

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

No: IPI/P-3/24(A)-58/213
Dt: 22 Jan., 2021

OFFICE ORDER (03/2021)

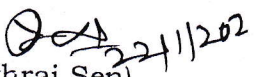
Sub: Review of the existing procedure of normal allotment of industrial plots through online system on "First Come First Serve" basis till the industrial area attains saturation level, existing provisions related to upfront concession/reservation of industrial plots, existing policy regarding housing facility to entrepreneurs and industrial labours in various industrial areas and existing provision for allotment of land for setting up educational institutes.

An agenda item (9) was placed before the IDC in its meeting held on 21.01.2021 and the IDC has accorded approval for the following:

1. Existing Rule 3, 3 (A), 3(E) & 3(S) of RIICO Disposal of Land Rules, 1979 are amended and substituted by the respective amended provisions as recommended by the Sub-Committee in its meeting held on 21.12.2020, annexed as Annexure-A-3, to the agenda note. Accordingly, as per approval of IDC (Extract copy from the minutes of the IDC meeting is annexed as **Annexure-A**), the amended rule 3, 3(A), 3(E) & 3(S) are annexed as **Annexure-B, C, D & E** respectively.
2. Relevant provision of deposition of application fee, in cases of e-Auction of industrial plots, is deleted in e-Auction rules and in the modalities.
3. Rule 3(W) of RIICO Disposal of Land Rules, 1979 is deleted. Any preferential allotment of industrial land shall henceforth, be done as per amended Rule-3 of RIICO Disposal of Land Rules, 1979, as above.
4. Special scheme to allow upfront rebate in rate of allotment for setting up of industries in unsaturated industrial areas envisaging of investment of Rs. 100 crore and above approved by IDC in its meeting held on 30.06.2015 and was validated up to financial year 2019-20, is withdrawn.
5. The existing Rule 3 (AB) related to reservation of industrial land and Rule 3(AD) of RIICO Disposal of Land Rules, 1979 related to allotment of industrial land prior to opening of industrial area, are deleted.

The above approval shall be effective from the date of issue of this order.

By Order


(Pukhraj Sen)
Advisor (Infra)

Extract copy from the minutes of IDC meeting dtd 21.01.2021

grounds, which are being contested by the State Government and RIICO. In view of above, the Committee decided to await for the orders of the Hon'ble court.

Item 8: Partial amendment in the decision taken by the IDC vide item (20) of its meeting dated 07.12.2000 related to sanction of all sizes of water connection in RIICO I/A.

The Committee discussed the agenda and accorded approval for partial amendment in the decision taken by the Committee in its meeting held on 07.12.2000 vide item (20), as under;

Existing provision	Amended Provision
Allowing unit heads to sanction all sizes of water connection from water-supply distribution lines of the Corporation after examining the technical feasibility of size of water connection.	Allowing unit heads to sanction all sizes of water connection from water-supply distribution lines of the Corporation after examining the technical feasibility of size of water connection to the allottees. However, Advisor (Infra) is also authorized to sanction all sizes of water connection to such allottees who applied for the same in "One Stop Shop" established in BIP.

The office order dated 13th December 2000 delegating the powers to Unit Heads be amended accordingly.

Item 9: Review of the existing procedure of normal allotment of industrial plot through online system of "First Come First Serve" basis till the industrial area attains saturation level, existing provisions related to upfront concession/reservation of industrial plots, existing policy regarding housing facility to entrepreneurs and industrial labours in various industrial area and existing provision for allotment of land for setting up educational institutes.

An agenda was placed in the matter before IDC in its meeting held on 22.10.2020. The IDC then formed a sub-committee of MD RIICO & Commissioner Industries to give its recommendations. A meeting of the sub-committee was held on 21.12.2020, a recommendation of

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which as placed at Annexure-A-3 to the agenda note were deliberated at length.

After detailed discussions, the Committee accorded approval for the following;

1. Existing Rule 3, 3 (A), 3(E) & 3(S) of RIICO Disposal of Land Rules, 1979 be amended and substituted by the respective amended provisions as recommended by the sub-committee in its meeting held on 21.12.2020, annexed as Annexure-A-3, to the agenda note.
2. Relevant provision of deposition of application fee, in cases of e-Auction of industrial plots, be deleted in e-Auction Rules and in the modalities.
3. To delete Rule 3(W) of RIICO Disposal of Land Rules, 1979, with effect from the date of issue of order in this regard. Any preferential allotment of industrial land shall henceforth be done as per the amended Rule-3 of RIICO Disposal of Land Rules, 1979.
4. Special scheme to allow upfront rebate in rate of allotment for setting up of industries in unsaturated industrial areas envisaging of investment of Rs. 100 crore and above approved by IDC in its meeting held on 30.6.2015 and was validated up to financial year 2019-20, be withdrawn.
5. The existing Rule 3(AB) related to reservation of industrial land and Rule 3(AD) of RIICO Disposal of Land Rules, 1979 related to allotment of industrial land prior to opening of industrial area, be deleted, with effect from the date of issue of order in this regard.

Item 10: To re-organize the Fast Track Disposal Camps and to delegate powers of the Managing Director & Advisor (Infra) to the unit heads during these Camps for speedy disposal of pending matters.

