

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT
& INVESTMENT CORPORATION LIMITED
UDYOG BHAWAN, TILAK MARG, JAIPUR**

No.: IPI/P-3/24(D)-25/5/51

Dated: 5, April, 2010


OFFICE ORDER (12/2010)

Sub: Policy for allotment of land for developing affordable and low cost group housing industrial areas.

An agenda item proposing a policy on the subject matter was placed before the Board of Directors (BOD) vide item (18) of its meeting held on 19.3.2010. The Board has accorded 'in principle' approval to the draft policy with following modifications:

- (i) The definition of Low Income Group Housing may be taken from the Affordable Housing Policy 2009 of the State Government which inter-alia provides for floor area up to 500 sq. mtr. for low income group.
- (ii) The minimum experience requirement for the bidder may be kept as 3 years.
- (iii) Average annual turn over may be kept at Rs.200 crore.

Accordingly the policy for allotment of residential land/plots at RIICO Industrial Areas for creating group housing facility through private developers is finalized as annexed with this office order.


(Lalit Kumar Gupta)
Advisor (Infra)

POLICY FOR ALLOTMENT OF LAND FOR DEVELOPING AFFORDABLE AND LOW COST GROUP HOUSING INDUSTRIAL AREAS.

1. Invitation for expression of interest

Expression of Interest for developing Affordable and Low Cost Group Housing Colonies will be invited for the land allotment . The land will be allotted to eligible applicants as per the Policy of the Corporation i.e. Policy for land allotment for development of Affordable and Low Cost Group Housing.

2. Format for the land and other broad details:

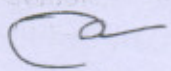
S. No.	Location / Industrial Area	Land Area available (In Acres)	Reserve Price Rate / Sq. Mtr.	Concerned Offices

3. Application Criteria:

- A Company engaged in the Business of Infrastructure Development with a minimum experience of 3 years in the same.
- Preference will be given to applicants who have developed Group Housing for other Government Agencies in any State.
- The average annual turnover of the Company should be of Rs. 200 Crores .
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4. Applicants to submit proposal including:

- Concept Plan.
- Proof of Financial Soundness, capacity to execute.
- Means of financing, implementation schedule.
- Experience in the field of infrastructure / urban development.
- Last 3 years Balance Sheet copies.



5. Procedure of Land Allotment:

- All applicants would be adjudged on the basis of their application and their eligibility for the Project.
- Only the technically approved candidates passing the eligibility criteria, as mentioned in Clause (3) and (4), above, will be invited to give a Presentation on their Project / Development Plan.

6. Project Implementation Period:

The project will be completed within a period of three years from the date of possession or execution of lease deed, whichever is earlier. Completion of the project means that construction of the flatted complex ready for the use by achieving atleast 20% of the permitted FAR.

7. Building Guidelines:

गुप हाउसिंग/प्लेटस निर्माण हेतु मानदण्ड

क्र० सं०	भूखण्ड का न्यमनतम आकार	अधिकतम आच्छादित	न्यूनतम सेट बेक्स (मी.)				अधिकतम उंचाई	एफ. ए. आर.
			सामने	पार्श्व	पार्श्व	पीछे		
1.	750 व. मी. से 1500 व. मी. तक	सेट बेक्स क्षेत्र के अलावा उपलब्ध क्षेत्र।	9.0	4.5	4.5	4.5	विनियम 2.4 के अनुसार	1.67
2.	1500 व. मी. से 2500 व. मी. तक	सेट बेक्स क्षेत्र के अलावा उपलब्ध क्षेत्र।	12.0	6.0	6.0	6.0	विनियम 2.4 के अनुसार	1.67
3.	2500 व. मी. से 4000 व. मी. तक	40 प्रतिशत	12.0	9.0	9.0	9.0	विनियम 2.4 के अनुसार	1.67
4.	4000 व. मी. से ज्यादा परन्तु 1 हेक्टेयर तक	35 प्रतिशत	15.0	9.0	9.0	9.0	विनियम 2.4 के अनुसार	1.67
5.	1 हेक्टेयर से ज्यादा परन्तु 10 हेक्टेयर तक	35 प्रतिशत	18.0	9.0	9.0	9.0	विनियम 2.4 के अनुसार	1.67

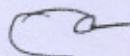
तालिका "ख" हेतु टिप्पणी:

