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**GOVERNMENT OF RAJASTHAN
PUBLIC WORKS DEPARTMENT**

No. (184)SE(B)/Circular/D-

Dated:-

CIRCULAR

Sub:- Selection of land/site for building construction works.

The allotment of land for construction of Government buildings is made by District Collectors/Local Bodies. It has been observed that in some of the cases, land allotted by District Collectors/Local Bodies is not found suitable for construction works because of its far distance from main habitation/village/town. In some of the cases, allotment is also made at such places where electric lines are passing over the land, or drinking water, power and other amenities are not available. As a result of this, concerned departments are not interested to take possession of construction buildings on such sites. This seems to be a wasteful expenditure of Government funds and also defeats the basic purpose for which the building is constructed.

In view of this, it is enjoined upon all concerned that allotment of land for constructions of all Government buildings in future be made as per the following guidelines:-

1. Selection of site should not be in
 - (a) Filled up areas, reclaimed soil or water logged areas subject to settlements
 - (b) Immediate neighbourhood of rivers carrying heavy floods, badly maintained drains and nailahas, water ponds and pools
 - (c) Unhealthy, noisy or crowded localities
 - (d) Industrial vicinity having smoke and obnoxious odours.
2. The site should be situated on an elevated place and also levelled or with uniform slopes from one end to the other so as to provide good and quick drainage of rain water.
3. The site should not be on grounds having poor soil bearing capacity. The soil surface of the site should be good enough to provide economical foundations for intended building without casting any problems. Generally, for most satisfactory constructions, the site should have rock, sand or firm soil below 60 to 120 cm. depth.
4. The situation of the site should be such as to ensure unobstructed natural light and air.
5. The site should be available in a locality where natural beauty and man-made environments create healthy living and working conditions.



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6. The site should have a good landscape but away from quarries, kilns, factories etc.
7. Area of the plot of land should be such that the building constructed, keeping in view the Building by laws of the local authority, would meet the requirements of the respective client department, preferably with possibilities of future extensions.
8. The site should not be irregular in shape or having sharp corners.
9. The plot of land should be in a locality where the various facilities like
 - (a) Community services such as police and fire protection, clearing of waste and street cleaning
 - (b) Utility services such as water supply, electricity, gas, sewer line and drainage
 - (c) Amenities such as schools, hospitals, libraries, recreation, telephone etc
 - (d) Means of transport are available
10. The site should be situated in locality which is already fully developed or which is fast developing.
11. The site selection should also be discussed with the concerned rural/urban local body.
12. Land for proposed building should be checked to ensure that there are no nearby overhead electric lines, underground major pipelines or sewer lines. No verandahs, balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distances quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line:-

	Vertically (Metre)	Horizontally (Metre)
Low and medium voltage lines & service lines	2.5	
High voltage lines up to and including 11000V	3.7	1.2
High voltage lines above 11000V and upto and including 33000V	3.7	3
Extra high voltage lines beyond 33000V	3.7	2.0
	(Plus 0.3 m for every additional 33000V and part thereof)	(Plus 0.3 m for every additional 33000V and part thereof)

13. Each residential plot shall have a minimum size/frontage corresponding to the type of development as given below:-

Type of development	Plot size (Sqm.)	Frontage (Metre)
Detached building	Above 250	Above 12
Semi-detached building	125-250	8 to 12
Row type building	50-125	4.5 to 8

The minimum size of the site for group housing development shall be as given in the master plan and local development control rules.

(O.P. Saini)
Pr. Secretary to Government

No. (184)SE(B)/Circular/D- 1118

Dated:- 30/11/2012

Copy to following for information & necessary action:-

1. P.S. to Principal Secretary to Hon'ble CM Govt. of Rajasthan.
2. P.S. to Hon'ble Minister, PWD Govt. of Raj., Jaipur.
3. P.S. to Hon'ble Minister of State, PWD Govt. of Raj., Jaipur.
4. Pr. Secretary/Secretary, Deptt. of(All).
5. All District Collectors.
6. All Chief Engineers, PWD Rajasthan. (S.S.)
7. MD, RSRDC Ltd.
8. The Addl. Chief Engineer, PWD(All), Jaipur-I/Jaipur-II/Ajmer/ Bharatpur/ Bikaner/ Jodhpur/ Kota/ Udaipur. They are directed to forward the circular to all concerned SE's & EE's.

Chief Engineer &
Addl. Secretary, PWD