

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

No: IPI/P-2(24)160/2016/37
Dt: 24 May, 2016

OFFICE ORDER (9/2016)

Subject: Risk based classification of buildings

As per the provisions of Model Rajasthan Bhawan Viniyam, 2013 (applicable for Class 1 Cities excluding Jaipur, Jodhpur & Bhiwadi), Model Sthaniya Nikay (Nagriya Kshetra) Bhawan Viniyam, 2010, Jaipur Development Authority (Jaipur Region Building) Bye-laws, 2010, Jodhpur Development Authority Building Bye-laws, 2013 & Greater Bhiwadi Building Bye-laws, 2013, RIICO Disposal of Land Rules, 1979, the risk based classification of non-industrial and Industrial buildings is notified as under:-

Building type	Low Risk Buildings	Medium Risk Buildings	High Risk Buildings
	Category-A	Category-B	Category-C
Non industrial Buildings	<ul style="list-style-type: none"> • Residential buildings on Plot area up-to 500 Sq. Meters (Ground+1 floor); • Commercial buildings on Plot area up-to 300 Meters where type design is applicable. 	All types of buildings with height up-to 15 Meters (Except Low Risk Buildings).	All types of buildings with height more than 15 Meters.
Industrial Buildings	Industrial buildings on Plot area up-to 40000 Sq. Meters (subject to height up-to 15 Meters)	Industrial buildings on plot area up-to 40000 Sq. Meters (beyond 15 Meters height)	Industrial buildings on plot area beyond 40000 Sq. Meters.

For Non-Industrial Buildings:


- Category 'A': approval of building plans by competent authority is not mandatory as per provisions of the respective building Bye-laws (Bye-laws No. 4(i) or 3(i), as the case may be).
- Category 'B': provision of Bye-laws No. 14.7 or 13.7 are not applicable as these provisions are for category 'C' only.

For Industrial Buildings:

- Category 'A': approval of building plans from the Competent Authority is not mandatory as per provisions of Building Bye-laws framed under RIICO Disposal of Land Rules, 1979.
- Category 'B' and 'C': building plans are required to be approved from the Competent Authority as per rules by the Allottee/Lessee.

Henceforth, the above provisions are hereby incorporated in relevant Building Bye-laws of RIICO under the RIICO Disposal of Land Rules, 1979 and shall come into force with immediate effect.

This bears the approval of the Managing Director.



(Lalit Kumar)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)
2. Secretary
3. CGM (Investment)
4. CGM (BP)
5. GM (Infra/Fin/PR)
6. GM (Civil/Technical)
7. OSD (Land)/ Sr.DGM (New Delhi, RIICO)
8. AGM (Finance)/Sr.DGM (Finance)
9. DGM (IT) - for uploading on website.
10. Sr.DGM (Law)(GNJ)/DGM (Law)(SS)/Dy.Mgr.(Law)(AG)/Sr.LO(NK)
11. All Unit Heads -----
12. P&D Cell Officers:
Sr.DGM (P&D) (SKS)/(SKG) /Sr.RM (SPS)
13. RM (M&C) /Dy. Mgr (Infra-I/II)
14. STP/DTP

Copy also to:

1. APS to Chairman, RIICO
2. APS to MD, RIICO
3. APS to Advisor (Infra)


STP