

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

No: IPI/P-6/Policy/2014/4686
Dt: 17 Dec., 2014

OFFICE ORDER (46/2014)

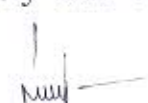
Sub: Partial amendments in the existing RIICO Disposal of Land Rules, 1979 with respect to definitions chapter (Chapter-2) and Land Allotment Application, Form-A .

The IDC vide item (19) of its meeting held on 17.06.2014 had taken the following decisions with respect to amendment in RIICO Disposal of Land Rules as under:

1. That the existing RIICO Disposal Rules, 1979 be maintained. However, amendments with respect to following aspects of the rules be made:
 - i. Definition Chapter of the existing rules be improved as carried out in the new draft rules framed by Shri B.L.Sharma Committee.
 - ii. Application Form be improved by including greater details of the applicant as suggested by the KP Team.

The IDC also authorized the Managing Director for finalizing the above mentioned amendments in the Rules.

Pursuant to above decision and authorization by the IDC, the Managing Director has approved the aforesaid amendments. Accordingly, final amended chapter of the definitions clause (Chapter-2) and Application for allotment of land, "Form-A" of RIICO Disposal Of Land Rules, 1979, henceforth, shall be as per **Annexure - 'A'** and **'B'** respectively and shall be replaced accordingly.


(Lalit Kumar)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)
2. Secretary

Annexure-A

Modified Chapter covering various Definitions i.e Chapter -2 , as to be inserted in RIICO Disposal of Land Rules,1979:

S. No.	Definitions
i.	“Additional General Manager/Senior Deputy General Manager/Senior Regional Manager/Regional Manager” shall mean officers as appointed by the Corporation on the post and shall include officers holding the charges of the <i>respective</i> post for the time being.
ii.	“Allottee” means an industrial enterprise in whose favour an allotment of land/plot/ industrial shed/ shop/ kiosk/ any other constructed unit has been made by RIICO under these rules.
iii.	“Blood relation” means husband, wife, father, mother, father’s father, father’s mother, son, daughter, son’s son, daughter’s son, daughter’s daughter, son’s daughter, brother, sister. Note: Son’s wife & son’s son’s wife may be treated at par with blood relative for the purpose of these rules.
iv.	“Board” means Board of Directors of the Corporation.
v.	“Building” means any structure or part thereof meant to be used for industrial, residential, commercial, <i>institutional</i> or any other purpose for which land has been allotted.
vi.	“Buildings Regulations” means the regulations framed/adopted by the Corporation for purpose of regulating the construction of building on land allotted by the Corporation.
vii.	“Commencement of production” means the date on which an Industrial Enterprise actually commences Industrial Production <i>subject to verification</i> as per norms prescribed in these rules <i>by the Corporation from time to time</i> in this regard. Regarding non-industrial plots the “Utilization of non-industrial plots” means the date when allottee makes the building functional after construction and <i>subject to verification</i> as per norms prescribed in these rules <i>by the Corporation from time to time</i> .
viii.	“Controlling Officer” means the controlling officer of the unit offices of the Corporation as designated by Managing Director of the Corporation.
ix.	“Corporation” means Rajasthan State Industrial Development and

