

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

No: IPI/P-5/55/2014/ 2757  
Dt: 28 May, 2014

**OFFICE ORDER (19/2014)**

**Sub: Revised Policy for allotment of land for construction of Dormitories/quarters for their workers.**

An agenda item (5) was placed before the Infrastructure Development Committee of the Board of Directors of RIICO in its meeting held on 13.05.2014 and IDC has accorded approval for the amended policy for allotment of land for construction of dormitories/quarters by the allottee for its workers as under:

1. **Policy for allotment of land for Dormitories/Quarters.**
- 1.1 Allotment of land for construction of dormitories/quarters by the allottees for its workers will be made in favour of those industrial plot allottees wherein the proposed/existing fixed capital investment is Rs. 20 crores or more, and
- 1.2 Number of proposed/working workers is 500 or more.
- 1.3 The rate of allotment of the land will be the prevailing rate of allotment of industrial land of industrial area concerned.
- 1.4 The allotment of land will strictly be for captive use of the allottee of industrial plot. The allotment of land will be made by the unit head with the approval of the Managing Director.
- 1.5 The land area requirement for construction of dormitories/quarters will be assessed by the Appraisal Cell based on the project report submitted at the time of seeking of land by the applicant.
- 1.6 Corporation shall not provide any infrastructure for the allotted plot and the same would be provided by the allottee at his own cost.
- 1.7 Corporation will not provide any infrastructure for sewerage disposal outside the allotted plot. The allottee will have to make its own arrangement for the disposal of sewerage.
- 1.8 The allottee will start construction of dormitory/quarters building after approval of building plans by Advisor (Infra) at HO on recommendation of Town Planning Cell.


- 1.9 Sufficient number of toilets/bathrooms/drinking point should be provided by the allottee on each floor of the building according to provisions specified in National Building Code (NBC).
- 1.10 The standing committee constituted vide office order dt. 12.01.2014 will inspect the building during its construction from time to time. In case, any discrepancy is found in building parameters and terms and conditions of allotment of land, the standing committee will suggest punitive action to be taken against the defaulter allottee.
- 1.11 After completion of building, as per the approved building plans, allottee will obtain a completion certificate from the Corporation so as to ensure that requisite facilities are provided by the allottee in the dormitory/quarters buildings for the labours. Completion certificate will be issued by the Advisor (Infra) on recommendation of the standing committee.
- 1.12 Time extension for completion of dormitory/quarters building as per prescribed building parameters will be considered as per the provisions of rule 21 of RIICO Disposal Land Rule 1979.
- 1.13 The land allotted for construction of dormitories/quarters will not be allowed for mortgage to any financial institution.
- 1.14 The allotment of land will be on non-transferrable basis. However, in case industrial unit is sold/ transferred to other company, then sale of entire land allotted for dormitories/quarters shall be made either to the purchaser company of the industrial unit or to the other existing industrial unit which requires dormitories for their workers subject to fulfillment of minimum investment and labour criteria.
- 1.15 No sub-leasing of the built up space to the general public / workers will be allowed.

**2. Punitive actions on violation of terms and condition of allotment and building parameters:**

- 2.1 If the dormitory/quarter buildings are not used for captive use of the allottee of industrial plot, the allotment of land allotted for dormitories/quarters will be cancelled after following due procedure for cancellation.

- 2.2 If allotted plot is lying vacant even after expiry of scheduled period/ extended period for completion of dormitory/quarter buildings then allotment of the said plot will be cancelled after following due procedure for cancellation.
- 2.3 If the building is not constructed with the capacity to accommodate number of workers as approved when the land was allotted within the scheduled /extended period, then difference of prevailing rate of allotment of the industrial area concerned - (minus) allotment rate will be recovered.
- 2.4 In case of violation of building parameters as prescribed vide office order no. 34/2011 dt. 16.12.2011 and violation of provisions specified in National Building Code (NBC), action will be taken against the allottee as suggested by the constituted standing committee or as considered appropriate by the management of the Corporation.
- 2.5 In case of any other violation related to providing minimum infrastructure within the allotted plot, action will be taken against the allottee as suggested by the constituted standing committee or as considered appropriate by the management of the Corporation.

Accordingly rule 3 (S-1) will be replaced by the amended policy.

  
(Lalit Kumar)  
Advisor (Infra)