

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

No: IPI/P-6/P&D/2007/Part-III/1220
Date: 29, Sept., 2023

OFFICE ORDER (19/2023)

Sub: Amendment/Review of existing provisions under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979 related to allotment/regularization of strip of land/excess land.

An agenda item (17) was placed before the IDC in its meeting held on 21.09.2023. The Committee accorded approval for amendment/review of existing provisions under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979 as follows:

- (i) All allotments/regularizations of strip of land shall be made only for the purpose for which the original plot of the lessee was made.
- (ii) Allotment/Regularization of strip of land/excess land of the plot will be done one time only.
- (iii) In cases where 'strip of land/excess land' has been regularized/allotted on or before 29.09.2023, will be treated as originally allotted plot for the purpose of considering one time allotment/regularization of strip of land/excess land under this rule.
- (iv) In above cases, the allotment/regularization of the strip of land/excess land shall be made as per the following rates:

S. No.	Slab	Rate on which strip of land/excess land to be allotted/regularized			Authority
		Industrial/Institutional /Warehousing	Residential	Commercial	
1.	In case of the strip of land/ excess land falls: (i) Up-to 3% of originally allotted	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount. Provided, in case of	At the original allotment rate along with simple interest @ 12% per annum till	At the original allotment rate along with simple interest @ 12% per annum till	Unit Head

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	area of plot, or (ii) Up-to 200 sqm ** whichever is less	allotment of plot to Khatedar in lieu of cash compensation under land acquisition the allotment rate will be considered as the then prevailing rate of allotment of industrial plot.	date of deposition of payable amount. Provided in case of allotment of plot to Khatedar in lieu of cash compensation under land acquisition the allotment rate will be considered as twice the then prevailing rate of allotment of industrial plot.	date of deposition of payable amount. Provided in case of allotment of plot to Khatedar in lieu of cash compensation under land acquisition the allotment rate will be considered as the then four times of prevailing rate of allotment of industrial plot.	
2.	In case of the strip of land/ excess land fall in the range of: (i) >3% <= 10% of originally allotted area of plot or (ii) > 200 sqm <=300 sqm whichever is less ***	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount. OR * Prevailing rate, whichever is higher.	At the original allotment rate with simple interest @ 12% per annum till date of deposition of payable amount. OR twice the *prevailing rate of	At the original allotment rate with simple interest @ 12% per annum till date of deposition of payable amount. OR Four times the *prevailing	Unit Head

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			industrial plots OR The *prevailing rate of allotment of the housing colony, whichever is higher.	rate of industrial plots, whichever is higher.	
3.	In case of the strip of land/ excess land fall in the range of: (i) >10% of originally allotted area of plot or (ii) > 300 sqm	Highest auction rate received for nearest size of similar category of originally allotted plot. OR Twice the * prevailing rate, whichever is higher	To be decided by HO level Reserve Price Fixation Committee	To be decided by HO level Reserve Price Fixation Committee	MD

Note:

1. * In case Prevailing rate is not revised in last preceding year then prevailing rate of allotment would be brought to current financial year price level by allocation a weightage of 10% for every financial year;
 2. In case auction rate of institutional/warehousing plot is not available, then in such situation, the highest auction rate of nearest size of industrial plot shall be applicable.
 3. ** In case area of strip of land is more than 200 sqm, than it will be considered in totality in category at S. No. 2 or 3 as the case may be.
 4. ***In case area of strip of land is more than 300 sqm, than it will be considered in totality in category at S. No. 3.
- (v) Where any strip of land is so located that it can be used by the lessee of more than one adjoining plots, such strip of land shall be disposed of by a limited bidding (Sealed) between the lessee of all the adjoining plots. For this purpose, the reserve rate of auction will be decided by the competent committee as per their delegation. The strip of land will be allotted to the highest bidder. However, in such auction, if single bid is received than the strip of land shall be allotted by the

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Unit Head to the bidder at the rate offered by the single bidder subject to condition that the offered rate will not be less than the reserve rate;

- (vi) Before disposing of any strip of land, the building line shall be marked which shall be maintained;
- (vii) No strip of land shall be allotted/regularized/auctioned, if it is endangers the public safety or is against traffic regulation.
- (viii) No excess land/strip of land will be allotted/regularized in Right of Way (RoW) of road;
- (ix) The allotment rate for the purpose of regularization, in case of concessional category entrepreneur, will be the allotment rate without concession;
- (x) The sub-divided plot will be treated as original plot for the purpose of calculating strip of land and allotment rate for the purpose of regularization will be the allotment rate at which plot was sub-divided/transferred, whichever is higher;
- (xi) In case of regularization of merged plots, the allotment rate would be considered highest rate of allotment amongst the merged plots;
- (xii) A supplementary lease deed will be executed for the strip of land/excess land allotted/regularized and the stamp duty/registration charges shall be paid by the lessee.


Advisor (Infra)

Copy to:

1. Advisor (A&M)/Financial Advisor
2. CGM (SEZ)
3. GM (IT/PR)/GM (Civil)/GM (BP)
4. Addl. GM (Investment)/Addl. GM (EM)
5. OSD (Land)
6. Secretary, RIICO
7. Sr. DGM (Law)/DGM (Law)
8. Sr. DGM (HRD)
9. DGM (IT)- for uploading on website.
10. STP/SE (Power)/ DTP

P&D Cell Officers:

11. Addl. GM (P&D)/ Sr. DGM (P&D) /Sr.RM (P&D)(LCM)/(VK)/Manager (P&D)
12. All Unit Heads -----

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)