

Government of Rajasthan
Urban Development & Housing Department

F.18(13)/UDH/Jaipur/2016

Jaipur, Date: 20 JAN 2020

Order

Subject: Zoning for Multistoried / High-rise Buildings.

1.0 Hon'ble High Court in PIL No. 1554/2004 (Gulab Kothari V/S State) vide order dated 12.01.2017 have issued following directions with regard to Multistoried/High-rise Buildings: -

Direction No. (xv) – The Development Authorities and the State Government shall take appropriate steps for specifying the locations in the Master Development Plan and the Zonal Development Plan for development of multistoried buildings.

Direction No. (xvi) – In the existing residential colonies which are developed with the infrastructure facilities keeping in view the number of family units to be settled in the houses to be constructed in such colonies, no multistorey buildings shall be permitted to come up adversely affecting the rights of the residents settled therein.

2.0 The directions of Hon'ble High Court clearly state the following: -

- (i) Identifying / specifying the locations for multistoried buildings in Master Development Plan / Zonal Development Plan.
- (vi) No multistoried buildings to be permitted in residential colonies having smaller size of plots, since the infrastructure have been laid out accordingly.

3.0 The matter has been examined at the state level and it is noted that vertical development is the need of the hour, to have compact cities saving the precious agriculture land being converted for urban use due to horizontal expansion of the city. Compact urban development is more efficient, inclusive and sustainable, the cost of providing infrastructure is lower and access to services and facilities is improved. Therefore, policy for encouraging multistoried buildings in a regulated manner is required, however issues relating to firefighting preparedness of high-rise buildings including width of road, area of plots, availability of infrastructural facilities, light & ventilation, etc. would also be extremely important and need to be paid the required attention by all concerned.



- 4.0 In the above background and in order to comply with the directions of Hon'ble High Court, the policy as following for zoning of multistoried buildings is issued considering the following aspects: -
- Light & ventilation of surrounding area / adjoining buildings.
 - Adequate road width for smooth traffic.
 - More open area/green area for better environment.
 - Low energy consumption, water consumption.
- 5.0 All Development Authorities/UITs/Urban Local Bodies are hereby directed to identify and approve the locations/areas/schemes in their respective Master Plan/Zonal Development Plan for development of multistoried buildings with following guidelines: -
- 5.1 The locations to be specified in the schemes having Roads with ROW of 18 mtr or above. The plan for upgradation of infrastructure facilities be also prepared accordingly.
- 5.2 All newly developing area may be proposed for multistoried buildings. The plan for provision/upgradation of infrastructure facilities be also prepared accordingly.
- 5.3 Multistoried buildings shall not be permitted in the 100m radius of ASI protected monuments, other buildings/precincts of heritage importance and other restricted areas as notified by the concerned Local Authority.
- 5.4 Multistoried building shall not be permitted in the existing schemes/areas which already has specified special byelaws/parameters i.e. height, architectural control etc., example Vidhyadhar Nagar scheme Jaipur, walled city of Jaipur and other cities, etc.
- 5.5 Height of the buildings shall be permitted subject to clearance from Airport Authorities, Defense Authorities etc. wherever concerned and as the case may be.
- 5.6 It shall be the responsibility of the developer/owner of the building to provide adequate fire protection measures as envisaged under the National Building Code of India. This may be strictly enforced by the concerned fire officer/ULB while issuing clearance in respect of fire safety. The Local Authorities shall ensure the firefighting facilities in the multistoried zones in such a way that in case of fire in a building, the fire tenders are able to reach immediately.
- 5.7 The prior approval of the State Government shall be obtained for permitting buildings more than 40 m in Jaipur & Jodhpur more than 30 m in other cities.

5.8 All plots having original plot area of 1000 sqm and more (without reconstitution) or the plots for which single patta for flats / group housing have been issued, shall be considered for multistoried building as per prevailing building byelaws.

6.0 Parameters for multistorey building on reconstitution of plots in an existing/ approved residential scheme-

6.1 Minimum plot area – 1500.0 sq.m.

- In case reconstitution of plot is already approved prior to the Hon'ble High Court's direction, then area of reconstituted plot shall be 1000 sq.mt or more for multistory building, however other parameters shall be kept as per this order.

