

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

No: IPI/P-6/Policy/2/2012 / 3536  
Dt: 25 Aug. , 2014

**OFFICE ORDER ( 35/2014 )**

**Sub: Amended policy under Rule 23-C of RIICO Disposal of Land Rules, 1979 related to granting time extension for commencement of activities for which plot is allotted.**

The IDC vide item (3) in its meeting held on 06.08.2014 accorded approval for amendments in the existing provisions of Rule 23-C of RIICO Disposal of Land Rules, 1979, as under;

1. Time extension for completion of construction and for commencement of the activity (industrial/residential/commercial/institutional) for which plot is allotted (except for land allotment made under Rule - 3(W)) will be allowed beyond stipulated period on the request of the allottee on payment of retention charges as per following provisions.
- 1.1 In land allotment cases wherein 5 years or more period for completion of construction and commencement of the activity has already expired (as on 31.07.2014) and the plot has not been utilized by the allottee, then time extension/regularization of delay will be considered in such cases on payment of retention charges as per the rate given below;

SN.	Time extension	Rate of RC per quarter or part thereof	Competency
1.	Regularization of old delay and time extension maximum upto one year from the date of application.	1%	MD
2.	Further extension of two years	1.5%	MD
3.	Further extension of two years	2%	MD
4.	Further time extension as per merit of the case	As may be decided by the IDC	IDC

- 1.2 In cases wherein 5 years period for completion of construction and commencement of activity has not expired (as on 31.07.2014 ), then time extension/regularization of delay in such cases will be considered in stages on payment of retention charges as given below;

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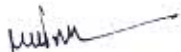
SN.	Time extension	Rate of RC per quarter or part thereof	Competency
1.	Upto one year	0.5%	Unit Head
2.	Upto three years	1%	Unit head
3.	Upto Five Years	1.5%	Advisor(infra)
4.	Upto seven years	2%	M.D.
5.	Further time extension as per merit of the case	As may be decided by the IDC	IDC

### 1.3 General Note & Explanation:

- (i) 5 years time period for completion of construction and commencement of the activity would mean sum of scheduled time period + extended time period + time period to be regularized.
- (ii) The intermediate milestones regarding commencement of construction and completion of construction would not be observed at the time of granting time extension for commencement of activity.
- (iii) If the allottee seeks time extension for more than one year at a time than retention charges will be calculated in stages as per the rates given as above.
- (iv) Maximum two years extension will be granted at a time irrespective of regularization of period of old delay.
- (v) The rate of allotment for computing retention charges will be one time for industrial and institutional plots, 1.5 times for residential plots and two times for commercial plots.
- (vi) In case rate of allotment of housing colony is fixed then the rate of allotment for computing retention charges will be 1.5 times of the prevailing rate of the allotment of the industrial area or the rate of allotment of the housing colony, whichever is higher.
- (vii) The applicable retention charges will be leviable 50% of the total amount of retention charges for the industrial areas located in tribal and backward districts.
- (viii) If the allotted plot is transferred prior to utilization of plot then transferee shall be required to commence the activity on the plot as per scheduled period allowed to transferor and extension beyond the original scheduled period will be granted on payment of retention charges at the rates prescribed as above.
- (ix) If purchaser/seller is not reporting purchase/sale of the plot to RIICO and subsequently allotment of plot is cancelled after serving show cause notice to the seller (lessee) then retention charges for the period of delay/time extension involved will be leviable at double the normal rate of retention charges in addition to restoration charges as per rules (as approved by IDC in its meeting held on 04.02.2014).

*Waher*

- (x) Computation of retention charges will be done as per the rate prevailing on the date of payment made by the allottee. However, pre-revised rate of allotment will be applicable in the cases of revision in rate of allotment of industrial area, as decided by IDC in its meeting held on 26.02.2014 (Office Order No. 13/2014 dt. 04.03.2014).
- (xi) In case of allotment of plots made in undeveloped industrial areas which are not planned to be developed in future also, extension for completion of construction/ commencement of activity shall be granted without retention charges.
2. **Transfer of closed units:** All transferee of closed units will be required to restart production activity within 2 years from the date of transfer of leasehold rights. If transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed at Sr. No. 1.2 above.
3. The existing provisions of the Rule 23-C will be replaced with the above amended provisions.

  
(Lalit Kumar)  
Advisor (Infra)