

OFFICE ORDER (33/2014)

Sub: Issue related to change of land use of allotted industrial plots for hostel use at Electronic Complex, Indraprastha Industrial Area, Kota.

An agenda item (6) on the above cited subject was placed before the Infrastructure Development Committee in its meeting held on 17.06.2014. The Committee was appraised about findings of the team constituted pursuant to decision of the IDC taken in its meeting held on 26.02.2014 for the issues related to un-authorized hotel/hostels on Industrial Area Electronic Complex, Kota. The Committee also gone through the recommendations of the aforesaid team on the cited subject. After detailed deliberations and keeping in view of the recommendations made by constituted team, the Committee accorded following approvals:

- i. Hostel/Hotel activities carried out on the allotted industrial plots shall be treated as commercial activity. The allottee is required to follow the procedure of change the land use from industrial to commercial as per prevailing policy of the Corporation and shall pay requisite conversion charges i.e., 3 (three) times of prevailing rate of allotment of area concerned. The building parameters prescribed for commercial buildings shall apply on aforesaid hostel activities.
- ii. The allotted plot shall only be considered for regularization when existing built-up structures/construction made on the plot is found to be within the permissible limit of building parameters of the commercial use i.e., hostel purpose, subject to fulfilment of the norms and procedure for change of land use from industrial to commercial purpose.
- iii. In case, ceiling of non-industrial use i.e., 15% of the industrial area concerned exceeds, the Managing Director of the Corporation shall be the competent authority to relax the same.
- iv. For those cases, which are not found suitable for regularization, show cause notice may be issued immediately and further action be initiated as per the RIICO rules.
- v. Caveat be filed by the Unit Office, Kota before the competent court of law to ward off any likely intervention as well as to prevent un-necessary litigation.
- vi. The existing policy for permitting hostels on the industrial plots situated at Electronic Complex, IPIA Kota shall stand amended accordingly.