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	Investment Corporation Ltd. (RIICO)
x.	“Covered area” means the area constructed just above the plinth. If the building is constructed on stilt, then the area constructed just above the stilt will be the basis for calculating the covered area.
xi.	“Economic Rent” means the economic rent fixed by the Corporation for various areas from time to time.
xii.	<p>Educational Institution shall be the institution which imparts primary/secondary education or degree/diploma and recognized by the State/Central Government or <i>bodies</i> set-up by the Central/State Governments for <i>regulating</i> such educational institutions <i>under relevant law</i> and this will also include the universities established <i>or to be established</i> under the relevant Act of the Central/State Government and also include those institutions/centers <i>established</i> or to be established for skill development/vocational training/institutes imparting certificate courses.</p> <p>Definition of ‘vocational education or ‘vocational education and training’ (VET) for the above.</p> <p>‘vocational education or ‘vocational education and training’ (VET) is an education that prepares trainees for jobs or careers at various level from a trade to a craft or a position in engineering, accounting, nursing, medicine and other healing art, architecture, pharmacy, law etc. Craft vocation are usually base on manual or practical activities, traditionally non academic, related to a specific trade, occupation, or vocation. It is sometimes referred to as technical education as the trainee directly develops expertise in a particular group of techniques.</p>
xiii.	“Executive Director” means the executive director of the Corporation as appointed by the State Government from time to time.
xiv.	“Financial Institution” means Industrial Finance Corporation of India, Rajasthan Financial Corporation, IDBI, ICICI, L.I.C., RBI, HDFC, SIBDI, NABARD, Exim. Bank, Corporative Banks and other public financial institutions as defined in the Public Financial Institution Act or scheduled banks or private lending agencies and will also include Corporation(s), institution(s) set up by State Government/ Central Government. Specifically to assist and extend loan to specific categories of enterprises such as women, SC’s/ST’s, ex-servicemen, physically handicapped or any other targeted group of persons.

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xv.	“Fixed capital investment” means the actual investment made in land, building, plant & machinery and misc. fixed assets by an industrial enterprise <i>in accordance with norms prescribed by the Corporation from time to time.</i>
xvi.	“Foreign Investment Promotion Board” means a body set up by Ministry of Finance Government of India that offers a single window clearance for proposals on foreign direct investment in India.
xvii.	“Form” means form appended to these rules.
xviii.	“Government” means the Government of Rajasthan.
xix.	“Group Housing” means construction of block of flats/group of houses on such residential plot/site which has an area 5000 sq. M or more and is situated on a road 18.00 meters or more in width or <i>the norms prescribed from time to time by the Corporation for this purpose.</i>
xx.	“Head of Infra Division” means the head of Industrial Infrastructure division of Corporation as designated by the <i>Management of the Corporation.</i>
xxi.	“Industrial Area” means an area of land transferred to or placed at disposal of the Corporation by the state Government or the land purchased, acquired or otherwise held by the Corporation or reserved or set apart or here after reserved or set apart under any law for setting up an industry or industries including essential welfare and supporting services. e.g Post Office, Labour Colony, Residential Colony/Housing Complex & Township, Educational Institutions, RSEB, Power Station and water and Sewerage facilities, Dispensary or Hospital, Police, Fire service Station, Bank, Weigh Bridge, shops and markets, Cinema, Hotel and Restaurant and Petrol pump as mentioned in Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959.
xxii.	“ <i>Infrastructure Development Committee (IDC)</i> ” means the <i>Infrastructure Development Committee constituted by the Board of Directors for Infrastructure related matters.</i>
xxiii.	“I.T Industry” shall mean and include: (a) “IT software industry/ ITeS industry” means development and production of computer software and IT enabled services (ITeS) such as call centres, medical transcriptions, BPOs, content development, e-commerce and other similar activities. (b) “IT Hardware Industries” would mean production and assembling of computers, peripherals, computer monitors, printers, scanners, modems, hubs, switches, routers, networking

