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

No:IPI/P-5/282/2022/1363
Dt: 01 ~~June~~ July, 2022

OFFICE ORDER (24/2022)

Sub: To consider direct allotment to the Anchor Investors under Sunrise Sectors, investors eligible for customized package under RIPS on case to case basis & Special Scheme for direct allotment to local MSE investors in particular identified zones in context of implementation of Point No. 207 of Budget Announcement 2022-23.

An agenda item (17) on the subject matter was placed before the BoD in its meeting held on 14.06.2022. The Board has accorded approval for the following;

1. Special Scheme for direct allotment of industrial land to the Anchor Investors & investors eligible for Customized Package under RIPS as per the terms and condition as contained in the Annexure-'A' to the agenda note with amendments to submit application to Commissioner (BIP) and the same will be forwarded to RIICO. Accordingly, the said Special Scheme will be as per **Annexure-1** annexed herewith.

2. Special Scheme for direct allotment to the local MSE Investors in particular identified zones in selective industrial areas as per the terms and condition as contained in the Annexure B to the agenda note with following amendments in the clause of Eligibility Criteria:

(a) The applicant should be domicile of the state of Rajasthan.
(b) Criteria regarding First generation Entrepreneurs be deleted.
(c) Under the scheme, one applicant will be eligible for only one plot.

Accordingly, the said Special Scheme will be as per **Annexure-2** annexed herewith.

3. The Board has also authorized Managing Director for the following:

a) Extending the Special Scheme annexed as the terms and condition as contained in the **Annexure-2** in phases in other districts also, if considered appropriate, looking to the success of the scheme.

b) Allotment of undeveloped land, to the Anchor Investors and investors eligible for customized package under RIPS, at the rate to be worked out as per the pricing policy of the Corporation for undeveloped land and other terms & conditions as per the scheme annexed herewith as **Annexure-1**.

(Dr. Arun Garg)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)
2. Secretary
3. CGM(Finance)
4. CGM (Infra/Fin/PR)/
5. GM(BP)/ GM (Civil)/GM (EM)
6. OSD (Land)
7. DGM (IT)- for uploading on website.
8. Sr. DGM (Law) /DGM (Law)
9. STP/DTP
10. All Unit Heads -------

P&D Cell Officers:

11. GM (P&D)
12. Addl. GM (P&D)
13. Sr.DGM (P&D)
14. Sr.RM (P&D)/RM (P&D)
15. Dy. Mgr (P&D)

Copy also to:

(i) PS to Chairman, RIICO
(ii) PS to MD, RIICO
(iii) PS to Advisor (Infra)

General Manager (P&D)

Annexure-1

Special Schemes for direct allotment of industrial land to the Anchor Investors & investors eligible for Customized Package under RIPS

1. **Purpose of Land Allotment:**

With a view to facilitate Anchor investors in the State and investors eligible for customized package under RIPS to enable them to set up manufacturing enterprises by way of direct allotment of land on preferential basis dispensing with the e-Auction process for such specific selected category investors.

2. **Application to be submitted:**

The application will be submitted to Commissioner (BIP) and same will be forwarded to RIICO for further consideration of allotment of land at competent level. The application should be accompanied with brief project report and relevant documents for evaluating financial strength/eligibility duly self attested by the authorized person.

3. **Eligibility Criteria:**

The applicant for the purpose of allotment of land under this scheme should fulfill either or both the conditions listed below;

(i) Anchor Investors maximum upto 5 in each sector specific zone/park with proposed minimum Fixed capital investment as under:

S.No.	Sector specific zone/Park	Minimum fixed capital Investment (In crore)
1.	Petroleum, Chemicals , Petrochemicals & Green Hydrogen in Rajasthan Petro Zone/ PCPIR (Petroleum, Chemicals and Petrochemicals Investment Region)	Rs. 100.00
2.	EV Zone	Rs. 100.00
3.	Medical Devices Park	Rs. 50.00
4.	Glass & Ceramic Zone	Rs. 100.00

Provided that Managing Director is authorized to add any other sector specific zone/park in the above list in future as per demand but the proposed minimum fixed capital investment for such zone/sector by the Anchor Investor shall not be less than **Rs. 50.00 crore**.

(ii) Investors should be eligible for Customized Package under RIPS.

4. Scrutiny of Application:

The applications received in RIICO will be scrutinized by an In-house Committee headed by the Managing Director and comprising of following members who will have discussions on the proposal directly with the representative of the applicant and shall submit its recommendation with regard to land area requirement, proposed investment and time period for implementation of the project;

(a) Executive Director, if posted
(b) Financial Advisor
(c) Advisor (Infra)
(d) CGM/GM (BP) – Convener
(e) General Manager (Civil)
(f) GM/AGM (EM)
(g) Unit Head concerned –

Explanation: The Committee may seek comments /report from the concerned department on the proposed project, if required.

