

**Rajasthan State Industrial Development & Investment Corporation  
Ltd., Udyog-Bhawan, Tilak-Marg, Jaipur-302005**

No: IPI/P-6/Policy/1/2012

Dt: 08 August, 2020

110 10

*Ring*

**OFFICE ORDER**

**Sub: To modify the anomalies regarding provisions of Rule 17 (B) in the printed booklet of RIICO Disposal of Land Rules, 1979 amended upto 31.01.2016.**

The IDC vide item (3) of its meeting held on 19.10.2011 accorded approval for partial amendment in the Rule 17 (B) of RIICO Disposal of Land Rules, 1979 and accordingly, an office order 32/2011 dt. 22.11.2011 was issued for inserting new stipulations/conditions in the Sub-Rule 17 (B) (ii). Following was the contents of the said office order.

Pursuant to approval by the IDC, following new stipulation/conditions were to be inserted in the existing sub-rule 17 (B) (ii) as under:-

- (a) Plot existed as on 01.05.2008 will be treated as original plots and sub-division of sub-divided plots will be allowed as per present sub-division policy.
- (b) The conditions/stipulation mentioned at clause (a), (b) & (c) of Rule 17-B (ii) will be relaxed in such specific cases of sub-division of allotted plots affected by way of WILL of the deceased allottee concerned or due to any court order.
- (c) Such above sub-division cases will be considered by a Committee comprising of Sr.RM (P&D), Manager (Plan/DTP), Controlling Unit Manager, headed by Advisor (Infra).

It is noticed that above stipulations are not properly placed in the printed booklet of RIICO Disposal of Land Rules, 1979 amended upto 31.01.2016 under Rule 17 (B) against the decision of the IDC communicated vide office order dt. 22.11.2011. The anomalies noticed are modified as follows:-

1. Provisions as per point (a) above is appearing as sub-rule 17 (B) (v) (b) is removed from this place and inserted as Rule 17 (B) (ii)-(i).
2. Provision as per point (b) above is appearing as sub rule 17 (B) (iii) (b) is removed from this place and inserted as Rule 17 (B) (ii)-(h).

*Q*



3. Provision related to powers delegated to the committee for sub-division of plots as per point (c) is appearing under rule 17-(D) covering only the cases of sub-division as per point (b) above is removed from this place and inserted as Rule 17 (B) (ii) (h) &(i).

Accordingly, a statement of existing provision and modified provision of Rule 17-B & 17-D in the tabular form is annexed.

By order;

  
(Pukhraj Sen )  
Advisor (Infra)

Copy to:

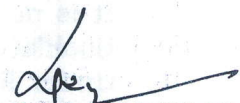
1. FA/Advisor (A&M)/
2. Secretary
3. CGM(Fin)/ CGM (Infra/Fin/PR)
4. GM (BP)/ GM (Civil)/GM(EM)
5. OSD (Land)
- ✓ 6. DGM (IT)- for uploading on website.
7. Sr. DGM (Law) /DGM (Law)
8. All Unit Heads -----

P&D Cell Officers:

9. Addl.GM (P&D)
10. Sr.DGM(P&D)/Sr.RM (P&D) (SL) /(LCM)
11. Sr. RM (M&C)/Dy. Mgr (P&D)
12. SI (P&D)

Copy also to:

- (i) PS to MD, RIICO
- (ii) PS to Advisor (Infra)

  
Addl. GM (P&D)

	Existing Provision	Modified Provision
17 (B)	<p><b>Sub-Division of allotted plot &amp; after transfer of Sub-Divided Plot(s):</b> No sub division of allotted land / plot and after disposal / transfer of sub- divided plot(s) will be allowed except hereinafter provided in the rules:</p>	<p><b>Sub-Division of allotted plot &amp; after transfer of Sub-Divided Plot(s):</b> No sub division of allotted land / plot and after disposal / transfer of sub- divided plot(s) will be allowed except hereinafter provided in the rules:</p>
	<p>① Sub-division of industrial, institutional (education) and supportive service plots (allotted) and after transfer of sub divided plot(s) will be allowed only after the allottee has utilized land/plot for the purpose specified to the said land/plot. In other words, sub division of vacant land /plots will not be allowed. However, the cases wherein sub division of the land/plot is being affected for the following reasons, it could be allowed even before the unit is set up, on payment of requisite charges and observance of all the technical requirements as may be imposed while approving the sub division plan of the land/plot, technically, by the approving authority:</p> <p style="text-align: center;"><i>By order</i> <i>DA</i></p>	<p>(i) Sub-division of industrial, institutional (education) and supportive service plots (allotted) and after transfer of sub divided plot(s) will be allowed only after the allottee has utilized land/plot for the purpose specified to the said land/plot. In other words, sub division of vacant land /plots will not be allowed. However, the cases wherein sub division of the land/plot is being affected for the following reasons, it could be allowed even before the unit is set up, on payment of requisite charges and observance of all the technical requirements as may be imposed while approving the sub division plan of the land/plot, technically, by the approving authority:</p>