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	<p>equipment's, UPS, earth station, V-SAT, digital switching system, mobile phones, CDMA equipment, electronic exchanges, EPBAX, wireless equipment's, optical fiber cables, battery, use in mobile/CDMA instruments, ATM machines, LAN cable (CAT-5 etc), electronic touch screen.</p> <p>(c) "Advance IT Institutes" would mean institutes offering exclusive courses at least of the level of MCA/BE/M.TECH (IT) / MBA/ MSC (IT) or equivalent standard as recognised by the regulatory authority appointed by Government of India or Government of Rajasthan in this regard i.e. U.G.C., A.I.C.T.E., Technical Education University.</p>
xxiv.	Lease Rent: As defined at serial no.(xi).
xxv.	"Managing Director" means Managing Director of the Corporation appointed by the Government.
xxvi.	<p>"Micro, Small and Medium Enterprise" shall have the same meaning as defined in "THE MICRO, SMALL AND MEDIUM ENTERPRISE DEVELOPMENT ACT, 2006".</p> <p>(a) "Micro enterprise" shall mean where the investment in plant and machinery does not exceed 25 lakh rupees where the enterprise(s) is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering of services the investment does not exceed 10 lakh rupees.</p> <p>(b) "Small enterprise" shall mean where the investment in plant and machinery is more than 25 lakh rupees but does not exceed 5 crore rupees where the enterprise is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering services the investment is more than 10 lakh rupees but does not exceed 2 crore rupees.</p> <p>(c) "Medium enterprise" mean where the investment in plant and machinery is more than 5 crore rupees but does not exceed 10 crore rupees where the industry is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering services the investment is more than 2 crore but does not exceed 5 crore rupees.</p>
xxvii.	<p>"Modern Bio Technology/ Institute" shall include</p> <p>(a) Modern Bio Technology:</p> <ul style="list-style-type: none"> • R&D and /or manufacturing activities involving recombinant DNA technology for bio pharmacy, agriculture, health and environment.

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	<ul style="list-style-type: none"> • Areas of genomics, proteomics, bio informatics, and gene cloning. • Active ingredient identification and preparations of medicinal and aromatic plants and herb-bio processing. • Quality assurance/ quality control labs for recombinant DNA products/ GM products. • Production of industrial enzymes. <p>(b) Advance BT Institute: Advance BT institute mean institutes offering M-tech, M.Sc., B.Sc. or recognized equivalent courses in this field only.</p>
xxviii.	“Overseas company” is a branch or subsidiary of a <i>Company</i> that is incorporated in a country outside the India.
xxix.	“Person with Disabilities” means person(s) determined as such under clause 2(i) of the persons with disabilities (Equal opportunities, protection of rights and full participation) ACT 1995 (It shall mean a person suffering from not less than forty percent of any disability as certified by a medical authority.)
xxx.	“Plot” means a piece of land enclosed by demarcated boundaries.
xxxi.	“Reconstitution of plot” means any change in the area or dimension of two or more plots.
xxxii.	“Retention Charges” means the retention charges fixed by the Corporation from time to time to be levied while granting time extension for <i>commencement of construction/production/activities for which the allotment of plot is made beyond stipulated time</i> in these rules.
xxxiii.	The development charges mean the cost of land being <i>transferred on lease basis for a certain period</i> by the Corporation. “Allotment Rate” means the rate of allotment as may be fixed by the corporation for various industrial area from time to time.
xxxiv.	“Saturated Industrial Areas”, “Normal Industrial Areas” and “Slow moving Industrial Areas” means the industrial areas as categorized and declared as such by the Corporation from time to time.
xxxv.	“Service Charges” means the charges to defray recurring cost incurred on industrial areas <i>towards upkeeping and maintenance</i> which may during the term of lease be assessed, charged, levied or imposed and revised by the lessor <i>on its lessee or its sub-lessee</i> .
xxxvi.	“Settlement Committees” means the Committees Constituted by the Board of the Corporation for settlement <i>of disputes arising out by allotment of land other concerned matters</i> .

