

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

No.: IPI/P-6/ IDC/2KX/ 363 2

Dated: 05 March , 2010

OFFICE ORDER (No.8/2010)

Sub: Amendment in the existing provisions of various rules of RIICO Disposal of Land Rules, 1979 and Administrative Orders, with a view to facilitate the entrepreneurs - based on deliberations at various levels.

- An agenda item on the subject matter was placed before the Infrastructure Development Committee of the Board of Directors (IDC) vide item (24) of its meeting held on 10.2.2010. The Committee has accorded approval for the amendments in the existing provisions of certain rules/orders as mentioned below :

(i) **Physical possession of the plot:** As per the existing provisions, the handing over of physical possession is deemed to be made on 91st day, in case the allottee has not taken physical possession of the plot within stipulated 90 days. However, it is noted that in many cases the allottee later on complaint about actual area/plot not being available at site. To over come such an eventuality the Committee decided that -

'deeming provision may be discontinued and it may be made necessary that the allottee will take physical possession of the plot within the specified/extended time period. For this, intimation by registered A.D./courier will be sent to the allottee in which it must be clearly mentioned that allotment would be cancelled if he did not turn up for taking possession'.

(ii) **Deemed instalments payment mode:** As per the prevailing rules an allottee has an option to opt for instalment payment facility of development charges, within 60 days of land allotment. However, in some cases the option is exercised by an allottee even after expiry of 60 days. With a view to over come such a situation, the Committee decided that -

'the balance 75% development charges would be deposited in instalments as a matter of rule and accordingly it would be deemed that the allottee will pay the balance development charges in instalments, un-till and unless it is opted by the allottee to pay the development charges within 60 days of the allotment as cash down payment. It would also be applicable to the existing land allotment cases wherein the allottee has not opted for instalment facility within 60 days of the land allotment.'

- Pursuant to above approval by the IDC, the relevant rule (8), rule 12 (1) and rule 12(3) of RIICO Disposal of Land Rules, 1979 will get amended and be read as under:

Rule-8 (Possession):

(a) After making payment of balance development charges, physical possession of the allotted plot shall be taken by the allottee within 90 days from the date

stipulated for payment of balance 75% development charges as mentioned in allotment letter or the actual date of payment whichever is later.

- (b) However, in exceptional cases Managing Director may allow to hand over possession of the industrial plots before payment of full development charges.
- (c) In case of industrial/commercial plots, if payment of development charges is allowed in instalments, the plot possession shall be taken by the allottee within 90 days from the allotment date.
- (d) It shall be necessary that the allottee will take physical possession of the plot within the above specified or the extended time period. For this, an intimation by a registered A.D. post or by a courier will be sent to the allottee, to the effect that allotment will be cancelled if the allottee does not turn up for taking physical possession of the allotted plot within the specified time period.

Rule-12 (1): (Terms of payment of development charges):

The applicant / allottee shall pay the Development Charges of the plot at the rate prescribed by the Corporation for each industrial area from time to time. Charges for making available electricity and water up-to main roads may be levied extra. The Corporation reserves the right to enhance the rate of development charges if any competent court enhances the compensation payable under an award subsequently.

The development charges for industrial plots will be recovered in the following manner:

- (i) 25% development charges as pre-requisite amount alongwith the application form for the land allotment.
- (ii) Balance 75% development charges in instalments as per the time schedule and the terms & conditions as prescribed / laid down by the Corporation.
- (iii) The allottee may opt to pay balance 75% development charges within 60 days of the land allotment for which no interest will be charged.

Rule- 12 (3): (Broad provisions for payment of the development charges in Installments):

The installments will be paid over a prescribed period in equal quarterly installments as per terms and conditions, time schedule, interest rate etc. as may be prescribed /laid down by the Corporation from time to time. Existing terms & conditions/time schedule etc. for the payment of balance development charges in the installment is as under:

- (i) The installments for balance 75 % development charges will be paid in seven quarterly installments.
- (ii) The first installment will become due on fixed date falling after 5 months from the allotment date and interest shall be charged from 61st day of the allotment. Fixed dates for payment of installment with interest shall be 31st March, 30th June, 30th Sept. and 31st Dec. of the year.

(iii) The installments will be paid on due date (as mentioned above) alongwith interest calculated on remaining development charges on due date. In case of default in installment payment, further interest at the rate higher by 2% over & above the normal rate shall be levied on due principal amount of installment from the installment due date to the payment date. While depositing the amount, payable interest shall be deposited first.



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