

OFFICE ORDER (24/2011)

- Sub: (A) Prescribing norms for allotment of land to educational institutes**
(B) Provision for change of land use from industrial to school.
(C) Regularization of unauthorized use of allotted industrial land as educational institute including school.

A. An agenda item on the subject matter was placed before the IDC vide item no. 4 of its meeting held on 04.05.2011 and further as item (13) of its meeting held on 9.6.2011. The Committee has accorded final approval in the matter as under;

(i) An Educational Institution has been re-defined and Rule 3 (E) of RIICO Disposal of Land Rules, 1979, which prescribes norms for allotment of land to Educational Institutes has been amended. Consequent upon said amendments, now the amended Rule 3(E) shall be as per **Annexure-A**. Accordingly, the amended provisions for allotment of land to the educational institutes will be as per Annexure-A and the same would come in force since 4.5.2011.

(ii) Rule 3(P) is hereby deleted.

B. The committee has also accorded approval for inserting new provision under table-3 of sub-rule 7 of Rule 20-(C) for change of land use of allotted industrial plot for school as under;

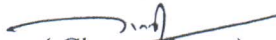
"Provisions for change of land use of an allotted industrial plot for school may also be treated at par with the change of land use of an allotted industrial plot for educational/training institutes. Conversion charges for change of land use from industrial to school may be levied @ 25% of the prevailing development charges of industrial area concerned as per the existing provisions of rule 20 (C) of RIICO Disposal of Land Rules 1979".

C. The IDC also accorded approval for regularization of industrial plot used as institutional purpose. Accordingly, the following new provision is hereby inserting in Rule - 20 (C) of RIICO Disposal of Land Rules, 1979 as sub rule 7.2

Regularization of Industrial plot used as institutional purpose:

"An additional amount equivalent to 25% of prevailing development charges of industrial area concerned may be charged as regularization charges for regularization of industrial plot, used for institutional purposes without change of land use, in addition to conversion charges. The compliance of building norms laid down for the institutional purpose shall also be adhered to".

- D. It is also decided as policy decision that non industrial use in an industrial area should not be more than 15% of total land of the industrial area concerned.
- E. The IDC vide item (24) of its meeting held on 09.06.2011 has also laid down following norms/regulations for allotment of land to educational institutes. (As per the revised definition, the educational institutes include schools also)
- (a) Plots for school shall not ordinarily be planned in an industrial area unless there is a residential colony/habitation in and around industrial area. However, this will not affect the decision taken by IDC on 4.5.11 in respect to educational institutions. Since school is treated as educational institute, it may also be allowed on the allotted land for University in the industrial areas of the Corporation.
 - (b) The provision of school in an industrial area bear direct relationship with the number of families residing in an industrial area, however, not more than two schools (one primary + one secondary) be planned in an area.
 - (c) Land for school shall be counted in overall 15% limit for non-industrial use, in the area concerned.


(Chetan Deora)
Advisor (Infra)

3 (E). Allotment of land to Educational Institutes:**3(E)(i) Definition of Educational Institute:**

The Expression education institution shall be those institution which impart primary/ secondary education or degree / diploma as recognized by the State/Central Government or Agencies set up by these Government for monitoring such educational institutions excluding private universities;

3(E)(ii) Terms and conditions for land allotment are as under:

- (i) Land allotment applications would be entertained after informing the plot availability for the purpose through a press release. The allotment rate shall be the rate of development charges prevailing in the industrial area.
- (ii) The interested agency / consortium should have sufficient experience to run similar educational institution in India or abroad. Those having collaboration / franchise arrangement with the Institution of National / International repute would be given due weightage.
- (iii) The minimum level of investment in the coming five years in the plot shall be decided by the committee constituted for deciding the land allotment in consultation with the applicant.
- (iv) The implementing agency should take effective steps for commencement of construction activity within one years from the date of allotment and should start the institute in full swing within three years from the date of allotment, otherwise the allotment will be liable to be cancelled and amount equivalent to keeness money or keeness money deposited, as the case may be, would be forfeited.
- (v) The proposed Institutes should have the approval of the State Government and be got affiliated with the All India Council of Technical Education / Medical Council of India /UGC/ State-Central Education Board/University as the case may be.
- (vi) The fees pattern shall be as per guidelines of AICTE/ ICMR/ State Government/ Supreme Court Orders, State/Central Education Board.
- (vii) The Governing Council/ Board of the Institute should have one Nominee of RIICO/ State Government.
- (viii) The implementing agency/ consortium should have sufficient funds to implement the project. They shall furnish adequate evidence to this effect.
- (x) Following amount of keeness money for different educational institutes shall be deposited alongwith the application for land allotment:

(a) For Schools	Rs. 5.00 lacs
(b) For other educational institute	Rs. 10.00 lacs
- (xi) Refund / forfeiture of the keeness money will be done as per following procedure:
 - (a) In those cases in which the State Government does not issue the NOC to the applicant within six months from the date of allotment then RIICO will refund keeness money without any deductions. The applicant will have to seek NOC within six months from the land allotment date. However, the MD may consider time extension.

- (b) If the applicant abandons the project or surrenders the land then the amount equivalent to the keeness money will be forfeited.
- (c) Keeness money shall be refunded after commencement of institute functioning, without interest.
- (d) No keeness money shall be demanded from allottee institution for taking additional land for expansion of existing institution or for setting up new institution in area.
- (xi) A Committee of the following officers would approve the land allotment:
- Managing Director
 - Financial Advisor
 - General Manager (BP)
 - Advisor (Infra)
 - Concerned Unit Head
- (xii) The application for land allotment shall be put up before the constituted Committee for approval. On approval, 25% development charges (keeness money shall not be adjusted) shall be deposited within 30 days from the date of offer issued. After payment of 25% development charges, allotment letter shall be issued without waiting for NOC / Permission from the State Government with the following stipulation for payment of balance development charges that
- 75% amount shall be deposited within 60 days from the date of allotment letter issued.
 - Rebate @ 2% for payment of development charges without availing grace period or before allotment will be allowed as applicable to industrial plots.
 - The allottee may opt to pay 75% development charges in installments alongwith interest as permitted in case of allotment of industrial plots.
- (xiii) Time extension for making payment beyond prescribed period can be granted as per policy decided for industrial plots.
- (xiv) Rate of service charges: As per the rates applicable for industrial plots.
- (xv) Payment of economic rent and service charges shall be made as per rules applicable in case of allotment of industrial plots.
- (xvi) Maximum/minimum land area to be allotted for the institutions shall be as per the norms fixed by the concerned controlling department/agencies i.e. State/Central Education Board, All India Council of Technical Education, Medical Council of India, UGC etc.

3(E)(iii) Rebate in rate of allotment:

- A 10% rebate in rate of development charges shall be allowed while allotting minimum land 10,000 sqm. in unsaturated industrial areas. The rebate shall increase @ 0.5% per 1,000 sqm. for land allotment more than 10,000 sqm., subject to maximum rebate of 25% on both the counts put together.
- An additional 10% rebate over and above of 25% mentioned in clause (a), may be allowed by way of reimbursement to the allottee of plot of minimum size of 40,000 sqm. in any non-saturated industrial area if a minimum investment of Rs. 50 crores is made on the plot within 5 years period.

Note: The rebate shall not be allowed in "institutional area" at Sitapura, Jaipur