

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

No: IPI/P-6/Policy/3/2012/3997
Dt: 14 Oct., 2014

OFFICE ORDER (40/2014)

Sub: Amended Policy for allotment/regularization of strip of land/excess land under rule 12(B) of RIICO Disposal of Land Rules, 1979.

The IDC vide item (3) in its meeting held on 07.10.2014 reviewed the existing policy for allotment/ regularization of strip of land/excess land under rule 12(B) of RIICO Disposal of Land Rules, 1979 and has accorded approval for amendment as under:

12(B-1) : Definition of "Strip of Land"

- (i) A "strip of land" shall mean a piece of land adjoining one or more existing plots which cannot be put to independent use either because it cannot be planned as an independent plot in conformity with the town planning norms or because there can be no approach to such piece of land.
- (ii) Any land in possession of an allottee which is in excess of the land actually allotted by the Corporation shall also be deemed to be a strip of land subject to fulfillment of stipulations mentioned in clause (i) above.

12(B-2) : Conditions and Modes of disposal of 'strips of land':

- (i) (a) All allotments of strip of land shall be made only for the purpose for which the original plot of the allottee was allotted.

(b) Allotment/Regularization of strip of land/excess land will be done only once for any allotted plot.
- (ii) Where any strip of land is so located that it can be used by the lessee of only one adjoining plot, such strip of land shall be disposed of by allotment to the lessee of the adjoining plot.
- (iii) In above cases, the allotment/regularization of the strip of land/ excess land shall be made as per the following:

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S. No	Category	Rate on which Strip of land/excess land to be allotted/ regularised			Authority
		Industrial/ Institutional	Residential	Commercial	
1	Where the strip of land/excess land in possession is up to 5% of the total area allotted originally.	At the allotment rate with simple interest @ 12% per annum OR prevailing rate of allotment of the industrial area concerned, whichever is higher.	At the allotment rate with simple interest @ 12% per annum OR prevailing rate of allotment of the housing colony OR 2 times of the prevailing rate of allotment of industrial area concerned, whichever is higher.	At the allotment rate with simple interest @ 12% per annum OR 4 times of prevailing rate of allotment of the industrial area concerned, whichever is higher	Unit Head
2	Where the strip of land/excess land in possession is more than 5% but up to 10% of the total area allotted originally.	For the first 5% as in (1) above and for the additional land beyond 5% and up to 10% - At the allotment rate with simple interest @ 12% per annum OR 1.25 times of the prevailing rate of allotment of the industrial area concerned, whichever is higher.	For the first 5% as in (1) above and for the additional land beyond 5% and up to 10% - At the allotment rate with simple interest @ 12% per annum OR 1.25 times of the prevailing rate of allotment of the housing colony OR 2.5 times of the prevailing rate of	For the first 5% as in (1) above and for the additional land beyond 5% and up to 10% - At the allotment rate with simple interest @ 12% per annum OR 5 times of the prevailing rate of allotment of the industrial area concerned, whichever is higher.	Unit Head


			allotment of industrial area concerned, whichever is higher.		
3	Where the strip of land/excess land in possession is more than 10% of the total area allotted originally.	For the First 10% as in (1) and (2) above and for the additional land beyond 10% - At the allotment rate with simple interest @ 12% per annum OR 1.5 times of prevailing rate of allotment of the industrial area concerned, whichever is higher.	For the First 10% as in (1) and (2) above and for the additional land beyond 10% - At the allotment rate with simple interest @ 12% per annum OR 1.50 times of the prevailing rate of allotment of the housing colony OR 3 times of the prevailing rate of allotment of industrial area concerned, whichever is higher.	For the First 10% as in (1) and (2) above and for the additional land beyond 10% - At the allotment rate with simple interest @ 12% per annum OR 6 times of the prevailing rate of allotment of the industrial area concerned, whichever is higher.	MD

- (iv) Where any vacant strip of land is so located that it can be used by the lessees of more than one adjoining plots, such strip of land shall be disposed of by a limited bidding (Sealed) between the lessees 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 Unit Head to the bidder at the rate offered by the single bidder subject to condition that the offer rate will not be less than the reserve rate.

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- (v) Before disposing of any strip of land, the building line shall be marked which shall be maintained.
- (vi) No strip of land shall be allotted/ auctioned, if , it endangers the public safety or is against traffic regulation.
- (vii) Service Charges for the Strip of Land/Excess land allotted/regularized shall be recovered as per the prevailing rate of Service Charges applicable on the date of allotment/regularization.
- (viii) A supplementary lease deed will be executed for the strip of land/excess land allotted/ regularized and the stamp duty shall be paid by the lessee.
- (ix) No excess land/strip of land will be allotted/ regularized in ROW of road.

The existing policy in the rule 12(B) of the RIICO Disposal of Land Rules, 1979 shall stand amended accordingly.


(Lalit Kumar)
Advisor (Infra)