6.2 Minimum approach road – 18.0 Mtr

6.3 Maximum height –

- On road width up to 24.0 Mtr – Max height 24 mtr
- On road width above 24.0 Mtr – Max height 1.5 times of Road width.

6.4 Setback – Minimum 12.0 mtr or 1/4th of ht. of proposed building whichever is higher.

- If Setbacks of original plot are higher, then the same need to be kept on reconstituted plot.

6.5 Ground coverage – As per Building bye-laws (maximum)

6.6 Green area - Minimum 20% of the plot area (Min 10 % on natural ground and double of the remaining green area can be allowed on podium)

6.7 Parking – Only visitors parking is allowed on ground after ensuring minimum 4.50 mtr path for fire tender movement, remaining parking shall be provided in basement and stilt/podium or upper floors.

6.8 BAR – Additional 25% of betterment levy in addition to payable as per byelaws for BAR consumed above standard BAR shall be charged for upgradation of infrastructure.

6.9 The local body shall prepare a plan for upgradation of infrastructure and the additional betterment levy so charged shall be utilized only for upgradation of infrastructure in that area.

6.10 Green Buildings – The building shall mandatorily provide: –

- Plantation along the boundary wall
- Sewage treatment plant
- Dual plumbing system
- Recycle and reuse of Waste water for Flushing and gardening,

- Rain water harvesting
- Use of Solar energy, renewable energy

Note:- To fulfill the above criteria's, only green buildings shall be permitted on the reconstituted plot. It will be mandatory to obtain certificate from IGBC/GRIHA/LEED or any other institution authorized by the State Government.

6.11 Other parameters will be as per prevailing building byelaws.

6.12 The Parameters shall be part of the approved site plan issued for reconstituted plot by the concerned Local Authority.

7.0 Parameters for multistorey building on redevelopment project in existing residential scheme-

7.1 Local body or a developer can undertake a redevelopment project and permit multistoried buildings by merging smaller plots of on an existing developed residential scheme for improved environment and quality of life of the area.

7.2 Existing internal roads, path, facilities which are internal to the proposed development area, and does not directly affect to the connectivity and other aspects of the surrounding area, may be merged in the redevelopment scheme so as to provide improved road network and to enhance the facilities in the area. The area of roads so merged shall be charged @ prevailing residential D/C rate of the area. The equivalent area of facility and park in original existing developed area may be redistributed while preparing redevelopment project.

7.3 The parameters for such redevelopment project shall be as follows-

1. Minimum Plot/Project area – 2.0 Ha for Jaipur and 1.0 Ha for other cities
2. Minimum approach road – 12.0 Mtr
3. Maximum height –
 - a. On road width below 18.0 Mtr – Max height 15 mtr
 - b. On road width above 18.0 Mtr – Max height 1.5 times of Road width.
4. Setback – Minimum 6.0 mtr or $1/4^{\text{th}}$ of height of proposed building whichever is higher.
5. Ground coverage – As per Building bye-laws (maximum)

6. **Green area** - Minimum 20% of the plot area (Min 10 % on natural ground and double of the remaining green area can be allowed on podium)
7. **Parking & BAR** – As per building byelaws.
8. Other parameters will be as per prevailing building byelaws.
9. The Parameter shall be part of the approved project.

This bears the approval of competent authority.


(Maneesh Goyal)
20/11/2020
Joint Secretary- I

Copy to:-

1. S.A. to Hon'ble Minister for Urban Development Department, Jaipur.
2. P.S. to Additional Chief Secretary, Local Self Government Department, Jaipur.
3. P.S to Principal Secretary, Urban Development & Housing Department, Government of Rajasthan, Jaipur.
4. Director, Local Bodies, Rajasthan, Jaipur.
5. Chief Town Planner, Rajasthan, Jaipur.
6. Chief Town Planner (NCR), Jaipur.
7. Joint Secretary, I, II & III Urban Development Department Jaipur.
8. Secretary, Jaipur/Jodhpur/Ajmer Development Authority.
9. Secretary, UIT's, All
10. Sr. DS, UDH to upload the Office order on Department Website.
11. Guard File.


Joint Secretary- I