

- निरस्त समझी जावेगी। भवन निर्माण प्रारम्भ करने की अवधि अधिकतम दो वर्ष तक निर्धारित जॉच शुल्क की 25 प्रतिशत राशि वसूल कर बढ़ायी जा सकेगी। लेकिन भवन निर्माण कार्य पूर्ण करने की अवधि मूल स्वीकृति के अवधि के अनुसार यथावत रहेगी।
- 15.2. आवेदक द्वारा भवन निर्माण प्रारम्भ करते समय एक सूचना पट्ट मौके पर लगाया जाएगा जिसमें संबंधित आयुक्त/उपायुक्त संबंधित जोन व प्रवर्तन अधिकारी के टेलीफोन नम्बर इत्यादि अंकित किए जाने होंगे व अनुमोदित मानचित्र की सूचना व अनुमोदन की शर्तें अंकित की जाएगी। निर्माण के दौरान अनुमोदित मानचित्र की एक प्रति आवश्यक रूप से निर्माणकर्ता द्वारा मौके पर रखी जाएगी।
- 15.3. भवनो को जोखिम के आधार पर तीन भागों में विभाजित किया गया है।
- 'कम जोखिम के भवन' (Low risk building) – 500 वर्गमीटर तक के भूखण्ड पर स्वतंत्र आवासीय भवन, फार्म हाउस एवं टाईप डिजाईन के वणिज्यिक भवन।
  - 'मध्यम जोखिम के भवन' (Medium risk building) – 15 मीटर तक की उँचाई के सभी प्रकार के भवन (कम जोखिम भवनों को छोड़कर)।
  - 'अधिक जोखिम के भवन' (High risk building) – 15 मीटर से अधिक उँचाई के समस्त भवन।
- मध्यम जोखिम (Medium risk building) /अधिक जोखिम (High risk building) भवनों में प्लिन्थ तक निर्माण होने पर 7 दिवस की अवधि में भवन निर्माता को निर्धारित प्रपत्र में आर्किटेक्ट एवं स्वयं के द्वारा प्रमाणित घोषण पत्र व मानचित्र प्रस्तुत करना होगा। प्लिन्थ तक निर्माण होने की सूचना प्राप्त होने के 7 दिवस के अन्दर कम्प्यूटर रेण्डम प्रणाली से चयनित अभियांत्रिकी/नगर नियोजन/राजस्व शाखा के अधिकारियों द्वारा संयुक्त मौका निरीक्षण किया जाकर निर्धारित प्रपत्र में मौका निरीक्षण रिपोर्ट 48 घंटों में तैयार कर कम्प्यूटर पर ऑनलाईन दर्ज की जायेगी। यदि प्लिन्थ का निर्माण भवन विनियमों एवं स्वीकृत भवन मानचित्रों के विपरीत किया जाना पाया जाता है तो संबंधित आयुक्त/उपायुक्त द्वारा तीन दिवस में निर्माण कार्य बन्द करवाने की कार्यवाही की जावेगी।
- 15.4. आयुक्त/उपायुक्त संबंधित जोन/प्रवर्तन अधिकारी द्वारा समय-समय पर भवन निर्माण का निरीक्षण किया जा सकेगा तथा बहुमंजिले एवं अन्य विशेष प्रकृति के भवनों में अतिरिक्त सूचना निर्माण कार्य के दौरान सक्षम अधिकारी द्वारा यदि आवश्यक समझा जाये तो मांगी जा सकती है।
- 15.5. भवन विनियमों के अपेक्षाओं के अनुरूप भवन निर्माण करने की जिम्मेदारी भवन निर्माण अनुज्ञाधारी की होगी।
- 15.6. अनुमोदित भवन मानचित्रों को भवन निर्माण शुरू किये जाने के समय भवन निर्माता द्वारा एक बोर्ड पर सम्पूर्ण ब्यौरा सहित जो पटनीय हो, को ऐसे स्थल पर (मुख्य सड़क की ओर) लगाया जावे, जिससे सभी लोगों को निर्मित किये जाने वाले भवन के अनुमोदन की पूर्ण जानकारी प्राप्त हो सकें।
- 15.7. भवन निर्माण के समय निर्माण सामग्री से आस पास के भवनों के निवासकर्ताओं को किसी प्रकार की असुविधा न हो, इस हेतु भवन निर्माण के दौरान चारों ओर पर्दे लगवाये जावें।

**Government of Rajasthan**

**Directorate of Local Bodies, Jaipur**

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**File No.:- F.59. STP/DLB/Building-B. Laws/ (41) /16/ 267**