5. **Committee to approve the allotment of land:** The allotment of land under this scheme will be approved by a Sub-Committee of the Board comprising of Managing Director, RIICO, Commissioner, Industries, Commissioner, BIP and Managing Director, RFC. The quorum of this constituted Committee would be three members present in person. Advisor (Infra) will be the convener to convene the meeting of this Sub-Committee.

6. **Rate of allotment –**
   - **(a) Anchor Investor:** At prevailing rate of allotment of industrial area concerned.
   - **(b) Investors eligible for Customized Package:**
     - (i) In new industrial area to be opened after issuance of this scheme – **At prevailing rate of allotment of industrial area concerned.**
     - (ii) **In existing unsaturated industrial areas/zones** – At last auction rate of allotment of industrial plot of nearest size in the industrial area concerned

7. **Time period for commencement of production activity with proposed fixed capital investment in the project:** The allottee shall be required to commence production activity with proposed fixed capital investment in the time period as decided by the Committee as provided at point no. (4).

8. **Terms for payment of premium amount and other charges:**

(a) After approval of the allotment of land by the Committee, an offer letter will be issued by the Unit Head concerned to the applicant to deposit pre-requisite payments i.e. 25% of premium amount, 1% security money and one time Economic Rent within 30 days time period from the date of issue of offer letter.

Provided that the Unit head shall have power to accept the above payments maximum upto 15 days beyond the stipulated period without interest otherwise the offer letter will be withdrawn.

(b) After deposition of the above pre-requisite payments, allotment letter will be issued by the Unit Office with the condition that the applicant shall deposit balance 75% premium amount in quarterly installments (interest bearing) in accordance with the provision of Rule 12(2) of RIICO Disposal of Land Rules, 1979 dispensing with the provision of Rule 12(1).

9. **Time extension for commencement of production activity:** Time extension/ regularization of delay in such cases for commencement of production activity with committed investment will be considered under the provisions of Rule 23-C of RIICO Disposal of Land Rules, 1979.

10. **Non-fulfillment of condition of committed investment/ surrender of customized package:** In case the allottee commence production activity but fails to fulfill the conditions of allotment related to fixed capital investment within the stipulated / extended time period or the allottee surrender the customized package then in such cases allotment of land may be treated as general allotment on the request of the allottee subject to fulfillment of following condition;

(i) The allottee shall surrender the such unutilized part land area to the Corporation which can be re-planned as an independent plot as per Town Planning norms and after deduction from the land premium/land cost deposited by the lessee against this part land area so surrendered as per provision under rule 18 (g), remaining premium/land cost shall be refunded/adjusted.

(ii) The allottee shall pay additional cost of land for the part land area retained which will be calculated as under:

Addl. Cost of land =Area of plot retained x 50% (last auction rate of allotment of industrial plot of nearest size – rate of allotment of the plot).

On fulfillment of the above conditions, the condition of allotment of land to the extent related to making fixed capital investment within the stipulated/ extended time period shall be relaxed for the purpose of verification of commencement of production activity on the land area retained by the allottee.

11. Other terms and conditions:

(a) Land will be allotted for maximum up to 99 years lease basis.

(b) The Corporation will have full right to reject any proposal received under this scheme without assigning any reason.

(c) Other terms and condition which are not specifically covered in the aforesaid scheme, shall be dealt in accordance with provisions of the RIICO Disposal of Land Rules, 1979, as amended from time to time along with guidelines to be issued by the State Government in this regard from time to time.

12. Validity of this scheme – This special scheme will be operative for the financial year 2022-23 and 2023-24.

13. Special Conditions to be incorporated in the allotment letter -

(i) Lessee shall be required to take effective steps for commencement of production activity with investment of Rs. -------- crores along with completion of construction as per rule 21 of RIICO Disposal of Land Rules, 1979, within a period of ---------- from the date of possession of plot or from the date of declaration of industrial area "as developed", whichever is later, or in the extended time period as per rules, otherwise the allotment will be liable to be cancelled.

(ii) In case the allottee commence production activity but fails to fulfill the conditions of allotment related to fixed capital investment within the stipulated / extended time period or the allottee surrender the customized package then in such cases allotment of land may be treated as general allotment on the request of the allottee subject to fulfillment of following condition;

(a) The allottee shall surrender the such unutilized part land area to the Corporation which can be re-planned as an independent plot as per Town Planning norms and after deduction from the land premium/land cost deposited by the lessee against this part land

area so surrendered as per provision under rule 18 (g), remaining premium/land cost shall be refunded/adjusted.

