

ANNEXURE - II

BUILDING REGULATIONS

1. The total built up area shall not be more than a half of the total area of the plot. The FAR however is 1:1. The area of the ventilation of the building should be minimum 20% of the floor area. Front set back will be 5.00 mtrs. side and rear set back will have to be as per the building regulations.

2. The plot holders shall not use the land for any purpose except for factory premises.

3. All building shall be constructed in accordance with the Buildings Regulations and GDDIDC and Municipality / Panchayat bye-laws / P.D.A. bye-laws and regulations in force from time to time as well as desired by the officers authorised by the Corporation.

4. No construction work shall be commenced unless the plans elevations and section have been approved by the officer authorised by the Corporation and no additions or alterations to buildings, the plans of which have been so approved shall at any time be made except with the similar previous approval of the said Officer.

5. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good conditions by the lessee during the period of construction of building where more than one lease is concerned with the same boundary. The Officer authorised by the Corporation shall earmark the boundaries suitably.

6. No temporary, semi-permanent structure shall be build on the plot, except during the period of construction for which a separate approval will have to be taken from Corporation.

7. The final working drawing to be submitted for the require approval of the Corporation shall include:-

i)Block plan drawn showing the layout with the proposed building shown colour therein the scale 1:500.

ii) Plan elevations and sections drawn to a scale required by the Corporation in the scale 1:100.

iii)Any other details or particulars required by the Corporation

8. Front set back is 5.00 metres, side back is minimum 3.00 metres for the height upto 4.90 metres. The set back increases according to the height of the building. Normally, first and second floor is permitted only for offices and rest rooms etc. Rear set back is minimum 3.00 metres or half of height of the building whichever is more. The roofing should be of sloping type. The heights of walls above plinth level should be minimum 4.25 metres for AC sheet roofing and 3.75 metres for RCC slabs. The site plan should be

of the scale of 1:500 and building plans of the scale 1:100. The same should be signed by Architect/ Engineer empowered.

The above mentioned drawings and specifications shall be submitted in triplicate within three months from the date of issue of allotment order or plot.

9. The plans should be got approved from the local body like Municipality, Panchayat or Planning Development Authority and necessary licences for constructing the factory premises should be obtained from the local body.

I/We hereby undertake to abide by the aforesaid terms and conditions at Annexure I and building regulations at Annexure II.

Signature of the Proprietor
/ _____

Partner /
Director _____

(With Seal of the
Company) _____