

**GOVERNMENT OF RAJASTHAN
REVENUE (GROUP-6) DEPARTMENT**

F. 6(20) Revenue B/58/lrg.

Dated: 9-5-1959

**The Rajasthan Land Revenue (Construction of Buildings in Mandies) Rules,
1959**

Notification

In exercise of the powers conferred by clause (XVI) and (XLIV) of sub-section (2) of section 261 of the Rajasthan Land Revenue Act, 1956 (15 of 1956) and all other powers enabling it in this behalf the Government of Rajasthan does hereby make the following rules for regulating the construction of buildings in the new and old mandies in the area to be served by the Bhakhra Canal System (and Rajasthan Canal Project) of the State.

1. Short title, extent and commencement. - (a) These rules shall be called the Rajasthan Land Revenue (Construction of Buildings in Mandi) Rules, 1959.

(b) These shall come into force immediately.

(c) These shall extend to all the Mandis in the area to be served by Bhakhra Canal System and Rajasthan Canal Project of the State.

2. Application for Sanction. - Every person intending to erect or re-erect any building or structure on his plot shall submit an application for grant of permission for the same to the Executive Officer, Mandi Development Committee and shall at the same time submit the following documents in triplicate which shall be prepared by a qualified Engineer, Architect or Draftsman and duly signed by such person and the applicants-

- (a) A site plan to a scale of not less than forty feet to an inch with dimensions of all the four sides showing buildings, type and width of roads with 20' feet from his boundary walls, north direction and method of draining privies, latrines, surface drains, cattle-sheds etc.
- (b) Plans of all the floors, all elevations and every important section to a scale of not less than eight feet to an inch with details of the foundation of the building.
- (c) Details of gate, pillar and compound wall to a scale of half an inch to a foot.
- (d) Level of the invert of nearest drain relative to the plinth of the building.
- (e) Level of the plinth of the house in relation to the crown of road facing the plot should not be less than 18".
- (f) Short note on the material to be used along with specification.
- (g) A copy of the registered conveyance deed issued in favour of the applicant.

3. Additions and alterations. - Every person intending to add or alter the existing structure in his plot shall submit an application along with the documents specified in the foregoing rule to the Executive officer to the Committee. The committee's approval to such additions and alterations will be governed by the same rules as are laid down for new constructions.

4. Scrutiny of plans and approval. - (a) On receipt of any application under the foregoing rules, the committee shall verify that the applicant possesses a valid deed of conveyance in his favour duly registered and the intended construction conforms with the terms of such conveyance. The committee shall then scrutinise the application in light of these and other rules for the time being in force for granting such sanction.

(b) The committee may require any person who has submitted an application to erect or re-erect any building to submit in addition to the plans and specifications submitted by him such further particulars and plans as may be deemed fit in the particular case, and in case the applications and the drawing etc. do not fulfill the requirements of these rules, the same shall be returned to the applicant pointing out to him the shortcomings therein and requiring the applicant to remedy the defects within such time as may be specified by the Committee.

(c) After scrutiny of the application and plan, if the committee is satisfied that there is no objection in grant of the permission applied for, it shall retain two sets of the documents and shall return one set to the applicant duly signed by the Executive Officer to the committee in token of approval.

(d) It shall be lawful for the Committee to convey approval to the plan subject to any change or modifications in the original plans and designs.

5. The applicant. - Shall commence the construction work within three months of the receipt of the sanction of the plan failing which the sanction shall be deemed to have been automatically cancelled and fresh sanction shall have to be obtained in respect of any construction that may be started after a period of 3 months from the date of original sanction.

6. Matters to be considered in the scrutiny of plans. - In the scrutiny of plans and conveying approval, the committee shall ensure that all foundations, walls, floors, roofs, columns, beams and joints are of sufficient strength to ensure safety and stability of the structure and it shall further ensure that-

(a) **Foul water discharge-** No foul water shall be discharged from stories through pernalas in the walls but all such foul water shall be delivered to a suitable point on the ground by means of pipe of approved materials not less than 3" in diameter and shall be discharged at the feet into a proper power manhole. The expenses for the discharge of such water into a sewer or public drain be borne by the owner where such sewer or drain exists at a distance of not more than 100 from his boundary wall.

