

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

No: ID/IC/P/2022-23/1600/1208
Date: 29 Sept., 2023

OFFICE ORDER (18/2023)

Sub: Inclusion Data Center in the definition of IT Industry and parking norms & time period for utilization of the allotted plot for the purpose of Data Center.

An agenda item (15) was placed before the IDC in its meeting held on 21.09.2023. The Committee accorded approval to include Data Centre in the definition of IT Industry following additional clause (d) in rule 2(xxii) of RIICO Disposal of Land Rules, 1979 as follows:

| Rule 2 | DEFINITION |
|---------------|---|
| (xxii) | "IT Industry" shall mean and include: |
| (d) | 'Data Centre' is a sub sector of IT/ITeS sector and is a dedicated secure space within a building/centralized location where computing and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing or allowing access to large amounts of Data. |

The Committee also accorded approval to extend following provisions related to parking provisions exclusively for establishment of Data Centre and insert a new provision under Rule 11 of RIICO Building Regulations -2021 as under:

New Clause 11.9 in Form 'E' of RIICO Building Regulations-2021:

Parking area requirement for Data Center Units will be 1 ECU per 100 sqm of designated office area OR 1 ECU per 300 sqm of total built up area.

The committee further accorded approval for adding provision in rule 21 as Rule 21.3.1(F) of RIICO Disposal of Land Rules, 1979 as follows:

Rule 21.3.1(F):

In case of plot allotted exclusively for the purpose of Data Centre, a period of 3 years will be allowed to lessee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of possession or from the date of declaration of industrial area as developed, whichever is later for considering unit as functional. Time extension /regularization of delay

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in achieving intermediate Mile Stone will be considered on payment of retention charges calculated @ 0.5% per quarter or part thereof on the total land cost of plot. While granting time extension /regularization of intermediate Mile Stone, the stipulated time period of final Mile Stone will not be extended.

The committee also accorded approval for amendment in 1st Para of Rule 23.2 of Obligations of the transferee in case of transfer of utilized industrial plot of RILCO Disposal of Land Rules, 1979 as under:

| Rule | Existing Provision | Modified Provision |
|------|--|--|
| 23.2 | <p>All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of leasehold rights.</p> <p>If the 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 Sub-Rule 1.2 above.</p> | <p>All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of leasehold rights. In case transferee exclusively sets up 'Data Centre' than a period of 3 years will be allowed to transferee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of transfer of lease hold rights for considering unit as functional.</p> <p>If the 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 Sub-Rule 1.2 above.</p> |


Advisor (Infra)

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Copy also to:

- (i) Sr. PS to Chairman, RIICO
- (ii) Sr. PS to MD, RIICO
- (iii) Sr. PS to ED, RIICO
- (iv) PS to Advisor (Infra)


(Sudhir Lohiya)
Sr. DGM (P&D)