

**OFFICE ORDER (12/2013)**

**Sub: Building parameters for industrial and non-industrial plots in RIICO Industrial Areas.**

An agenda item on the subject matter was placed before the IDC vide item no. 9 of its meeting held on 24.05.2013. The Committee has accorded approval for following amendment in building parameters for industrial and non-industrial building, as recommended by the constituted core group and as also discussed in an in-house meeting held on 1.5.2013. Further, as authorized by IDC a sub-group of Commissioner Industries and Managing Director has recommend FAR for industrial plots of different sizes with respect to right of way of road on which plot is located, in its meeting held on 27.5.2013. The office order is issued accordingly, as under:

1. Building parameters for industrial buildings in RIICO Industrial Areas:

Plot area wise category of plots for prescription of setbacks, instead of setbacks prescribed for standard size of plots, and also setbacks for various category as below:

a. Setbacks for industrial plots:

Plot Area (in sq. meter)	Front (in meter)	Side-I (in meter)	Side-II (in meter)	Rear (in meter)
150 to 249	2.50	1.00	-	1.00
250 to 499	3.00	1.50	-	1.20
500 to 1000	3.00	3.00	-	1.20
1001 to 1500	5.00	3.00	-	2.50
1501 to 3000	5.00	3.00	3.00	3.00
3001 to 4,000	6.00	3.00	3.00	3.00
4,001 to 10,000	6.00	4.00	4.00	4.00
10,001 to 50,000	7.50	4.50	4.50	4.50
Above 50,000	9.00	9.00	9.00	9.00

b. Apart from Security Room-cum-LT/HT Meter Room, following facilities may also be permitted in set-back area:

- i. D.G. set room in front/side/rear setbacks to the extent of permissible size of Security Room-cum-LT/HT Meter Room.
- ii. Transformer platform and its shed to the minimum requirement as approved by DISCOM in industrial units whose power connection is 60 HP or more.

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- iii. Other permitted facilities such as Cycle, Scooter & Car shed, Toilet Block and Chowkidar quarter as mentioned in Table No. 3 in RIICO Disposal of Land Rules, 1979. However, a clear passage of 3.6 meters. for movement of fire fighting engines will be required to be left in case of plot having more than 4001 sq. meter for availing the above facilities.
- c. FAR for industrial plots with respect to right of way of road on which plot is located:

S.No.	Right of way of road	FAR
1	Upto 18 meter wide (including 18.00 meter)	1.50
2.	Above 18 meter to 24 meter wide (including 24.00 meter)	1.60
3.	Beyond 24 meter wide	1.75

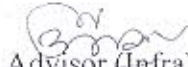
2. Applicability of proposed set-backs in the existing industrial areas.

Allottees of the existing industrial areas may also be allowed to opt the above setback norms in toto, subject to condition that the existing allottee of plot area more than 4001 sq. meters will leave clear passage of 3.6 meters for movement of fire fighting engine. The building parameters as applicable to IT & ITeS plot and Gem & Jewellery will be same.

3. Building parameters for non-industrial buildings in RIICO Industrial Areas:

- a. Building regulations/building byelaws are applicable in urban areas of Rajasthan are for the entire area under the jurisdiction of the concerned authority/local body including Industrial Areas (RIICO Industrial Areas and other Industrial areas). These Building regulations/building byelaws provide procedure for building approval and parameters for all uses except industrial use.
- b. Therefore it was decided to adopt JDA Building regulations for Non-industrial buildings in RIICO Industrial Areas in Jaipur District and Rajasthan Building Regulations-2010 for class-I cities including Bhiwadi and Local body (urban area) Building Regulations for less than one lacs population issued by the State government.
- c. List of class-I towns on the basis of census-2001 is annexed to this order.

The above amendments be inserted suitably in the RIICO Disposal of Land Rules, 1979.

  
Advisor (Infra)  
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Copy to:

1. FA/Advisor (A&M)
2. Secretary

## LIST OF CLASS-I TOWNS AND THEIR POPULATION IN RAJASTHSAN

1. Ajmer	Population: 490520
2. Alwar	Population: 266203
3. Beawar	Population: 125981
4. Bharatpur	Population: 205235
5. Bhilwara	Population: 280128
6. Bhiwadi	Population: 33877
7. Bikaner	Population: 529690
8. Churu	Population: 101874
9. Ganganagar	Population: 222858
10. Gangapur City	Population: 105396
11. Hanumangarh	Population: 129556
12. Jaipur	Population: 2322575
13. Jhunjhunun	Population: 100485
14. Jodhpur	Population: 860818
15. Kishangarh	Population: 116222
16. Kota	Population: 703150
17. Pali	Population: 187641
18. Sawai Madhopur	Population: 101997
19. Sikar	Population: 185925
20. Tonk	Population: 135689
21. Udaipur	Population: 389438