

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

No.- IPI/P-6/P&D/2007/Pt-III/1377
Dt. 04. February, 2019

OFFICE ORDER (06/2019)

Sub:- Partial amendment in various provision of RIICO Disposal of Land Rules, 1979 to the extent- Rate of allotment of land for supportive/promotional activities and to delete certain provisions which are appearing repeatedly under different rules.

An agenda item (3) on the subject matter was placed before the IDC in its meeting held on 12.12.2018. After detailed deliberation, the IDC has accorded approvals as under:-

1. The IDC reviewed its earlier decision taken in the meeting held on 24.08.2018 regarding allotment of planned commercial plot for Petrol Pump and decided to amend the same to the extent that allotment of planned residential/commercial/institutional plots for petrol pump (retail out let) use will be considered by the Management at the reserve rate decided by the Reserve Price Fixation Committee headed by the Managing Director. Accordingly, the relevant existing provision and amended provision related to allotment of land for Petrol Pump in RIICO Disposal of Land Rules, 1979 will be as under:-

S.No	Rule No.	Supportive/Promotional Activities.	Existing provision (rate of allotment)	Amended Provision (rate of allotment)
1	3 (G)-16 (a)	Petrol pumps (retail outlet)/LPG godowns to IOC, BPCL, HPCL, private oil companies (like Reliance etc.) or licensees of these companies	In-Unsaturated industrial area: At four times of prevailing rate of allotment of the industrial area concerned. In Saturated Industrial Area: At four times of the prevailing rate of allotment of the industrial area concerned or highest auction	In-Unsaturated industrial area: At four times of prevailing rate of allotment of the industrial area concerned. In Saturated Industrial Area: At four times of the prevailing rate of allotment of the industrial area concerned or highest auction

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	<p>rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to commercial use, whichever is higher. 10% corner charges, if applicable, shall be charged extra.</p> <p><i>Note: If request is made by the Oil Companies or Licensees of these companies to allot planned commercial plot for Petrol Pump (Retail Outlet) then allotment of such planned plot for Petrol Pump (Retail Outlet) use will be considered by the process of e-auction only and Oil Companies or Licensees of these companies may participate in the auction of said commercial plot proposed to be auctioned for specific use i.e. Petrol Pump (Retail Outlet)</i></p>	<p>rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to commercial use, whichever is higher. 10% corner charges, if applicable, shall be charged extra.</p> <p><i>Note: If request is made by the Oil Companies or Licensees of these companies to allot planned commercial/residential/institutional plot for Petrol Pump (Retail Outlet) then allotment of such planned plot for Petrol Pump (Retail Outlet) use will be considered by the Management at the reserve rate decided by the reserve price fixation committee headed by the Managing Director.</i></p>
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2. The IDC accorded amended rate of allotment of land for other supportive/promotional activities as given in the Annexure-D to the Agenda Note with following changes.

Rule 3 (E) (ii) (i) for Allotment of land for setting up of Educational Institute: For saturated industrial areas amended rate of allotment would be highest auction rate of allotment of similar size of industrial plot in last 2 years or rate fixed by Reserve Price Fixation Committee(RPFC), if auction rate is not available.



Rule 3 (E-1) (c) for Land allotment for setting up of Spa & Nutrition Training Institute: For saturated industrial areas amended rate of allotment would be 1.5 times of highest auction rate of allotment of similar size of industrial plot in last 2 years or rate fixed by Reserve Price Fixation Committee(RPFC) if auction rate is not available.

Rule 3 (G)-2 Central Government Departments & State/ Central Government Corporations / Undertakings: For saturated industrial areas amended rate of allotment would be at Reserve rate of allotment to be fixed by the Reserve Price Fixation Committee, subject to minimum of 1.5 times of prevailing rate of allotment of industrial area.

Rule 3 (G)-3: This rule is deleted because rate of allotment for residential plot in any case is determined for industrial area.

Rule 3 (G)-9: this rule is deleted and to be replaced with policy for allotment of land for flatted factory complex as and when decided by the IDC.

Rule 3 (G)-11, Crèche: this rule is deleted as it is not a commercial venture. The management was directed to prepare a policy wherein a building or built up space in existing unit office complex or service area could be constructed by RIICO and thereafter the same could be handed over to NGO or Society or any such registered body for running the centre. The construction, maintenance and operational cost be borne by RIICO and to be covered under CSR activities of the Corporation.