(b) The allottee shall pay additional cost of land for the part land area retained which will be calculated as under:

Addl. Cost of land =Area of plot retained x 50% (last auction rate of allotment of industrial plot of nearest size – rate of allotment of the plot).

On fulfillment of the above conditions, the condition of allotment of land to the extent related to making fixed capital investment within the stipulated/ extended time period shall be relaxed for the purpose of verification of commencement of production activity on the land area retained by the allottee.

Annexure-2

Special Scheme for direct allotment to the Local MSE Investors in Particular Identified Zones in selective industrial areas.

1. **Purpose of Land Allotment:**

With a view to facilitate Micro and Small category enterprises so as to promote the manufacturing enterprises at local level by way of direct allotment of industrial land dispensing with the e-Auction process.

2. **Modalities of land allotment:**

(i) 50 plots shall be earmarked for allotment to Micro & Small category Enterprises (MSE) in the industrial areas which are identified by the Management of the Corporation for this purpose. In first phase, 10 industrial areas will be identified in potential districts.

(ii) For such earmarked plots, applications will be invited through online mode only. These applications will be accepted up to a fixed date and time and decided by the competent authority. For information to public at large, an advertisement will be published in two widely circulated News Papers.

(iii) Such allotment will be made only for setting up of those type of industries which are permitted in respective industrial areas.

(iv) Land will be allotted for maximum 99 years on lease basis.

(v) Size of plots to be earmarked shall be ranging from 250 sqm. to 750 sqm.

3. **Rate of allotment** – At prevailing rate of allotment of industrial area concerned with applicable upfront concession in the rate of allotment as per rules for the plots reserved for SC/ST, Women, Persons with benchmark Disabilities, Ex-Serviceman, Dependents of deceased armed forces service personnel/ Paramilitary personnel entrepreneurs, in accordance with provisions of RIICO Disposal of Land Rules, 1979, as amended from time to time.

4. **Eligibility Criteria :**

(a) The applicant should be Domicile of the state of Rajasthan.
(b) Under the scheme, one applicant will be eligible for only one plot.

5. Application to be submitted:

The application will be submitted to the concerned RIICO Unit Office through on-line portal alongwith self-attested documents as under;

(a) Copy of Domicile Certificate
(b) Brief project report

6. Scrutiny of Application:

The applications received up to last date as provided in the advertisement shall be scrutinized by a Committee comprising of following officers who will have discussions on the applications directly with the applicant;

(a) Representative of District Collector not below the rank of SDM
(b) General Manager, District Industries & Commerce Centre
(c) Branch Manager, RFC
(d) Unit Head concerned – Convener

Explanation: In case, any discrepancy is found in the submitted document, the aforesaid committee will ask the applicant to submit his response

7. Deciding allotment of plot through draw of lots:

Plot allotment in favour of the eligible applicant will be decided by draw of lots at pre-decided place, date and time. Draw of lots shall be conducted in presence of the above constituted Committee and all the eligible applicants shall be given due opportunity to be present either in person or through his representative at the time of draw of lots.

8. Terms of payment of premium amount & other charges:

(a) After approval of the allotment of land by the committee, an offer letter will be issued by the Unit head concerned to the applicant to deposit pre-requisite payments i.e. 25% of premium amount, 1% security money and one time Economic Rent within 30 days time period from the date of issue of offer letter.
Provided that the Unit head shall have power to accept the above payments maximum upto 15 days beyond the stipulated period without interest otherwise the offer letter will be withdrawn.

(b) After deposition of the above pre-requisite payments, allotment letter will be issued by the Unit Office with the condition to deposit balance 75% premium amount in installments as provided under Rule 12(2) of RIICO Disposal of Land Rules, 1979, as amended from time to time.

9. **Other terms and conditions:**

(a) Transfer of allotted plot by way of sale/ assignment/ gift deeds etc. shall be permissible only to the purchaser who fulfills the eligibility criteria for fresh allotment under this scheme on payment of transfer charges as per RIICO Disposal of Land Rules, 1979 (as amended from time to time) and fulfillment of other terms and conditions of this scheme.

(b) The Corporation will have full right to reject any application without assigning any reason.

(c) Other terms and condition which are not specifically covered in the aforesaid scheme, shall be dealt in accordance with provisions of the RIICO Disposal of Land Rules, 1979

10. **Validity of this scheme** – This special scheme shall be operative for the financial year 2022-23 and 2023-24.

11. **Special condition to be incorporated in the allotment letter:**

"Transfer of allotted plot by way of sale/assignment/gift deed etc. shall be permitted only to the purchaser who fulfills the eligibility criterion for fresh allotment under the special scheme issued vide Office Order No. ------- dated -------- on payment of transfer charges as per RIICO Disposal of Land Rules, 1979 (as amended from time to time) and for setting up of the industry which are permitted in the industrial areas".