The Committee discussed the agenda and accorded approval to the following, keeping in view the demand of Industries Associations besides speedy disposal of pending matters:

3. PROCEDURE OF ALLOTMENT OF PLOT/LAND:

- (i) Allotment of planned industrial plots/land in the Industrial area, which is developed/semi-developed/undeveloped or proposed to be developed/semi-developed (except the allotment on preferential basis and/or otherwise specified in these rule) may be made through e-auction process on such reserve rate which shall be known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee, from time to time, so constituted as under:
- (a) For industrial plot** – The committee comprising of the concerned Unit Head, Sr. Most Technical Officer and Sr. Most Accounts Officer posted in concerned Unit Office.
- (b) For non-industrial plot:** The committee comprising of the Managing Director, Financial Advisor, Advisor (Infra) and Advisor (A&M). Financial Advisor shall be convener of the said Committee.
- (ii) A committee headed by the Managing Director comprising with Advisor (Infra), Financial Advisor, Sr. Most Officer of Business Promotion Cell of the HO & Unit Head concerned as its members may decide which of the industrial area not to be developed/semi developed. Sr. Most Officer of Business Promotion Cell of the HO shall be convener of the said Committee.
- (iii) (a) The prevailing allotment rate of industrial area concern shall be the rate on which e-Auction process for allotment of industrial plot in such area is initially started. This prevailing 'allotment rate' may be revised from time to time by the Management of the Corporation as and when required.
- (b) The upward revision in the prevailing 'allotment rate' of industrial area may be decided by a Committee headed by Managing Director comprising with Financial Advisor, Advisor (Infra), Advisor (A&M) and Senior most Officer of Business Promotion Cell of the HO as its members. Financial Advisor shall be convener of the said Committee.
- (c) The Committee constituted under Rule 3(i) (b) for fixing of reserve rate for non-industrial plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction to such extent as it may deem it proper subject to condition that e-auction of such plot/land could not be materialized due to not receiving any bid in e-auction process of said plot/land in consecutive last three auctions.

Provided further that such reduction shall not be more than 10% of

the prevailing reserve rate in one go.

- (iv) Entrepreneurs who is desirous of getting allotment of land/plot(s) may participate in e-Auction process as per the terms & condition and procedure prescribed in the e-Auction rules of the Corporation.
- (v) Notwithstanding anything contained as above, the Board/IDC or its Sub-Committee constituted for this purpose or any other officer authorized in this behalf, shall have power for allotment of land on preferential basis without following the procedure of e-Auction on such terms and condition and on such rate(s), as it may be deemed fit in following cases:
- (a) Directions received from the State Government/Board of Investment/ Rajasthan Special Investment Region Board in this regard.
 - (b) In any country specific industrial area
 - (c) Allotment of land to departments/ undertakings/ organizations of the State/Central Government.

Explanation-1: In case of directions given by the State Govt./Board of Investment/ Rajasthan Special Investment Region Board for allotment of land/plot(s) on certain rate/cost, then Board/IDC or its Sub-Committee/authorized officer shall comply with.

Explanation-2:

- (i) Board of Investment means Board of Investment constituted under the Rajasthan Enterprises Single Window Enabling & Clearance Act, 2011.
- (ii) Rajasthan Special Investment Region Board means Board constituted under section-7 of the Rajasthan Special Investment Region Act 2016.

Provided, the Corporation reserves the right to allot developed land of any uses in lieu of cash compensation at the option of the khatedars/ interested persons against their respective acquired land as per policy /guidelines decided by the State Govt./ Corporation, from time to time.

- (vi) An industrial area will be declared as saturated after allotment of 70% saleable industrial land of the industrial area concerned.
- (vii) (a) The bidder after declaration as successful, shall be required to make payment of 25% of premium amount and other payable amount as provided in e-Auction rules. For balance 75% amount towards premium, such bidder shall be required to make payment to the Corporation as prescribed in Rule 12 read with e-Auction Rules.
- (b) In case of direct /preferential allotment, the allottee shall be required to make payment towards premium and other payable amount as

per provisions of rule 12 and/or on such terms and conditions as decided by the Corporation in this regard.

(viii) Land area so demanded by the applicant under category of direct/preferential allotment as provided under rule 3(v), may be assessed, if required, as per guidelines prescribed in the **Form-A-4** appended to these rules.

(ix) The Managing Director is authorized to make amendments in e-Auction Rules and Modalities thereof, as he/she may be deemed fit or the circumstances warranted due to technology up-gradation in future.

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Annexure-C

3 (A) (i) Reservation of industrial plots within total number of saleable industrial plots up to 5000 square metre shall be made in every industrial area to the following categories of entrepreneurs and allotted to such category of entrepreneurs in accordance with reservations, so made;

- (a) 5 % plots for woman and SC/ST Category Entrepreneurs;
- (b) 3% plots for Persons with Benchmark Disabilities;
- (c) 2% plots for Ex-Serviceman/ Dependents of diseased armed forces service personnel/ paramilitary personnel.