Rule 3 (G)-14: Business centre: No change in rate of allotment in unsaturated I/A. For saturated industrial areas allotment would be through auction, at rate of allotment to be fixed by the Reserve Price Fixation Committee keeping in view the last auction rate of commercial plot of similar size in that industrial area.

Rule 3 (G)-15: Rule deleted being no more relevant.

Rule 3 (H): No change in rate of allotment in unsaturated I/A. In saturated industrial areas no allotment for residential purpose. For commercial use, the rate of allotment would be last auction

rate of allotment of commercial plot of similar size subject to not less than 4 times of prevailing rate of allotment.

Rule 3 S(1) 1.3: Rate of allotment in unsaturated I/A would be at prevailing rate of allotment of the industrial area concerned. For saturated industrial areas rate of allotment would be prevailing rate of allotment or highest auction rate of allotment of industrial plot, whichever is higher.

Rule 3(X)(iv): Rate of allotment in unsaturated I/A would be 1.1 times of prevailing rate of allotment of industrial area. No allotment permissible in saturated industrial areas.

Deletion of rule 3 (G)-7 and 3(Q) to avoid repetition of same provisions in RICO Disposal of Land Rules, 1979

Accordingly, the amended provisions for various other supportive only promotional activities will be as under:-

S.No	Rule No.	Supportive/Promotional Activities.	Existing provision (rate of allotment)	Amended Provision (rate of allotment)
1	3 (B)	Allotment of land for setting up of Research & Development Centre	Prevailing rate of allotment of the industrial area concerned.	Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned. Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of allotment of industrial plot, whichever is higher.
2	3 (E) (ii) (i)	Allotment of land for setting up of Educational Institute	Prevailing rate of allotment of the industrial area concerned.	Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned. Saturated industrial areas:- Highest auction rate of allotment of similar size of industrial plot

3	3 (E-1) (c)	Land allotment for setting up of Spa & Nutrition Training Institute concerned.	1.5 times of prevailing rate of allotment of the industrial area concerned.	<p>in last 2 years or rate fixed by Reserve Price Fixation Committee (RPF), if auction rate is not available.</p> <p>Unsaturated industrial area:- 1.5 times of prevailing rate of allotment rate of the industrial area concerned.</p> <p>Saturated industrial areas:- 1.5 times of highest auction rate of allotment of similar size of industrial plots in last 2 years or rate fixed by Reserve Price Fixation Committee (RPF), if auction rate is not available.</p>
4	3 (G)-1	State Government Department	Prevailing rate of allotment of the industrial area concerned.	<p>Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned.</p> <p>Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of allotment of industrial plot, whichever is higher.</p>
5	3 (G)-2	Central Government Departments & State/Central Government Corporations/Undertakings	Prevailing rate of allotment of the industrial area concerned or as decided by the IDC on case to case basis.	<p>Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned.</p> <p>Saturated industrial areas:- Reserve rate of allotment to be fixed by the Reserve Price</p>

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6	3 (G)-3	Individual Housing Plots	2 to 4 times of the prevailing rate of allotment of the industrial area concerned. Allotment at a price less than four times, the matter shall be decided by IDC.	Fixation Committee subject to minimum of 1.5 times of prevailing rate of allotment of industrial area. <i>This rule is deleted.</i>
7	3 (G)-4	Land allotment to Private Developers for creating group housing facility in RIICO Industrial Areas..	By inviting EOI keeping reserve rate as prevailing rate of allotment of the industrial area concerned.	Unsaturated industrial area:- By inviting EOI keeping reserve rate as fixed by the Reserve Price Fixation Committee. Saturated industrial area:- By inviting EOI keeping reserve rate as fixed by the Reserve Price Fixation Committee.
8	3 (G)-7	Allotment of land to industrial training institute	Industrial training institute (upto 5 acres land alongwith small building shed) (details of schemes to be worked out initially at Sitapura, Neemrana, Bagru, Jodhpur, Udaipur etc.)	<i>This rule is deleted.</i>
9	3 (G)-8	Other supportive and promotional activities like, Telephone Exchange, Inland Container Depot (ICDs), Gem Bourse etc.	Prevailing rate of allotment of the industrial area concerned.	Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned. Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of Allotment of industrial plot, whichever is higher.

