

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

No: IPI/P-6/Policy/4/2012/407  
Dt:22, May, 2015

**OFFICE ORDER (16/2015)**

**Sub: Partial amendment in the existing provisions of change in land use policy under Rule 20-C related to conversion of industrial plot for weighbridge and to insert new provision to allow mix land use on an industrial plot allotted for setting up of an automobile repairs and service centre.**

The IDC vide item (18) of its meeting held on 11.05.2015 has accorded approval as under:

- 1) Conversion charges for change in land use of industrial plot for weighbridge use are revised from 2 times to 0.75 time of the prevailing rate of allotment of industrial area concerned.
- 2) To insert following new provisions in the existing policy, for change in land use, under rule 20-C of RIICO Disposal of Land Rules, 1979:


<b>Nature of Case</b>	<b>Recoverable charges</b>
An industrial plot allotted for setting up of an automobile repairs and service center can be allowed for mixed use involving specific commercial use to the maximum extent of 25% of the total plot area	At 2 times the rate of allotment of the industrial area concerned up-to 25% of the plot area In case of violation of the ceiling of 25% of the total plot area to be put up commercial use, the allottee will be liable to pay the charges at two times the rate of allotment of the industrial area concerned for total plot area. The existing unauthorized mixed use by such allottees may also be regularized on payment of additional charges equivalent to 25% of the prevailing rate of industrial area concerned, or applicable charges, whichever is lower, as regularization charges besides the recoverable charges applicable as above.

The conditions applying on the above nature of case will be as under:

- (a) The said mixed use will be allowed to the maximum extent of 25% of the total plot area. The dealer will use the display area only for the sale of products under his dealership and related activities.
- (b) While permitting the above, the existing building parameters as prescribed to the industrial land will remain unchanged and would be observed.
- (c) Permission for above mixed use will not be permitted in the plots which are located on roads having right of way of less than 18.00 mtrs.
- (d) Building height can be upto 15 mtr. for the portion being used for commercial purpose for the activities related to automobile repairs and service centre. Other activities, sub-leasing/rental and residential use of the commercial portion shall not be permitted. However, in such plots for mix use provision of parking @ 1 ECS/ per 50 sq. mts + 25% extra parking for visitors (equivalent to commercial use building) shall have to be provided in the plot with respect to total built up area (on all floors).
- (e) The above permission for mix land use will be accorded by the Competent Committee constituted for change of land use.

The IDC also decided applicability of above revised conversion charges for change in land use of industrial plot for weighbridge use on earlier 5 cases approved by the constituted committee meeting held on 22.08.2014 & 30.09.2014. However, in case amount of conversion charges has already been deposited then excess amount will be refunded without interest.

The above amended provision and new provision will be inserted suitably in the relevant rule of RIICO Disposal of Land Rules 1979.

  
(Lalit Kumar)  
Advisor (Infra)