

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

No: IPI/P-6/Policy/4/2012/1250
Dt: 28, June, 2016

OFFICE ORDER (20 /2016)

Sub: Amendment in payment schedule for conversion charges to be levied for change in land use of allotted plots.


An agenda item (7) was placed before the Infrastructure Development Committee of the Board of Directors in its meeting held on 16.06.2016. The IDC has accorded approval for the following payment schedule for conversion charges;

- (a) A letter will be issued by the unit office for conveying provisional/in-principle permission for change of land use with the condition to deposit 25% conversion charges, betterment levy (if any) together with full amount of service tax (if payable) within 30 days.
- (b) Remaining 75% conversion charges will be deposited in 7 quarterly installments with 12% interest per annum. The interest will be charged from 121st day of allotment. The first installment shall become due on fixed date falling after 120 days from the allotment date i.e. 31st March, 30th June, 30th Sept. and 31st Dec. of the year. The installment shall be paid alongwith interest to be calculated on remaining amount of conversion charges on due date. In case of default, interest @ 14% will be levied on due principal amount of installment from the due date of the installment till the date of payment.
- (c) On receiving payment of 50% conversion charges or payment towards first 3 installments, whichever is earlier, final permission for change in land use will be issued and building plans will be approved as per prescribed norms and sub leasing of built up space will be allowed.
- (d) Allottee will be permitted to commence construction activity on the plot only after approval of building plans as mentioned above.

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- (e) Time extension from due date/regularization of delay in payment of installments with interest will be granted by the Managing Director.
- (f) If the allottee fails to deposit the conversion charges as per prescribed schedule or in extended period, the provisional/in-principle/final permission for change in land use will be withdrawn and deposited conversion charges will be refunded after deducting payable dues and charges equivalent to 0.10 times of prevailing rate of allotment of industrial area concerned.
- (g) In old cases wherein permission for change in land use has already been given as on date and 75% conversion charges have not been deposited within stipulated/extended period, as the case may be, then in such cases, the allottee will also be allowed to avail the installment facility as per the payment schedule prescribed above for deposition of balance 75% amount of conversion charges. However, in such cases issue of final permission for change in land use, approval of building plans and sub leasing of built up space will be allowed only after deposition of 50% conversion charges.
- (h) Registration of sub-leasing of built up area will be permissible only after making full payment of conversion charges by the allottee.

Accordingly, the existing relevant provisions under Rule 20-C of RIICO Disposal of Land Rule, 1979 will be replaced with the above amended provisions.


(Lalit Kumar)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)
2. Secretary
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8. All Unit Heads -----