

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक प.18(13)नविवि/जयपुर/2016

जयपुर, दिनांक :- **27 MAR 2019**

आदेश

राजस्थान मॉडल भवन विनियम-2013 के तहत पूर्व में आदेश क्रमांक प. 10(193)नविवि/3/2009पार्ट-ii दिनांक 27.06.2016 के द्वारा भवन मानचित्र अनुमोदन, प्लीन्थ लेवल तक निर्माण का निरीक्षण व कम्पलीशन सर्टिफिकेट हेतु मौका निरीक्षण हेतु निर्धारित प्रपत्र जारी करते हुए प्रक्रिया निर्धारित की गई थी। वर्तमान में राज्य में एकीकृत भवन विनियम-2017 लागू है तथा आदेश दिनांक 27.06.2016 द्वारा निर्धारित प्रक्रिया का समायोजन विनियम संख्या 14.14, 15.3 तथा 16.3(ii) किया जा चुका है।

अतः पुनः निर्देशित किया जाता है कि भवन मानचित्र अनुमोदन, प्लीन्थ लेवल तक निर्माण का निरीक्षण व कम्पलीशन सर्टिफिकेट हेतु आवेदन प्राप्त होने पर मौका निरीक्षण हेतु संबंधित मौका निरीक्षक (ऑन सिस्टम द्वारा रेन्डमली चयनित) को पूर्व में विभागीय आदेश दिनांक 27.06.2016 के द्वारा निर्धारित प्रपत्र में ही भरकर 48 घंटों में ऑनलाईन रिपोर्ट प्रस्तुत करनी होगी। मौका रिपोर्ट निर्धारित प्रपत्र में अंकित बिन्दुओं तक ही सीमित होगी। यदि किसी निर्माण के संबंध में कोई शिकायत प्राप्त होती है तो ऐसे प्रकरणों में मौका निरीक्षण हेतु संबंधित नगरीय निकाय के आयुक्त/अधिशायी अधिकारी द्वारा समिति गठित कर नियमानुसार विधिवत प्रक्रिया निर्धारित की जावेगी।

आज्ञा से,



(हृदेश कुमार शर्मा)

संयुक्त शासन सचिव-तृतीय

प्रतिलिपि निम्नांकित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

1. विशिष्ट सहायक, माननीय मंत्री महोदय, नगरीय विकास विभाग, राजस्थान सरकार।
2. निजी सचिव, प्रमुख शासन सचिव, नगरीय विकास विभाग।
3. निजी सचिव, शासन सचिव, स्वायत्त शासन विभाग, जयपुर।
4. निदेशक, स्थानीय निकाय विभाग, राजस्थान, जयपुर को उनके अधीन समस्त नगरीय निकायों को निर्देशित किये जाने हेतु।
5. संयुक्त शासन सचिव प्रथम/द्वितीय/तृतीय, नगरीय विकास विभाग, जयपुर।
6. सचिव, जयपुर/जोधपुर/अजमेर विकास प्राधिकरण, जयपुर/जोधपुर/अजमेर।
7. मुख्य नगर नियोजक, राजस्थान, जयपुर।
8. अतिरिक्त मुख्य नगर नियोजक, नगरीय विकास विभाग, जयपुर।
9. सचिव, नगर विकास न्यास समस्त।
10. वरिष्ठ उप शासन सचिव, नगरीय विकास एवं आवासन विभाग को विभागीय वेबसाईट पर अपलोड किये जाने हेतु निर्देशित किया जाता है।
11. रक्षित पत्रावली।



संयुक्त शासन सचिव-तृतीय

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) :

Area (Sq.mt) :
Details of Building Plan Approval
(Building Plan Approval Committee
meeting)

Khasra No. / Plot No. –
Village –

S.No.	Details	Comments
1.	Size of Plot (Dimensions)	
2.	Risk Category	
	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) :

Area (Sq.mt) :
Details of Building Plan Approval
(Building Plan Approval Committee
meeting)

Khasra No. / Plot No. –
Village –

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) :

Area (Sq.mt) :
Details of Building Plan Approval
(Building Plan Approval Committee
meeting)

Khasra No. / Plot No. –
Village –

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

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