

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT
CORPORATION LIMITED,
UDYOG BHAWAN, TILAK MARG, JAIPUR- 302005**

No: IPI/P-5/2016/105 / 490
Dt. 01 Mar., 2016

OFFICE ORDER (5/2016)

Sub: Policy for allotment of land to provide "Plug & Play" facility.

The IDC vide item (3) of its meeting held on 13.02.2016 has accorded to approve the policy for allotment of land to provide "Plug and Play" facility as under:

1. Definition:

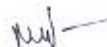
The "**Plug & Play**" facility means roof covered structure(s) in form of building(s) and/or shed(s), single storey or multistoried, on land allotted by RIICO in its industrial area(s) that could be rented out by allottee for non-polluting manufacturing industrial units including information technology units.

2. Purpose:

Purpose of land allotment in such cases is defined as allotment of land for providing '**Plug and Play**' facility for setting up non-polluting manufacturing industrial units including Information Technology units.

3. Allotment of land and its Modalities:

3.1 The allotment of land, under this policy, shall be made as per provisions of RIICO Disposal of Land Rules, 1979 for facilitating Plug and Play facilities by the allottee. However, the use(s) of Plug and Play facilities shall not be allowed for the industrial units which are not permitted as per terms and conditions of Environment Clearance for that industrial area.



- 3.2 In industrial areas other than saturated industrial areas, allotment of land for Plug and Play facilities shall be made at the prevailing rate of allotment of the industrial area concerned.
- 3.3 The allotment of land for Plug and Play facility will be considered after inviting applications through publication of advertisement in the news papers. If numbers of applicants are more than one, allotment of land will be made through draw of lots.
- 3.4 In saturated industrial areas, allotment of land shall be made through auction (sealed bids) for plots earmarked for allotment for Plug and Play facilities. Reserve rate for the auction would be decided by the Reserve Price Fixing Committee.
- 3.5 25% cost of land and 1% security money will be deposited before allotment and payment of balance 75% cost of land will be allowed in 7 quarterly interest bearing installments. Normal interest @ 12% per annum will be levied from 121st day from the date of allotment as per rules.
- 3.6 Service Charges will be levied from the allottee at the rate applicable to industrial plots.
- 3.7 In case plot is allotted in the industrial area/Zone specified for a particular country/product then Plug and Play facility will be provided only to majority holding companies of that country in the specified industrial area and for particular product in the specified zone.
- 3.8 The corporation being a lessor will provide only outer infrastructure as per the development scheme of the concerned industrial area. Internal development of the premises will be the sole responsibility of the allottee as per plans approved by RIICO.
- 3.9 Water will be supplied as per the availability and as per provisions made in the development scheme of the industrial area. No additional infrastructure shall be demanded from RIICO to meet out the increased demand of water for providing "Plug and Play" facility. The water requirement will also be assessed before giving permission to

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the existing plot allottees who want to switch over to provide Plug and Play facilities.

- 3.10 Building parameters would be as applicable to the industrial plots as per RIICO Disposal of Land Rules, 1979. However, the plot for providing Plug and Play facilities should be located on the road having ROW 18 mtr and above. The building regulations, other than building parameters, as specified above for the Plug and Play facilities shall be same as building regulations applicable to commercial buildings (as adopted by the Corporation).
- 3.11 Built up area upto 4% of the permitted FAR shall be allowed for commercial facilities and 2% of permitted FAR will be allowed for Recreational facilities subject to condition that no sub-leasing of built up space will be permitted and the allottee will either use the said space at their own or will provide on sub-letting basis.
- 3.12 In case "Plug and Play" facilities are to be provided in plots measuring 5 acres and above, 5% of the permitted FAR shall be allowed for residential facilities for the benefits of units and their employees. However, in any case, sub-leasing of the built up space shall not be permitted and the allottee shall provide the built up space on sub-letting basis.
- 3.13 The allottee shall be required to get the building plans for the Plug and Play facilities approved from RIICO before commencement of construction. A committee comprising of Unit head concerned, Sr.RM/RM/ARM and Sr. planning Assistant/Planning Assistant will approve the building plans.
- 3.14 The allottee of plot shall be allowed 3 years time period for utilization of plot as per rules. However, for allotment for Plug and Play facilities, utilization of land shall be deemed if the construction is completed. For adjudging completion of construction, minimum construction in atleast 20% of plot area on ground or permissible FAR shall be mandatory and shall be verified by the Unit Head concerned.
- 3.15 Land use change of the plot allotted for Plug and Play facilities purposes shall not be allowed. Also, transfer of plot/land allotted for

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Plug and Play facilities purposes shall not be allowed for other purpose except for Plug and Play facilities.

- 3.16 Other provisions of the RIICO Disposal of Land Rules, 1979 as applicable on industrial plots will be applicable to the plots allotted for Plug and Play facilities.
- 3.17 The Plug and Play facilities shall be allowed to be rented out by the allottee to one or more parties for upto 19 years, at a time.
- 3.18 A suitable clause will be inserted by the allottee in the rent deed to the effect that in case allotment of plot is cancelled by the lessor than the rent agreement executed between allottee and tenant shall also stand cancelled. Without the above clause, the rent agreement will not be treated as valid.
- 3.19 Rights and liabilities between the lessee and tenant will be determined amongst themselves and these will not be binding on RIICO in any manner. However, such mutual rights and liabilities will have to conform to the rules and regulations of RIICO and terms and conditions of such allotment of land etc.
- 3.20 RIICO will not be answerable/responsible for any dispute arising between lessee and tenant.

4. Policy for existing plot allottee to provide 'Plug & Play' facility:

4.1 For existing plot allottees before utilization of the plot:

In the situation when an existing plot allottee of industrial plot located on roads having ROW 18 mtr and above and wants to switch over to provide '**Plug and Play**' facility before utilization of the allotted land than such situation would be deemed as change in status of the land allottee i.e. from entrepreneur to facilitator/service provider. For permitting such change in status of an existing allottee, an additional charges equivalent to 0.25 times of the prevailing industrial rate will be levied. In these switch over cases, the land allottee will have to complete the '**Plug and Play**' arrangements within the scheduled time as was allowed for setting up industrial unit.

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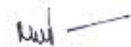
4.2 For existing plot allottees who have already utilized the industrial plot:

In the cases where an existing allottee of industrial plot, which is located on roads having ROW 18 mtr and above, wants to switch over to provide '**Plug and Play**' facility after utilization of the allotted land than such cases would be deemed as change in status of the land allottee i.e. from entrepreneur to facilitator/ service provider. For permitting such change in status of an existing allottee, an additional charges equivalent to 0.25 times of the prevailing industrial rate will be levied. In these switch over cases, the land allottee will have to complete the '**Plug and Play**' arrangements within three years period from the date of granting such permission.

4.3 Other provisions related to transfer of plot, retention charges for granting time extension, building parameters, built up area for supportive uses, etc. shall be same as per provisions of the policy for allotment of plot for '**Plug & Play**' facility. However, RIICO will not provide additional infrastructure facilities, such as, water and power.

4.4 A committee headed by MD and comprising of Advisor (Infra), STP/DTP and unit head concerned as members will have powers to permit '**Plug & Play**' facility to the existing industrial plot allottees.

The above policy shall be inserted suitably in the RIICO Disposal of Land Rules, 1979.


(Lalit Kumar)
Advisor (Infra)