- (b) **Storm water drains**-No storm water shall be allowed to fall from the building or part of building on a public road or lane and if from any building likely to fall on any public road or lane, it shall be provided with suitable gutters and down piper so as to prevent any overflow of such storm water.
- (c) **Prohibition as to obnoxious trades**-No purchaser or occupier of a plot or plots shall use the land or building thereon for any of the following obnoxious trades or business without the sanction of the authorities.
- (i) melting tallow, dressing raw hides, boiling homes, offal or blood;
 - (ii) as a soap house, oil boiling houses, dyeing house or tannery;
 - (iii) as a brick field, brick kiln, charcoal kiln, pottery or lime kiln;
 - (iv) as any other manufactory, engine house, store houses, or place of business from which offensive or unwholesome smells, gases, noises or smoke arise.
 - (v) as a yard or depot for trade in unslaked lime, hay straw, thatching grass, wood, charcoal or other dangerously inflammable material;
 - (vi) as store-house for any explosive or for petroleum or any inflammable material.
- (d) **Purpose of allotment of plot to be adhered to** - No Plot meant for residential purpose shall be utilised as a place of public workshop i.e. temple, mosque or church or as a place of business and vice-versa.
- (e) **Subdivision of Plots** -No purchaser shall divide his plot and construct more than one house on one plot. Our houses necessary for the reasonable convenience of the owner of one plot may however, be constructed.

'Out houses' will be meant solely for servants kitchen. Garage, Stable, Cow-shed, Poultry etc. necessary for the main building.

7. Minimum accommodation standards. – The following Minimum accommodation standard shall be adhered to while approving the plans.

(a) **Habitable Room**

Floor area 100 Sq. ft. and width	8'-0' ft.
Height measured from floor to ceiling	10'-0'ft.
Ventilation directly opening into external air	30 sq. ft.

(b) **Kitchen**

Floor area	60 sq. ft.
Storage	20 sq. ft.
If combined	80 sq. ft.
Minimum height from floor to ceiling	10'-0" ft.
Ventilation directly opening outside	20 sq. ft.

(c) **Bath Rooms**

Floor area	20 sq. ft.
Height	7'-6" ft.
Width	4'ft.
Ventilation directly opening into the external air	5 sq. ft.

(d) **Water Closet**

Floor area	12 sq. ft.
Height	7'-6" ft.
Ventilation in the form of Jail or clerestory directly external open into air.	2 sq. ft.

(e) **Court Yards**

Floor area	120 sq. ft. (Clear to sky)
Width	10'-0" ft.

(f) **Basement**

Habitable rooms in the basements shall not be less than 7'-6" in height and shall have its height 2' ft. above the adjoining ground level.

(g) **Balcony**

No balcony shall be at a lesser height than 10 ft. from the plinth level for residential building and 14' from plinth level for residence over shops.

(h) **Projection**

Balcony or canopy or Chhajja cantilevered from wall shall not project more than 3' beyond the building line except in the case of commercial buildings where dispensation may be applied for:

(i) **Shopping Areas**

Minimum height for shops measured from floor to ceiling to be 13' for ground floor and 12' for first floor.

8. The set back and the permissible plinth areas with reference to the residential plots or various dimensions except where specified otherwise by the Committee shall be as under-

S. No.	Approx. dimensions plots	Front of	Set back		Permissible
			Sides	back	
1.	30' x 60' (Semi-detached)	15'	7'-6" (Only one side)	5'	50%
2.	35' x 70'	15'	5'	5'	50%
3.	60' x 90'	20'	10'	5'	40%
4.	80' x 120'	30'	15'	5'	35%

5. 100' x 150' 40' 20' 5' 30%

Note-

- (a) Semi-detached houses are permissible on plots of first two categories.
- (b) The area of out houses in no case shall exceed 4% of the plot area and this area will be taken into account for the entire permissible built-up area of the plot.

9. Residential building shall normally be two storeyed with a barati at the top.

10. A building, the ground floor of which is intended to be used for public purpose such a shop, warehouse, hotel or office shall be covered by the rules for such shop, warehouse, hotel or office as the case may be, so far as the ground floor is concerned. The area of the upper floors used for residential purposes shall confirmed to the rules for residential plots.

11. Penalty for the breach of the rules. - Any building or construction erected on a plot without any permission in writing of the Committee under these rules or against the sanction for such erection conveyed under these rules shall be liable to be demolished by the committee after a 15 days notice in writing to the owner of the plot to remove the whole or any part of the building or structure raised without the permission or against the permission of the committee. The committee shall in the first instance issue a notice to the owner asking him to remove the un-authorized structure within a fortnight and on his failure to do so the committee shall be empowered to remove or demolish or cause to be removed or demolished such un-authorized building or structure at the cost of the owner of the plot and the expenses thereof shall be recovered from such owner as arrears or land revenue.