10	3 (G)-9	Building Complexes (i) Upto 5% covered area would be allowed for essential common facilities like Banks, Administrative block, conference room, post office, dispensary. (ii) For area in excess of 5% but not more than 10% and for activities other than as mentioned above.	Prevailing rate of allotment of the industrial area concerned. IDC is authorized to take decision on the rate to be charges on case to case basis.	<i>This rule is deleted. However, Rule is to be replaced with policy for allotment of land for flatted factory complex as and when decided by the IDC.</i>
11	3 (G)-11	Creche	Prevailing rate of allotment of the industrial area concerned.	<i>This rule is deleted. However, IDC directed to prepare a policy wherein a building or built up space in existing unit office complex or service area could be constructed by RIICO and thereafter the same could be handed over to NGO or Society or any such registered body for running the center. The construction, maintenance and operational cost to be borne by RIICO and to be covered under CSR activities of the Corporation.</i>
12	3 (G)-12	Basis Telecom/Cellular Phone Operators (i) For erection of Tower/Mast upto 150 sqm.	The land is allotted with 20% rebate in prevailing rate of allotment in the area where plots	Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned. Saturated industrial area:- Prevailing rate of allotment or

13	3 (G)-13	(ii) For switching/ service center upto 1000 sqm. Power Plants in private sector	are not auctioned. Prevailing rate of allotment of the industrial area concerned.	Highest Auction Rate of Allotment of industrial plot, whichever is higher. Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned. Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of Allotment of industrial plot, whichever is higher.
14	3 (G)-14	Business Centers.	Through auction keeping reserve price at 4 times of the prevailing rate of allotment of the industrial area concerned.	Unsaturated industrial area:- Through auction at reserve rate of allotment to be revised the Reserve Price Fixation Committee. Saturated industrial area:- Through auction, at reserve rate of allotment to be fixed by the Reserve Price Fixation Committee keeping in view the last auction rate of commercial plot of similar size in that industrial area.
15	3 (G)-15	Kerosene Depot on recommendations of Food & Civil Supplies Department, upto 2000 sqm. area	At four times of prevailing industrial rate in area with an undertaking to follow precautionary measures for upkeep and safety of depots.	<i>This rule is deleted.</i>
16	3 (G)-17	Gas authority of India Ltd. for	At prevailing rate of industrial	Unsaturated industrial area:- Prevailing rate of allotment of the

		laying of LPG pipeline	area concerned.	industrial area concerned. Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of Allotment of industrial plot, whichever is higher.
17	3 (H)	Allotment of land to State/Central Government Departments/Organizations for Residential/ Commercial use	<p>For residential use: At 2 times of the prevailing rate of allotment of industrial area concerned.</p> <p>For Commercial use: At 4 times of the prevailing rate of allotment of industrial area concerned.</p>	<p>For residential use: Unsaturated industrial area: Reserve rate of allotment to be fixed by the Reserve Price Fixation Committee.</p> <p>Saturated industrial area:- No allotment for residential purpose.</p> <p>For commercial use: Last auction rate of allotment of commercial plot of similar size subject to not less than 4 times of prevailing rate of allotment.</p>
18	3 (N)	Allotment of land upto 1000 sqm. to Rajasthan Co-operative Dairy Federation for Milk Parlors	At prevailing rate of allotment of the industrial area concerned.	<p>Unsaturated industrial area:- Prevailing rate of allotment of the industrial area concerned.</p> <p>Saturated industrial area:- Prevailing rate of allotment or Highest Auction Rate of Allotment of industrial plot, whichever is higher.</p>

19	3(Q)	Allotment of land for services in unsaturated industrial areas	At prevailing rate of allotment of the industrial area concerned and no rebate in rate of allotment shall be admissible to the allottees. The terms "services" for the purpose of this rebate shall include telephone exchange, inland container depot, offices of State/Central Government Departments/Organizations, Creches etc. but shall exclude housing colony to be developed by Rajasthan Housing Board.	<i>This rule is deleted.</i>
20	3 S (1) 1.3	Allotment of land for construction of dormitories/quarters by the allottees for its workers.	At prevailing rate of allotment of the industrial area concerned.	<p>Unsaturated industrial area: Prevailing rate of allotment of the industrial area concerned.</p> <p>Saturated industrial areas: Prevailing rate of allotment or highest auction rate of allotment of industrial plot, whichever is higher.</p>
21	3 (X) (iv)	Allotment of land for setting up Private Universities in RIICO industrial areas	At prevailing rate of allotment of the industrial area concerned allowing 35% upfront discount in prevailing rate of allotment admissible upto 30 acres of land area.	<p>Unsaturated industrial area:- 1.1 times of the prevailing rate of allotment of industrial area.</p> <p>Saturated industrial area:- No allotment permissible in saturated industrial area.</p>


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