

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

No: IPI/P-6/policy/4/2012/2759
Dt: 28 May, 2014

OFFICE ORDER (21/2014)

Sub: Amended policy for sub-division of large size industrial plots.

An agenda item (6) was placed before the Infrastructure Development Committee of the Board of Directors of RIICO in its meeting held on 13.05.2014. The Committee has accorded approval for amended policy for sub-division of large size industrial plots as under;

1. The eligibility conditions for sub-division of large size industrial plots:
 - a. Plot having area 10,000 sqm. and above; and
 - b. The unit has come into production at least five years before the date of application for sub-division of plot; and
 - c. The unit is a closed/sick/has suffered loss, at least during the last 3 financial years; and
 - d. The allottee declares that such land is not needed for their current/ future operations/ expansion.
2. Having met the eligibility conditions mentioned as above, sub-division of an industrial plot will be allowed on the following terms and conditions:
 - (i) There will be no restriction on number of plots carved out of the sub-division.
 - (ii) Minimum size of a sub-divided plot will not be less than 500 sqm.
 - (iii) The lessee will submit the lay-out plan of proposed sub-division of plot. Sub-division in phases will be permitted. However, subsequent sub-division of transferred sub-divided plot will not be permitted.
 - (iv) In case the lessee has availed financial assistance from any Banks/Financial Institutions against security of the land/assets proposed for sub-division, the lessee will submit 'No Objection Certificate' from the concerned

ndhu

Financial Institution/Bank along with application for sub-division.

- (v) The lay-out plan submitted by the lessee will be examined and approved by a Committee headed by ED, and comprising of Advisor (Infra), Manager (Planning)/ DTP and Unit Head concerned as per prevailing norms/guidelines regarding basic infrastructures/Town Planning.
- (vi) Right of way of internal road for plots upto 1500 sqm would be minimum 18.00 meter and for plots above 1501 sqm would be minimum 24.00 meter.
- (vii) The lessee will be under obligation to develop and provide all the required basic infrastructure facilities like road, storm water drains, power line, street light, rain water harvesting system, water supply scheme etc. and other required services like GSS and CETP at his own cost to such sub-divided plots/land. Allottee/developer will develop infrastructure facilities as per specifications approved by RIICO and shall be surrendered and handed over to RIICO after completing the above infrastructure development.
- (viii) Out of total saleable area of the sub-divided plots, sale/transfer of sub-divided plots equivalent to 12.50% of the total saleable area will be withheld by the Corporation till completion of development work at site and a remark to this effect shall be mentioned in the approved lay-out plan by the Corporation.
- (ix) The required infrastructure facilities will be completed by the allottee within 3 years from the date of approval of the layout plan of the proposed sub-division. After completion of infrastructure facilities, a committee comprising of Head of Technical cell and Unit Head concerned will examine the infrastructure facilities developed by the allottee and will submit an evaluation report which will be put up before the committee constituted at para (v) above for taking a decision regarding release / sale/ transfer of withheld plot(s).
- (x) In case the allottee fails to provide the requisite infrastructure facilities within the specified period or develop only part infrastructure then area of plots withheld by the Corporation shall revert to the Corporation. The Corporation will be at liberty to dispose of these plots by

and

way of auction as per laid down procedure. The lessee will be required to execute an agreement with the Corporation for fulfillment of above condition.

(xi) Sub-divided plots will be used for industrial and non-industrial, other than residential, purpose. However, total area that will be used for non -industrial purpose will be decided as under:

(a) 15% of the allotted plot area, if the plot was allotted stand alone.

(b) 15% of the allotted plot area, if the plot is falling in an industrial area subject to the condition that it should be within the ceiling of 15% of the total scheme area of the industrial area concerned for non industrial use (The area of non industrial use will be the total area excluding area under industrial use, roads, open/woodland, nallah and reserved areas).

(xii) The charges for sub-division permission/ transfer fee will be as under:

(a) Sub-division charges at the rate of 2% of the prevailing rate of allotment of the industrial area concerned for entire plot area if full plot area is proposed for sub-division. However, in case part land is proposed for sub-division, then sub-division charges will be leviable at the rate of 2% of the prevailing rate of allotment for the part area proposed for sub-division (to be paid by the lessee before sub-division permission by unit office).

(b) Transfer fee for transfer of sub-divided plots will be charged at the rate of 15% of the prevailing rate of the industrial area concerned (to be paid by allottee/purchaser on transfer of individual sub-divided plot).

(c) Conversion charges leviable for change in land use of area of sub-divided plot from industrial to non-industrial use -- as per rate prescribed in the RIICO Disposal of Land Rules, 1979 for that purpose (to be paid by the lessee before sub-division permission by unit office).

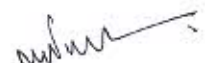
(d) In case the plot is allotted stand alone and no rate of allotment is fixed for that plot/area by the Corporation, then the rate of allotment will be decided separately by

nmf

Reserve Price Fixing Committee headed by the Managing Director.

- (xiii) The provisions of the policy shall be made applicable to the transferee/ prospective buyer of the plot.
- (xiv) Lease period for the sub-divided plots will not exceed the remaining period of lease of plot originally granted to the lessee.
- (xv) Terms and condition applicable to the lessee will also mutatis-mutandis apply to all sub-lessees unless otherwise specified. The lessee/developer will execute sub-lease with the purchaser in the format which will be got vetted from the Corporation before execution. No fresh lease deed will be executed by the Corporation with the sub-lessee.
- (xvi) If any rebate in rate of allotment due to large size plot and minimum investment of Rs. 50 crores was allowed as per rule 3 (C) of RIICO Disposal of Land Rules, 1979 at the time of allotment then same shall be recovered along with prevailing rate of interest. However, additional 10% rebate in the rate of allotment availed by the allottee for making Rs. 50 crores minimum investment will not be recovered, if the required investment was made by the allottee.
- (xvii) Lessee/ transferee will be bound to abide by the rules and regulations of RIICO Disposal of Land Rules, 1979.

Accordingly, the existing policy under Rule 17-(E) of RIICO Disposal of Land Rules, 1979 will be amended.


(Lalit Kumar)
Advisor (Infra)