

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

No.: IPI/P-2(24)262/2026/6895

Date: 06.10.2026

OFFICE ORDER

Subject: Operational Guidelines for Worker Housing Facility

- 1) The Worker Housing Facility Building shall be erected as per the adopted Model Building Regulations-2025. The Developer will have to construct building equivalent to standard Built-up Area (BAR) permitted in the rules.
- 2) In Worker Housing Facility minimum 20% of BAR shall be utilised for Dormitory with more than 6 beds and minimum 30% of BAR shall be utilised for apartment/apartments having builtup area less than 50 sqm.
- 3) Minimum 50% of BAR (Above mentioned point no. 2 including proportionate area for Dormitory and apartment(s) upto 50 sqm) have to be developed and ready for occupancy within a period of 2 years (moratorium period) and complete within 4 years. Construction and development shall be made as per approved drawings. Internal modification shall not be allowed.
- 4) Plots having area 750 sqm to 5000 sqm shall be treated as Flats as provided in Building Regulations.
 - a. Following facilities shall be mandatory to construct with minimum utilisation of 2% of BAR and upto 5% of BAR.

Society office, Reception area, Waiting room, Common Toilets and Toilets for Physically Challenged Persons and other Public amenities such as a Community Hall, Common Store, Library, Club, Gym, Indoor games/ Swimming pool/ Yoga and Meditation Hall, and Educational and Health related facilities.
 - b. These areas shall be reserved for inhabitant of the project only. These areas shall be constructed simultaneously and managed and maintained by developer.
- 5) Plots having more than 5000 sqm shall be treated as Group Housing as provided in Building Regulations.
 - a. Following facilities shall be mandatory to construct with minimum utilisation of 2% of BAR and upto 5% of BAR.

Society office, Reception area, Waiting room, Common Toilets and Toilets for Physically Challenged Perrons and other Public amenities such as a Community Hall, Common Store, Library,

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Club, Gym, Indoor games/ Swimming pool/ Yoga and Meditation hall. These areas shall be reserved for inhabitant of the project only.

- b. It shall be mandatory to allocate a minimum of 1% of the total proposed Built-up Area (BAR) for retail commercial shops (catering to daily needs), with a maximum size of 45 square meters per shop.
 - c. These areas shall be constructed simultaneously and managed and maintained by developer.
 - d. Commercial use may be permitted up to a maximum of 5% of the total Built-up Area (BAR), inclusive of the aforementioned retail commercial space. No additional charges will be levied for part use of plot for commercial purpose. The use of this proposed commercial built-up area shall be permitted solely for commercial activities catering to the daily needs of the group housing residents.
 - e. Maximum 3% BAR may be utilised for Educational and Health related facilities.
- 6) The workers in the same and nearby industrial areas may be given preference for housing and lodging.
 - 7) Subleasing of built-up area shall not be permitted, however, the developer may be allowed to rent out the built-up spaces with intimation to the RIICO.
 - 8) The Developer shall have right to rent out the built-up area/accommodation/rooms to different workers and collect fees from them for sustainable operations.
 - 9) The developer shall be responsible for creating and maintaining required infrastructure like water supply, fire safety measures, waste management facilities, sewerage treatment facilities, power supply facilities and internal & external development of the campus.
 - 10) The developer shall be responsible for upkeep, timely payment of statutory dues, timely payment of utility charges, overall maintenance of the facilities ensuring security of the premises, cleaning and housekeeping facilities etc.
 - 11) The developer has to ensure provision of safe and hygienic accommodation, drinking water, Adequate lighting and ventilation, fire safety compliance.
 - 12) The developer shall preferably develop separate facility for women workers including dormitories with CCTV and Security arrangements

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- 13) The Developer to submit Building Plan for approval before commencement of construction work within 1 month from allocation of the plot. On examination of Town Planning Cell, Land Plan Committee shall approve Building Plan. Any rectification as per suggested modifications shall be complete within next 1 month.
- 14) The Developer shall be liable to pay all the tariff, tax, charges directly to the concerned Authority/Department.
- 15) The Developer shall maintain the identification records of the persons residing in the facility at every time.
- 16) RIICO has right to conduct inspections, review the upkeep and the facilities, seek occupancy report, view the maintenance standards, verify use of premises check the allotments being made to the workers operating in the industrial areas and to review statutory compliances etc.
- 17) Violation of one of the terms and condition or shall liable to cancel the allocation and deposited amount will be forfeited. Any expenditure on construction/development shall not be compensated on the cancellation. However, in unavoidable circumstances Developer may exit on mutual agreeable condition on the approval of IDC.

This bears approval of Managing Director, RIICO.



(Nimisha Gupta)
Advisor (Infra)

Copy to:

1. units@riico.co.in
2. staff@riico.co.in