	<p>a. Sub division of the allotted land/ plot between / amongst the partners of a firm on account of a family settlement.</p> <p>b. Sub division of the allotted land/ plot on request of the allottee with consent of financing institutions for realization of loan dues.</p> <p>c. Sub division of land / plot for setting up of unit in different name &amp; style by the same allottee / firm / company etc.</p> <p>d. Sub division of the allotted land/ plot by the khatedars ( land allotted in lieu of cash compensation).</p>	<p>a. Sub division of the allotted land/ plot between / amongst the partners of a firm on account of a family settlement.</p> <p>b. Sub division of the allotted land/ plot on request of the allottee with consent of financing institutions for realization of loan dues.</p> <p>c. Sub division of land / plot for setting up of unit in different name &amp; style by the same allottee / firm / company etc.</p> <p>d. Sub division of the allotted land/ plot by the khatedars ( land allotted in lieu of cash compensation).</p>
	<p>(ii) Sub division and after transfer of sub divided land/ plot <i>in all such qualifying cases</i> of the subdivisions will be allowed on the following subdivision charges, conditions and stipulations:</p>	<p>(ii) Sub division and after transfer of sub divided land/ plot <i>in all such qualifying cases</i> of the subdivisions will be allowed on the following subdivision charges, conditions and stipulations:</p>
	<p><b>Conditions and Stipulations:</b></p>	<p><b>Conditions and Stipulations:</b></p>
2	<p>a) Sub-division of the original plot will be allowed maximum in <b>four</b> parts in phases. However, subsequent subdivision of the transferred subdivided plot will not be permitted.</p> <p>b) The smallest sub divided plot should be of minimum size of 20% of area of original plot.</p>	<p>a) Sub-division of the original plot will be allowed maximum in <b>four</b> parts in phases. However, subsequent subdivision of the transferred subdivided plot will not be permitted.</p> <p>b) The smallest sub divided plot should be of minimum size of 20% of area of original plot.</p>

By order  




<p>c) Minimum size of the sub-divided plot should not be less than 500 sqm.</p> <p>d) Sub division of the plot should be in conformity with the general town planning norms.</p> <p>e) Original building line (front set back) will be maintained. Other set backs will also be in conformity with the relevant building parameters/set back norms.</p> <p>f) If the subdivided plot is proposed to be merged into adjoining plot (with common physical boundary), then same will be allowed by relaxing conditions of minimum size of subdivided plot mentioned in (b) and (c) above, provided that after merger, the size of plot is 500 sqm. or more and the size of the remaining part of the subdivided plot is also 500 sqm. or more. The merged plot shall not be treated/counted as a sub-divided plot on account of the merger.</p> <p>g) Sub division charges Sub division charges will be levied at 2% of the prevailing rate of allotment of concerned Industrial Area as under:</p> <ul style="list-style-type: none"> <li>○ On the entire plot area, if sub-division is proposed in four parts (upto maximum limit ) in one go.</li> <li>▪ On the sub-divided area, if sub-division of original plot is proposed in phases.</li> </ul>	<p>c) Minimum size of the sub-divided plot should not be less than 500 sqm.</p> <p>d) Sub division of the plot should be in conformity with the general town planning norms.</p> <p>e) Original building line (front set back) will be maintained. Other set backs will also be in conformity with the relevant building parameters/set back norms.</p> <p>f) If the subdivided plot is proposed to be merged into adjoining plot (with common physical boundary), then same will be allowed by relaxing conditions of minimum size of subdivided plot mentioned in (b) and (c) above, provided that after merger, the size of plot is 500 sqm. or more and the size of the remaining part of the subdivided plot is also 500 sqm. or more. The merged plot shall not be treated/counted as a sub-divided plot on account of the merger.</p> <p>g) Sub division charges Sub division charges will be levied at 2% of the prevailing rate of allotment of concerned Industrial Area as under:</p> <ul style="list-style-type: none"> <li>• On the entire plot area, if sub-division is proposed in four parts (upto maximum limit ) in one go.</li> <li>• On the sub-divided area, if sub-division of original plot is proposed in phases.</li> </ul> <p><i>The condition/ stipulation mentioned at (a), (b) &amp;</i></p>
--	---