- (i) विनियम (4) के अनुसार पार्किंग का प्रावधान कराना आवश्यक होगा।

- (ii) 15 मीटर से अधिक ऊंचा भवन होने पर लिफ्ट की सुविधा प्रदान करानी होगी तथा आपातकालीन अग्निशमन का प्रावधान करना होगा। अग्निशमन के प्रावधान नेशनल बिल्डिंग कोड के अनुसार होंगे।
- (iii) योजना क्षेत्र में स्वतंत्र आवास का भूखण्ड होने की स्थिति में सामने का सैट बैंक (कोने के भूखण्ड में बड़ी सड़क की तरफ का सैट बैंक) तालिका अनुसार अथवा योजना अनुसार जो भी अधिक हे देय होगा। कोने के भूखण्ड में छोटी सड़क की तरफ का सैट बैंक योजना अनुसार रहेगा।
- (iv) कुल स्वीकृत योग्य एफ.ए.आर. क्षेत्र का 3 प्रतिशत दुकानों के लिए उपयोग किया जा सकता है। जो कि केवल स्टिल्ट फ्लोर पर देय है।
- (v) भूखण्ड के सामने के सड़क की चौड़ाई 12 मी. से कम होने पर देय एफ.ए.आर. 1.2 तक सीमित होगा।
- (vi) भूखण्ड में प्रत्येक 150 व.मी. क्षेत्रफल के लिये कम से कम एक वृक्ष के अनुपात में बड़े वृक्ष जो कि 6 मी. या इससे अधिक ऊंचाई ग्रहण कर सकते हो लगाने होंगे।
- (vii) बहुमंजिले आवासीय भवन 18 मी. एवं उससे अधिक चौड़ी सड़को पर ही अनुज्ञेय होंगे।

8. Payment Terms:

- An earnest Money @ 2% Of the total cost of the land to be submitted along with the application. The same will be refunded interest-free to the applicants who do not pass the eligibility criteria.
- Eligible applicants will be required to deposit before making the presentation, 10% of the total land cost (after adjusting the earnest money).
- All money's paid by the rejected applicants will be refunded interest-free.
- The money's paid by the selected /approved applicants will be adjusted in final payment to be made by them.
- After the in principle approval, selected applicants will be required to deposit 25% of the cost of land within 30 days of the approval (LOI of the same will be issued).
- Balance 75% will be deposited by the selected applicants within 90 days of the allotment letter issued (after adjusting the earnest money and 10% paid). The possession of land will be given after receipt of 100% payment.
- No payment will be allowed in instalments.
- In case of any default by the selected applicants, all amounts already paid, shall be forfeited.



9. Development Details:

- The selected applicants would be required to develop the Affordable and Low Cost Group Housing as per the guidelines mentioned in Affordable Housing Policy 2009 of the State Government
- The work can be started by the developer immediately on receiving the possession of the land.
- Sanctioning of Plans would be on self certification basis, duly approved by the Govt. Recognized Chartered Engineers.
- Sewage, water and electricity connection shall be facilitated by the Corporation as per the existing policies.
- Clearance from Fire, Environment and Airport Authority of India (If required) shall be taken by the developers directly. However, any assistance support required on the same will be provided.

10. Application Forms:

To be submitted at the unit office. Selection of the builder by the Committee of HO headed by the MD.

11. Subleasing of the built- up space :

The builder will have the freedom of sub-leasing the built up dwelling units and other built up space created for the supportive use on the following terms & conditions:

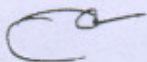
- i. No separate permission/charges for sub-leasing the built up space will be required.
- ii. Building construction of the Flatted Complex will be done as per the RIICO Buildings Parameters related to the Group Housing. The Complex may also house commercial, recreational, facilities for sub-leasing to the extent permitted in RIICO building parameters related to the Group Housing.
- iii. Sub-lease period will not exceed the remaining period available to the original plot allottee.
- iv. It is primarily the land allottee / prime lessee who will be required to pay all dues / annual charges eg. Service Charges and Economic Rent etc. to RIICO. If the sub lessees are made to pay the above annual charges to RIICO then the allottee will put a condition to this effect in the sublease. Without such condition the sublease will not be treated as valid. A suitable provision / clause regulating the above arrangement will also be inserted in the lease deed to be executed with the land allottee.
- v. Common facility area will be maintained by the developer or through any agency approved by it, for which the developer may levy suitable charges on the users.
- vi. Lessor (RIICO) will provide only outer infrastructure as per the development scheme of the concerned industrial area. Internal development of the Complex



will be the sole responsibility of the allottee / lessee as per plans approved by RIICO.

vii. Rights and liabilities between the lessee (allottee) and sub-lessee will be determined amongst themselves and these will not be binding on RIICO in any manner. However such mutual rights and liabilities will have to conform to the rules and regulations of RIICO and terms and conditions of such allotment of land etc.

viii. RIICO will not be answerable/ responsible for any dispute arising between lessee and sub-lessee.

A handwritten signature or mark consisting of a large, stylized 'C' shape with a horizontal line extending to the right from the top of the 'C'.