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xxxvii.	“Special Category of Entrepreneur” means entrepreneur(s) belonging to Scheduled Castes, Scheduled Tribes, Women and Persons with Disability, Ex-Serviceman and War-Widow or such class of persons included <i>by the Corporation</i> from time to time.
xxviii.	“Strip of land” means (a) A piece of land adjoining one or more existing plots which cannot be put to an independent use either because it cannot be planned as an independent plot in conformity with the town planning norms or because there can be no <i>proper</i> approach to such piece of land. (b) Any land in possession of an allottee which is in excess of the land actually allotted by the Corporation shall also be deemed to be a strip of land subject to fulfillment of stipulations mentioned in clause (a) above but should not be part of road or water bodies or hills or facility/common area etc.
xxxix.	“Subdivision of plot” means division of a parcel or piece of land into two or more parts in <i>accordance with provisions of relevant rules/Building regulations time being in force for this purpose as per these rules.</i>
xl.	“Transfer of land/ lease hold rights” means transfer of full plot/ part of a plot (sub-divided plot) by way of sale, lease, assignment, etc including merger, acquisition and amalgamation of companies. It will include transfer of plot/ land by an individual, firm, company or any other allottee/ lessee as the case may be.
xli.	“Unit Head” means an officer of the corporation appointed as in charge of a unit office concerned by the Corporation and shall include an officer holding the charges of the Unit Head <i>for time being</i> .
xlii.	Merger of plots: Merger of allotted land/plot(s) would mean merger of adjoining land/plot(s) held by same entity or <i>by virtue of order of any Court of Law.</i>
xliii.	Sub-Letting: Sub letting means and include to let out the leasehold premises and/or part thereof by the lessee to his tenant on terms & conditions mutually agreed between them for a certain period with prior approval of the Lessors i.e. the Corporation but ownership rights shall remain with the Lessee himself. Sub-Leasing: Sub leasing means and include transfer of leasehold rights of any leased property or part thereof, whatever possessed/vested with the Lessee in favour of transferee, with or without any consideration, with prior approval of the Lessor i.e. the Corporation.

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Explanation:

- (1) Sub-letting or Sub-leasing shall always be inferred on submission of the instrument/indenture executed between the parties concerned and decision of the Corporation shall be final in this regard.
- (2) Where the lease purports to be for a term in excess of twenty years or in perpetuity or where the term is not specified, the same shall be treated as transfer of leasehold rights and applicable transfer charges shall be recovered from the applicant. But merely deposition of transfer charges does not create any legal rights in favour of the parties concerned.

Note: Terms related to plots, buildings, town planning matters etc. not defined in these rules will have same meaning as contained in the building regulations, subdivision & reconstitution rules and other relevant provisions of the concern local body/ authority/ UIT.

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Annexure-B

FORM-'A'

Application form for allotment of land/ plot(s) in industrial area developed by Rajasthan State Industrial Development and Investment Corporation Limited

RIICO
(The Industrial Catalyst)



Application for allotment of land at Industrial Area _____
Tehsil _____ District _____

To,
The Sr. Dy. General Manager/Sr. Regional Manager/
Regional Manager,
Rajasthan State Industrial Development &
Investment Corporation Ltd.,

1. I/We _____ request that I/We may be allotted Industrial plot/Industrial shed in the Industrial Area _____. On lease basis of approx. size of _____ Sq.m. I/We agree to take the plot on lease on terms & conditions of RIICO Disposal of Land Rules, 1979 and also agree to abide by said rules and amendments made therein from time to time and agree to pay all taxes, charges etc. as fixed & revised by RIICO from time to time.
2. I/We hereby enclose a bank draft/ Bankers' cheque No. _____ Drawn on _____ bank of Rs. _____ in favour of RIICO Ltd.
3. The above amount includes 25% of cost of land, as applicable to this area and security money. I understand that no interest shall occur to me against this payment.
4. I/We agree that Lease period and all liabilities and obligations under the lease agreement shall commence from the date of allotment of land by RIICO to me/us.

Requisite details of the Applicant & proposed project are given below:

1.	Name of Applicant	
2.	Full Address	
3.	PAN No.	
4.	Telephone no.	(O) (R) (M)
5.	E-mail address (Website if any)	
6.	Status of Applicant (Please tick the relevant)	Proprietorship firm/ Partnership firm/LLP/ Company (Pvt. Ltd./ One person / Limited)Trust/Society/ Public Ltd. Company/Co-operative society/ Other