*By order*  
*[Signature]*



		<p><i>(c) above will be relaxed in such specific cases of sub-division of allotted plots affected by way of WILL of the deceased allottee concerned or due to any court order.</i></p> <p><i>Provided such sub-division cases will be considered by a Committee comprising of Sr.RM (P&amp;D), Manager (Plan)/DTP, Controlling Unit Manager, headed by Advisor (Infra).</i></p> <p><i>i) Plots existed as on 1.5.08 will be treated as original plots and sub- division will be allowed as per present sub-division policy.</i></p> <p><i>Provided that sub-division in such cases shall be considered by the committee constituted under sub rule (h) of this rule</i></p>
	<p><b>Note:</b></p> <p>Sub-division charges shall be deposited along with the application to be calculated on the basis of prevailing allotment rate and prevailing rules of RIICO. This amount will be deposited as an advance till final disposal of application. In case of rejection of such application, the amount so deposited, will be refunded without interest to the concerned applicant. No legal right would be created in favour of applicant merely on deposition of such amount.</p>	<p><b>Note:</b></p> <p>Sub-division charges shall be deposited along with the application to be calculated on the basis of prevailing allotment rate and prevailing rules of RIICO. This amount will be deposited as an advance till final disposal of application. In case of rejection of such application, the amount so deposited, will be refunded without interest to the concerned applicant. No legal right would be created in favour of applicant merely on deposition of such amount.</p>



	<p>(iii) Provided that the provisions as at 17-(B)-(ii) a,b and c , above, of this Rule, will not be applicable on the following plot subdivision cases:</p> <p>(a) where developed land has been given to khatedars for acquisition of their land in lieu of cash compensation. However, the transferee shall not be permitted for further sub-division, unless the khatedar has sold the said plots as per original (i.e. without sub-division), in which case Rule 17(B) shall be applicable. Moreover with respect to minimum size of the subdivided plot as at 17-(B)-(ii)-c above, norms adopted by JDA/relevant local bodies in respect to minimum size of residential plot will be followed.</p> <p>(b) <del>Where subdivision of an allotted plot is affected in pursuance of a WILL of the deceased allottee concerned or due to any court order.</del></p>	<p>(iii) Provided that the provisions as at 17-(B)-(ii) a,b and c , above, of this Rule, will not be applicable on the plot sub division cases where developed land has been given to khatedars for acquisition of their land in lieu of cash compensation. However, the transferee shall not be permitted for further sub-division, unless the khatedar has sold the said plots as per original (i.e. without sub-division), in which case Rule 17(B) shall be applicable. Moreover with respect to minimum size of the subdivided plot as at 17-(B)-(ii)-c above, norms adopted by JDA/relevant local bodies in respect to minimum size of residential plot will be followed.</p>
	<p>(iv) While approving subdivision of residential plots allotted to the entrepreneurs or otherwise (non-khatedars), minimum area requirement as mentioned at 17-(B)-(ii)-c above may be relaxed. However, the norms adopted by JDA/relevant local bodies in respect to minimum size of residential plot will be followed.</p>	<p>(iv) While approving subdivision of residential plots allotted to the entrepreneurs or otherwise (non-khatedars), minimum area requirement as mentioned at 17-(B)-(ii)-b above may be relaxed. However, the norms adopted by JDA/relevant local bodies in respect to minimum size of residential plot will be followed.</p>



	<p>(v) (a) In cases where subdivision and subsequent transfer of part land has taken place before 1.5.2008, will be treated as per provision of sub-division policy existing at the time of registered sale deed of the plot or sub-divided plot. However, the transfer fee will be recovered in these cases as per prevailing norms.</p> <p>(b) <del>Plots existed as on 1.5.08 will be treated as original plots and sub division will be allowed as per present sub-division policy.</del></p> <p>(c) However, such plots that were reconstituted after allotment through merger and thereafter sub divided, will be permitted for subsequent sub division if the same is done for the purpose of restoring the plots to the original shape and size as allotted initially by the Corporation.</p>	<p>(v) (a) In cases where subdivision and subsequent transfer of part land has taken place before 1.5.2008, will be treated as per provision of sub- division policy existing at the time of registered sale deed of the plot or sub-divided plot. However, the transfer fee will be recovered in these cases as per prevailing norms.</p> <p>(b) However, such plots that were reconstituted after allotment through merger and thereafter sub divided, will be permitted for subsequent sub division if the same is done for the purpose of restoring the plots to the original shape and size as allotted initially by the Corporation.</p>
	<p>(vi) In case of transferred industrial areas, wherein more than 50% plots were planned upto the size of 500 sqm. or less , then the minimum size of sub-divided plot can be of 200 sqm in relaxation of provision of the rule 17-(B) (ii)-c, above.</p>	<p>(vi) In case of transferred industrial areas, wherein more than 50% plots were planned upto the size of 500 sqm. or less , then the minimum size of sub-divided plot can be of 200 sqm in relaxation of provision of the rule 17-(B) (ii)-c, above.</p>



17-(D)	<b>Delegation of Powers:</b> The powers of sub-division of allotted land/plot will be exercised by the Unit Head concerned, <del>except the cases covered under the category 17 (B) (iii) (b), which will be decided by the Head Office Committee, comprising of Advisor (Infra) (head of the committee), Sr. RM (P&amp;D), STP/DTP and the Unit Head concerned.</del>	<b>Delegation of Powers:</b> The powers of sub-division of allotted land/plot will be exercised by the Unit Head concerned, <b><i>except the cases covered under Rule 17-(B)-(ii)-(h) &amp;(i).</i></b>
--------	---	--

regard  
for