**Date : 28.04.16**

**Order**

In Model Rajasthan Bhawan Viniyam, 2013 (For Class 1 Cities excluding Jaipur, Jodhpur & Bhiwadi), Model Sthaniya Nikay (Nagriya Kshetra) Bhawan Viniyam, 2010, Development Authority (Jaipur Region Building) Byelaws, 2010, Jodhpur Development Authority Building Byelaws, 2013 & Greater Bhiwadi Building Byelaws, 2013 for multistoried building there is provision of inspection of buildings at various stages of construction such as at plinth level, above plinth level and from time to time by different officers. In this regard it is hereby directed to all concerned authorities that necessary mechanism be evolved so as to facilitate joint site inspection at one time by different officers of the respective agency, so as to avoid inspection by different wings of local authorities at different point of time.

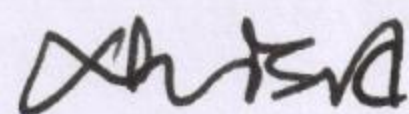
**(Sanchita Bishnoi)**

**Director, Local Bodies cum Special Secretary**

**File No.:- F.59. STP/DLB/Building-B. Laws/ (41) /16/268-75 Date : 28.04.16**

Copy to the following for information:

1. PS to Principal Secretary, Local Self Government Department, Rajasthan, Jaipur.
2. PS to Director, Directorate of Local Bodies, Rajasthan, Jaipur.
3. Commissioner, Municipal Corporation, Bikaner/Jaipur/Jodhpur/Ajmer /Kota/Udaipur/Bharatpur.
4. Deputy Director (Regional), Bikaner/Jaipur/Jodhpur/Ajmer/Kota /Udaipur/Bharatpur.
5. Commissioner, All, Municipal Council.
6. Executive Officer, All Municipalities.
7. System Analyst cum Joint Director, Directorate of Local Bodies, Rajasthan, Jaipur.
8. CMAR.



**(R.K. Vijayvargia)**  
**Senior Town Planner**

**Government of Rajasthan**  
**Urban Development & Housing Department**

No.F.10(193)UDH/3/2009Part-II

Jaipur, dated: **27 JUN 2016**

**Order**

Under the provisions of Model Rajasthan Bhawan Viniyam, 2013 (For Class 1 Cities excluding Jaipur, Jodhpur & Bhiwadi), Model Sthaniya Nikaya (Nagriya Kshetra) Bhawan Viniyam, 2010, Jaipur Development Authority (Jaipur Region Building) Byelaws, 2010, Jodhpur Development Authority Building Byelaws, 2013 & Greater Bhiwadi Building Byelaws, 2013 for inspection of multistoried buildings order No. F.10(193)UDH/3/2009Part-II dated 11.03.2016 was issued. In supercession of this order for the purpose of site inspection of land prior to approval of building plans and of buildings at various stages of construction such as at plinth level and at the time of issuing completion certificate by different officers shall be adopted as follows :-


1. At the time of approval of building plans proposed site shall be inspected jointly by computerized randomly selected Junior Engineer and Patwari/Tehsildar and inspection report shall be submitted online in the prescribed checklist within 48 hours after the inspection.
2. Inspection after construction up to plinth level, joint site inspection shall be conducted by the computerized randomly selected officials of Engineering/Town Planning/Revenue wings as per the checklist and inspection report shall be submitted online in the prescribed checklist within 48 hours after the inspection.
3. Inspection for issuing completion certificate joint site inspection shall be conducted by the computerized randomly selected officials of Engineering/Town Planning/Revenue wings and also other officer as per requirement from case to case basis, as per the checklist and inspection report shall be submitted online in the prescribed checklist within 48 hours after the inspection.

  
(Ashok Jain)

**Additional Chief Secretary**

**Copy to :-**

1. PS to Minister, Urban Development, Housing & Local Self Government, Govt. of Rajasthan, Jaipur.
2. PS to Additional Chief Secretary, Urban Development & Housing Department, Jaipur.
3. Principal Secretary, LSG Department, Jaipur.
4. Chief Town Planner, Rajasthan, Jaipur.
5. Secretary, Rajasthan Housing Board, Jaipur.
6. Director, Local Bodies, Jaipur.
7. Secretary, Jaipur/Jodhpur/Ajmer Development Authority, Jaipur/Jodhpur/Ajmer.
8. Secretary, Urban Improvement Trust, All.
9. Guard File.