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	(a) Name of proprietor (for proprietorship firm)	Name: Father's Name: Address:
	(b) Details of partners / promoters/ members/ (for partnership firm/Private Ltd. Company /Society)/LLP/One person company (OPC)/Limited company/Trust/Society	S.No. Name of Partners/Promoters/Members
		1.
		2.
		3.
	4.	
7.	Project details	
	Nature of project	Export oriented/import substitute / Other
	Product proposed to be manufactured	
	Proposed installed capacity	
8.	Proposed investment including foreign investment, if any.	
9.	Whether eligible under any of the category. For any concession (s) against cost of land (please tick mark relevant category)	Schedule Caste/ Tribe/ War widow / Ex-servicemen/ Physically handicapped / Women entrepreneur/ Electronic Industries/ Solar Energy Industry.
10.	Details and justification of land required for the project: (1) Production shed (2) Godowns (3) Office (4) Residence (5) Others - Please specify	
11.	Requirement of Power	
12.	Requirement of Water (Please indicate water recharging/ water recycling)	
13.	Is there any effluent: If yes please indicate type of quantity & quality of effluent & manner of treatment of effluent.	
14.	NOC from State Pollution Board	(a) Not required (b) Taken & enclosed (c) Applied & under process
15.	Employment proposed to be generated: (i) Skilled person (ii) Semi-skilled person (iii) Unskilled person	

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16.	Copies of Documents enclosed:	1. 2. 3. 4. 5.
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Applicant(s)

Name and Designation

Signature

- 1. _____
- 2. _____
- 3. _____
- 4. _____

- _____
- _____
- _____
- _____

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Place:

Date:

BIO-DATA OF THE APPLICANT

1.	Name of applicant	
2.	Father's Name	
3.	Permanent Address in India (attach supporting documents)	
4.	Correspondence Address in India	
5.	Permanent/ correspondence address in Foreign country (if any)	
6.	E-mail address	
7.	Age/ Date of birth	
8.	Educational Qualifications: (a) Academic Qualifications (b) Professional/ technical qualifications	
9.	Whether you are employed, if Yes, give details of position held and name of employer, place of employment, period of employment etc.	
10.	Whether engaged in own business, if yes give details	
11.	Total experience clearly indicating experience related to the project.	

Date:

Signature of the Applicant

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		Yes	No
1.	Bank Draft for Rs. _____ towards security money and 25% land cost.		
2.	Bank Draft Rs. _____ towards application fee		
3.	Copy of detailed project report		
4.	Copy of Partnership Deed/ Memorandum and Articles of Association and Certificate of incorporation		
5.	Other relevant documents: (a) _____ (b) _____		

Checked and received

Signature of the officer

Date:

.....

(Applicant copy)

Please ensure whether the following documents have been enclosed with the application form (in duplicate):

		Yes	No
1.	Bank Draft for Rs. _____ towards security money and 25% land cost.		
2.	Bank Draft Rs. _____ towards application fee		
3.	Copy of detailed project report		
4.	Copy of Partnership Deed/ Memorandum and Articles of Association and Certificate of incorporation		
5.	Other relevant documents: (a) _____ (b) _____		

Checked and received

Signature of the officer

Date:

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Details for assessment of requirement of land

S. No.	Particulars	Details
1.	Name & Address	
2.	Registered Office Address	
3.	Site	
4.	Telephone	(O) (R) (M) Fax. (if any)
5.	E-mail address	
6.	Name of product & specification	
7.	Capacity	
8.	Sector	
9.	Employment Generation	
10.	Built up area required with justification	
11.	Requirement of open area	
12.	Tentative Building Layout Plan	
13.	Power Requirement	
14.	Requirement of Water	
15.	(A) Cost of Project (Rs. In lacs) and means of Finance) Land & Site Dev. a. Building b. Plant & Machinery c. Other misc. Expenditure (B) Means of Finance: a. Own Funds b. Loans c. Unsecured loan if any	

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16.	Type of Effluent if any: Along with proposal to treat/ dispose the effluent.	
17.	Brief Details of Equipment & process of manufacture.	
18.	Land required for further expansion.	

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