

1. The plot holder shall not use the land for any purpose except as a factory and other related purposes as allowed by the Corporation. It shall not be used for obnoxious industries , given in the Form 'B'.
2. All buildings shall be constructed in accordance with the RIICO / Municipal bye-laws and regulations in force from time to time as well as any other law, rules and regulations in force relating to the construction and use of the premises and the plans and elevations approved by the authority / officer authorised by the Corporation.
- 3 (a). No construction work shall be commenced unless the plans, elevations and sections have been approved by the authority / officer authorised by the Corporation and no additions or alterations of buildings, the plan of which have been so approved, shall at any time be made except with the previous approval of the said authority / officer.
- 3-a-i However, for industrial plot upto 40000 sqm. area, residential plots upto 500 sqm. area and commercial plots upto 300 sqm. area, the allottees of plots shall certify that, the plans submitted by them are as per the norms prescribed by the Corporation and for such plots normal approval of plans from the Corporation will not be necessary. In case, construction is made in violation of norms then allottees shall be responsible for such violation and liable for action.
- 3-a-ii The building plans alongwith details of proposed works of industrial plots more than 40000 sqm. , residential plots more than 500 sqm. , commercial plots more than 300 sqm. and building plans of all other categories , irrespective of their plot sizes shall be prepared and duly signed by an Architect registered with Council of Architecture , who shall certify that, the building plans prepared by him are as per the technical norms. He shall also submit the details of area calculations of proposed ground coverage, FAR achieved ( with area on each floor ) proposed height of the building and parking requirements on the site plan. **The plans submitted by the applicant prepared and duly certified by the architect shall be deemed as approved if the concerned unit office of the Corporation have not raised any objection / query within a period of two weeks time.** In case , the plans submitted by architect are not as per the norms , then the legal responsibility shall be that of the architect and the Corporation shall not be responsible for any act of omission or commission of the architect . In case , the construction is made in violation of approved norms and plans the allottee shall be responsible for such violation & liable for action.
- 3-a-iii The allottee / lessee shall also abide by Rules / Regulations / Bye-Laws of Local Authority / Municipal / Urban Improvement Trust / Distt. Development Authority / Chief Inspector of Factories and Boilers ( as the case may be ).
- 3-a-iv The allottee / lessee shall meet all statutory liabilities under various laws/ obligations for safety measures at his cost and responsibility .
- 3-a-v The guidelines for inspection of the construction activity by the concerned unit office during the construction period be prepared.

\* Substituted by the Infrastructure Development Committee of the Board of Directors vide Item No. 4 of the meeting held on 26<sup>th</sup> December, 1995

S.No. 3 (a-i & a-ii) Substituted by the Infrastructure Development Committee of the Board of Directors vide Item No. 10 of their meeting held on 7th December, 2000.

- 3 ( b ) All survey boundary marks demarcating the boundaries of plots shall be preserved and kept in good repair by the lessee during the period of construction. Where more than one lessee is concerned with the same boundary mark, the officer authorised by the Corporation shall

allocate this obligation suitably.

4. No temporary, semi-permanent structure shall be built on the plot, except during the period of construction or re-construction in future.
5. The drawings to be submitted for the approval and record of the Corporation shall include :-
  - ( i ) all floor plans, elevation and sections through staircase and toilet drawn to a scale of one in hundred.
  - ( ii ) details to a scale of one in twenty, when required .
  - ( iii ) site plan drawn to a scale of one in five hundred showing the layout with the proposed building/s shown in red therein.
  - ( iv ) any other details or particulars required by the Corporation.
6. The above mentioned drawings and specifications shall be submitted in two copies for record duly certified by himself or architect before commencement of construction activities on allotted plot. In case the Lessee seeks approval from the Corporation then he shall submit drawings as mentioned in regulation no. 5 in six copies.