Provided that in those industrial areas, where reservation has already been made in accordance with the then prevalent policy, allotment of such reserve plots shall be made to the respective category of entrepreneurs in accordance with reservations, so made.

- (ii) Earmarking of reserved plots having specific plot number as per the approved lay-out plan of the area, shall be made by draw of lots for the respective categories by the Committee comprising of concerned Sub Divisional Officer (SDO), General Manager (DIC), and concerned Unit Head of the Corporation prior to put for e-Auction.
- (iii) For Allotment of plots so reserved as per sub-rule 3 (A) (i), limited e-auction shall be held among the respective category of entrepreneurs keeping reserve rate at par with the prevailing rate of allotment of the industrial area concerned.
- (iv) Upfront concession on the rate quoted by the successful bidder in e-Auction process of reserved industrial plots shall be allowed as mentioned in the table below against their category, after furnishing requisite certificate by the successful bidder at the time of submitting bid, as under:

SN	Category	Concession	Copy of required certificate in support of concession being sought
1.	Member of SC/ST	50%	Caste Certificate issued by Competent Revenue Authority
2.	Ex-Serviceman	25%	Certificate of the Sainik Kalyan Board
3.	Dependents of diseased armed forces service personnel/ paramilitary personnel	50%	Certificate of the competent authority
4.	Person with Benchmark	25%	Certificate issued by the Certifying Authority as per Section 1(r) of "The



	Disabilities		Rights of Person with Disability Act, 2016" or Certificate issued by Authority under the Act of 1995 for more than 40% disability.
5.	Women Entrepreneur	25%	Photo, ID Proof with address

(v) The transfer of leasehold rights of plot allotted under concessional category may be permitted after five years from the date of commencement of production. In case of transfer of plot from concessional category to general or other category prior to said period, concession shall be recovered with interest as decided from time to time along with transfer premium payable as per rules.

(vi) The successful bidder will be entitled for concession as provided in these rules, under any one category only and after availing concession, he/she shall not be permitted to change from one category to another category.

(vii) The successful bidder shall be entitled for the concession up to plot size of 5000 sq mtr of industrial category reserved for this purpose.
Explanation: This concession will be allowed in case of partnership firms/LLP/Private Limited Companies/OPC where the category of partners/promoters/Directors, as the case may be, are the same and entire share/shareholding remains with such original partners/promoters/directors up-to a continuous period of 5 years after the commencement of production in such allotted plot, failing which provision of rule (v) above, shall be applicable.

(viii) In new industrial areas which are to be developed, 30% of the total saleable industrial land will preferably be planned for Micro, Small & Medium Enterprises having plot size upto 5000 sqm.

3 (E) Allotment of land for setting up of Educational Institute:

- (i) Allotment of land for setting up of educational institute shall be made by way of e-Auction as defined in e-Auction rules of the Corporation.
- (ii) Reserve rate of auction shall be fixed by the competent Reserve Price Fixation Committee.
- (iii) The institute to be set up by the allottee should be got affiliated from the concerned Statutory body governing the courses to be run by such institute.
- (iv) A Committee headed by Managing Director comprising of Financial Advisor, Advisor (Infra), STP and concerned Unit Head as member will accord permission to change of educational activity, for which land/plot is allotted to another educational activity, subject to payment of following charges:
- (a) At 25% of the prevailing rate of allotment of the industrial area concerned, if plot is vacant at the time of applying for change of activity.
- (b) At 10% of the prevailing rate of allotment of the industrial area concerned, if plot has been utilized for the educational activity for which it was allotted.

3(S) Allotment of residential plots for construction of individual house in industrial areas.

- (i) While planning of an industrial area, the Corporation may plan residential plots for construction of individual houses, if required either for allotment of developed residential land in lieu of cash compensation to the khatedars/interested persons or to adhere any housing policy applicable on industrial areas introduced by the State Govt.
- (ii) The reservation of residential plots planned by the Corporation (other than allotted/reserved to the khatedars / interested persons in lieu of cash compensation of their acquired land) and mode of their allotment :
- (a) 25% of the vacant plots in residential colonies will be reserved for allotment to the allottee of the industrial plot of the industrial area including its phases/extension. Allotment of these plots shall be made through limited e-Auction among such category of applicants. .
Provided in case such plot(s) could not be disposed of despite putting in consecutive three e-auction, then the Managing Director shall have power to de-reserve such plot(s) for allotment to general public by way of e-Auction.
- (b) Remaining 75% of the vacant plots shall be allotted to the general public by way of e-Auction .
- (c) Reserve rate of plot for e-Auction shall be fixed by the Competent Reserve Price Fixation Committee of the Corporation
- (iii) (a) Transfer of leasehold rights of residential plots allotted to the allottees of industrial plot in industrial area will be permitted in favour of any other allottee of industrial/institutional/commercial plot(s) in the same industrial area, even without sale/transfer of respective industrial plot.
- (b) Transfer of leasehold rights of residential plots allotted to general public may be permitted in favour of any other prospective buyer. .
- (c) The allottee or purchaser shall not be allowed to use the plot for any other purpose except residential use.
- (iv) Clubbing/merging of residential plots allotted through e-auction shall not be permitted under these rules.