  
**Senior Town Planner**

## Check List for inspection for Multistoried Buildings (Pre-Approval)

Applicant Name : \_\_\_\_\_  
Architect Name & Registration no. \_\_\_\_\_  
Address (Proposed Building) : Khasra No. / Plot No. – \_\_\_\_\_  
Village – \_\_\_\_\_  
Area (Sq.mt) : \_\_\_\_\_  
Details of Building Plan Approval  
(Building Plan Approval Committee meeting) \_\_\_\_\_

S.No.	Details	Comments
1.	Size of Plot (Dimensions)	
2.	<b>Risk Category</b>	
	Low Risk	
	Medium Risk	
	High Risk	
3.	Width of existing approach road	
4.	HT / LT line	
5.	Underground services near proposed site.	
6.	Existing physical features (e.g. Existing Construction etc)	
7.	Any other observations	

Revenue officers  
(Tehsildar /  
Patwari / Ameen)

A.E.N. / J.E.N.

## Check List for Inspection at Plinth Level for Multistoried Buildings

**Applicant Name :** \_\_\_\_\_  
**Architect Name & Registration no.** \_\_\_\_\_  
**Address (Proposed Building) :** Khasra No. / Plot No. – \_\_\_\_\_  
 Village – \_\_\_\_\_  
**Area (Sq.mt) :** \_\_\_\_\_  
**Details of Building Plan Approval** \_\_\_\_\_  
**(Building Plan Approval Committee** \_\_\_\_\_  
**meeting)** \_\_\_\_\_

S.No.	Details	Comments	
		As per approval / Lease Deed	Available on Site
1.	Size of Plot (Dimensions)		
2.	Setbacks	Front	
		Side I	
		Side II	
		Rear	
3.	Ground Coverage		
4.	Basement (If approved)		
	(i) Ramp (Slope)		
	(ii) Staircase		
	(iii) Setbacks	Front	
		Side I	
		Side II	
		Rear	
5.	Stilt Floor (If approved)		
	(i) Ramp (Slope)		
	(ii) Staircase		
6.	Height of Plinth		
7.	Any other observations		

Commissioner /  
Deputy  
Commissioner

Deputy / Assistant  
Town Planner

A.E.N. / J.E.N.

Any other officer from  
Fire / Revenue /  
Engineering etc if  
required

## Check List for Inspection at completion stage for Multistoried Buildings

Applicant Name : \_\_\_\_\_

Architect Name & Registration no. \_\_\_\_\_

Address (Proposed Building) : Khasra No. / Plot No. – \_\_\_\_\_

Village – \_\_\_\_\_

Area (Sq.mt) : \_\_\_\_\_

Details of Building Plan Approval \_\_\_\_\_

(Building Plan Approval Committee meeting)

S.No.	Details	Comments		
1.	<b>Size of the Plot</b>	<b>As per approval</b>	<b>Available on Site</b>	
2.	<b>Setbacks</b>			
		<b>As per approval</b>	<b>Available on Site</b>	
	Front			
	Side I			
	Side II			
	Rear			
3.	<b>Ground Coverage</b>	<b>As per approval</b>	<b>Available on Site</b>	
4.	<b>Basement (If approved)</b>			
	(i)	<b>Ramp (Slope)</b>		
	(ii)	<b>Staircase</b>		
	(iii)	<b>Setbacks</b>	<b>As per approval</b>	<b>Available on Site</b>
			Front	
			Side I	
			Side II	
			Rear	
	(iv)	<b>Any other observation</b>		
5.	<b>Height (No. of Floors)</b>	<b>As per approval</b>	<b>Available on Site</b>	
6.	<b>F.A.R.</b>	<b>As per approval</b>	<b>Achieved F.A.R.</b>	
7.	<b>Parking</b>	<b>As per approval / Lease Deed</b>	<b>Available on Site</b>	

8.	Cut outs / Open to Sky / Ducts	As per approval / Lease Deed	Available on Site
9.	Projections / Balconies etc (Covered / extended)	As per approval / Lease Deed	Available on Site
10.	Certification for Fire Safety (Final)		
11.	Certificate from Structural Engineer (Earthquake Resistant)		
12.	Plantation on Site		
13.	Rain Water Harvesting		
14.	Waste water recycling		
15.	Sewerage Treatment Plant		
16.	Provision of Solid Waste Disposals		
17.	Provision of Solar Panels / Solar Water Heaters		
18.	Provisions for Physically Challenged Persons		
19.	Internal Changes / Deviation if any		
20.	Any other observation		

Commissioner /  
Deputy  
Commissioner

Deputy / Assistant  
Town Planner

A.E.N. / J.E.N.

Any other officer from  
Fire / Revenue /  
Engineering etc if  
required