

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

No: IPI/P-6/Policy/1/2015/2751
Dt: 21 Oct., 2021

OFFICE ORDER (22/2021)

Sub: Amendment in the existing provision of Rule 17-C of RIICO Disposal of Land Rules, 1979 related to merger of allotted plots and also to have provision to allow de-merger of plot which was constituted by clubbing of adjacent plots/ by merging of allotted plots according to the original planning.

The IDC vide item (5) in its meeting held on 27.09.2021 has accorded approval for amendments in the existing provisions of Rule 17-C of RIICO Disposal of Land Rules, 1979, as follows, with certain modifications:

Existing Rule	Amended Rule
Rule: 17-C – Merger of plots "Merger of allotted land/plot(s) would mean merger of adjoining land/plot(s) held by same entity or by virtue of order of any Court of Law. Merger of allotted land/plot(s) will be allowed in case of both the land/plot(s) is vest with same entity either by way of sale, assignment, gift, allotment, acquisition, amalgamation or by virtue of any order of Court of Law. However, merger of allotted land/plot(s) may be allowed, without any premium/charges, wherein allottee proprietor/partners, in case of partnership firms/ LLP and promoter directors, in case of the Companies including OPC of the merging land/plot(s) are either same or are in immediate blood relation or having major and controlling shares in both the merging plots/units. Further subdivision of plot constituted by	Rule: 17-C – Merger/de-merger of allotted plots 1. Allotted land/plots would be deemed to be merged by Unit Head if merging land/plots are vested with same entity either by way of sale, assignment, gift, allotment, acquisition, amalgamation or by virtue of any order of Court of Law subject to following conditions:- (a) Allottee shall pay lump-sum charges @ 1% of the prevailing rate of allotment of the industrial area concerned for the total area of land/plots being merged. (b) In case all the merging plots are vacant and having different due dates for utilization then due date of utilization of plot constituted after merger of plots may be the due date of the plot which is to be utilized at the earliest. (c) In case any one or more merging plots are already utilized and being merged with the vacant plot(s) then

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merger of plots as above may also be allowed as per the provisions of sub-division of allotted land/plots as mentioned above in Rule 17 (B)".

due date of utilization of plot constituted after merger of plots will be the due date of utilization of vacant plot which is to be utilized at the earliest, if the condition of minimum built up area requirement as per rule is not getting fulfilled for the constituted plot area.

2. De-merger of allotted plot constituted by clubbing of adjacent plots/by merging of allotted plots will be allowed by the Unit Head in one go or in phases subject to the following conditions;
 - (a) The allottee should have already utilized the plot.
 - (b) De-merger of plot requested by the allottee is in accordance with the original planning of the plot existed at the time of clubbing/merger of plots.
 - (c) The allottee will pay de-merger charges @2% of the prevailing rate of allotment of the industrial area concerned, as under;
 - (i) On the entire plot area, if de-merging is proposed in one go.
 - (ii) On the area of plot(s) being de-merged, if de-merging of plot is proposed in phases.
3. In case of transfer of leasehold rights of de-merged plot(s), the de-merged plot may be allowed on payment of transfer fee on the lines of provision under rule 17-B for transfer of leasehold rights of sub-divided land/plot.
4. The demerger of the merged plots will be treated at par with sub-division of plot and the demerged plot will be treated as sub-divided plot; hence, further sub-division of demerged plot will not be allowed.



The Committee also accorded approval for insertion of definition of de-merger of plot in Rule 2 (xli) of RIICO Disposal of Land Rules, 1979, as under:

"De-merger of plot(s) re-constituted by clubbing of adjacent plots at the time of allotment or by merging of allotted plots would mean separation of plot(s) in such shape and size as per the original planning of industrial area concerned."



(Rukmani Riar Singh)
Executive Director

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GM (P&D)