general Industrial areas as well as Export Promotion Industrial Park (EPIP):

Clause No.	Existing Provision	Amended Provision
10	Maximum height shall not exceed 15 m, including stair case head room. Provided that height shall not exceed double the set-backs distance or double the width of shaft/chowk, where	<p>Maximum height of the Industrial building</p> <p>a. Maximum height of Industrial building shall be upto 15 m only without restriction of number of floors. Provided that height of the Industrial building may be permitted upto 18 m by concerned Unit Head at the time of approval of building plan, subject to condition that NOC is obtained from</p>

Clause No.	Existing Provision	Amended Provision
	any working space depends for lighting and ventilation on open spaces of such set-backs, shaft or chowk	<p>other concerned authorities like Fire Fighting and Air Port Authority (if required), plot is located on road having ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m.</p> <p>b. To avail building height more than 15 m, betterment charges shall be leviable at the rate of 10% of prevailing allotment rate of EPIP concerned.</p>


 (Dr. Arun Garg)
 Advisor (Infra)

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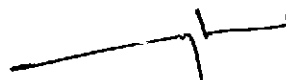
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Copy also to:

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


 Sr. Town Planner