

No: IPI/P-6/Policy/01/2012 / 4086
Dt: 12 June, 2012

OFFICE ORDER (20 /2012)

Sub: Policy for change in land use from Nursing Home/ Hospital to Educational Institute.

An Agenda item (30) and item (17) were placed before the IDC in its meetings held on 26.04.2012 and 29.05.2012 respectively. IDC has accorded approvals as under:

(A) To adopt the recommendation of the in-house Committee suggesting policy for change of land use from Nursing Home / Hospital to Educational Institute as follows:

1. Nursing Home / Hospital and Education Institutes are institutional buildings as classified in RIICO Disposal of Land Rules 1979 and building parameters prescribed for both uses are same.

2. Norms for provision for parking are also provided in the rules which is as under:

Parking requirement: 1. equivalent car unit per 75 sq. mts. of built up area (FAR).

3. For educational institute, allottee shall have to made following provisions in the plot:

(i) **Sewerage:** In RIICO industrial area, sewerage system is not provided, hence allottee shall have to provide Septic Tank/ Sewage Treatment Plant (STP) in premises, at his own cost.

(ii) **Water:** RIICO design water supply scheme of industrial areas keeping water requirement of 1000 gallons/ acre. Deficit quantity of required water shall be arranged by allottee from approved source by CGWB. For water harvesting, waste water recycling and solar water heating provision of JDA (Jaipur region Building) Regulations 2010 shall be followed.

(iii) **Electricity supply:** based on provisions in JDA (Jaipur region Building) Regulations 2010 following provisions are to be made by allottee in Educational Institute plot:

a. For the electricity services in building / premises, provision of National Building Code of India is to be followed.


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- b. Location of meter/ switch room in the plot shall be earmarked as required by Electricity Board.
- c. For required supply of electricity in building, connected load shall be determined as per the norms of Electricity Board. If connected load is more than 50 KVA, then allottee shall have to earmark minimum 20 sq.mts. of land for Transformer/ substation in side or rear setback, leaving 3 mts. distance from main building. Connected load shall be calculated as 10 KW for 100 sq. meters built up area.
- d. For requirement of electricity in building (as per Electricity Board norms) if connected load is 500 KW or contract demand is 500 KVA and above, then energy conservation building code shall be applicable. For this an affidavit shall be taken from allottee.

4. Change of land use in such cases will be examined and approved by the constituted Land Use Change Committee under the chairmanship of M.D.

(B) The committee accorded approval for allowing the change of land use from Nursing Home/Hospital to Educational Institute without levy of any charges . However, in case of unauthorized use of Hospital/Nursing Home plots for Educational Institute purpose, then a penalty amount equivalent to 25% of the prevailing rate of development charges will be levied.

This order will be effective from the date of hosting of minutes of IDC meeting on the RIICO website i.e. from 01.06.2012.


(Chetan/Deora)
Advisor (Infra)