20-C. Change in land use of allotted land:

<table>
<thead>
<tr>
<th>S. No.</th>
<th>From</th>
<th>To</th>
<th>Conversion charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Industrial</td>
<td>A. Commercial</td>
<td>2 times the prevailing rate of allotment of industrial area concerned irrespective of category of industrial area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>i. Commercial complex (Shops &amp; Offices)</td>
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<tr>
<td></td>
<td></td>
<td>ii. Hotel</td>
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<td>iii. Cinema</td>
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<td></td>
<td></td>
<td>iv. Multiplex</td>
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<td></td>
<td></td>
<td>v. Petrol pump and filling station (Petrol/Diesel/Gas)</td>
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<td>vi. Hostel (For Kota Only)</td>
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<td></td>
<td>B. Commercial</td>
<td>0.50 times the prevailing rate of allotment of industrial area concerned irrespective of category of industrial area.</td>
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<tr>
<td></td>
<td></td>
<td>i. Warehousing and Logistics/commercial warehousing on full allotted plot</td>
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<td></td>
<td></td>
<td>ii. LPG Cylinder Godown on full plot</td>
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<td></td>
<td>iii. Weigh bridge <em>(Amended as per IDC meeting 11.5.2015)</em></td>
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<tr>
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<td></td>
<td>C. Commercial Modern warehousing</td>
<td>1.0 time of the prevailing rate of allotment of industrial area concerned irrespective of category of industrial area</td>
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<tr>
<td></td>
<td>Industrial</td>
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</tr>
<tr>
<td></td>
<td><strong>A. Institutional</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>i. Hospital</td>
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<td></td>
<td>ii. Nursing Homes</td>
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<tr>
<td></td>
<td>0.75 time of the prevailing rate of allotment of industrial area concerned</td>
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<td><strong>B. Institutional</strong></td>
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<td></td>
<td>i. Educational Institutes (as defined in the rules)</td>
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<td></td>
<td>ii. University</td>
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<td></td>
<td>iii. Institutes imparting certificate courses/vocational courses</td>
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<td></td>
<td>0.10 time the prevailing rate of allotment of industrial area concerned</td>
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<td><strong>3. Commercial</strong></td>
<td><strong>Industrial</strong></td>
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<td></td>
<td></td>
<td>0.10 times the prevailing rate of allotment of industrial area concerned</td>
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<td></td>
<td><strong>4. Commercial</strong></td>
<td><strong>Institutional</strong></td>
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<tr>
<td></td>
<td></td>
<td>0.10 times the prevailing rate of allotment of industrial area concerned.</td>
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<tr>
<td></td>
<td><strong>5. Commercial (specified use)</strong></td>
<td><strong>Other Commercial use</strong></td>
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<td></td>
<td></td>
<td>2 times the prevailing rate of allotment of industrial area concerned minus the rate paid at the time of allotment or 25% of the prevailing rate of allotment of the industrial area concerned, whichever is higher.</td>
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<td></td>
<td>Institutional</td>
<td>Commercial</td>
<td>Institutional use</td>
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<tr>
<td>6.</td>
<td>Institutional</td>
<td>Industrial</td>
<td>0.10 times the prevailing rate of allotment of industrial area concerned.</td>
</tr>
<tr>
<td>7.</td>
<td>Institutional</td>
<td>Commercial</td>
<td>2 times the prevailing rate of allotment of industrial area concerned.</td>
</tr>
<tr>
<td>8.</td>
<td>Institutional (specified use)</td>
<td>Another Institutional use Hospital/Nursing Home</td>
<td>0.75 time the prevailing rate of allotment of industrial area concerned.</td>
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<td>(i)</td>
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<td></td>
<td>(ii)</td>
<td>Other than Hospital/ Nursing Home</td>
</tr>
<tr>
<td>9.</td>
<td>Residential</td>
<td>Industrial</td>
<td>0.10 times the prevailing rate of allotment of industrial area concerned.</td>
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</tbody>
</table>
A) **Following riders/conditions will be observed while considering the change in land use:**

(i) No change in land use of allotted plots will be permitted for residential purpose.

(ii) No change in land use of vacant industrial plot would be allowed. In other words, the allottees of industrial plot who have not set up an industry will not be permitted change in land use for non-industrial purposes. However, change in land use of part vacant sub-divided plot would be allowed subject to condition that the leasehold rights of the sub-divided plot are held by the allottee of integrated plot.

(iii) No change in land use of allotted institutional plots will be allowed in the dedicated Institutional Areas for any other purpose.

(iv) No change in land use of plots allotted under the provisions of Rule 3(E) and 3(W) of RIICO Disposal of Land Rules, 1979 will be permitted.

(v) Change in land use of plot allotted for non-industrial use will be allowed for vacant plot subject to payment of 15% of the prevailing rate of allotment as additional charges.

(vi) Change of land use of the allotted plots for commercial/institutional purposes as permitted under this rule will be considered only for the plots located on the roads having right of way of 18.00 mts and above (total road width). However, in the land use conversion cases wherein the criterion of minimum road width of 24 mtr or above is specified in the building regulations/parameters then the same will be observed while considering the cases of the land use conversions.

(vii) Land use for non-industrial purpose may be restricted up to 15% of the total scheme area of the industrial area concerned. However, warehousing and logistics/ commercial warehousing use of plot will not be included in the said 15% ceiling of non-industrial use in an industrial area.  

* (partially amended as per IDC decision vide item (4) of meeting dt. 13.02.2016)

(viii) Marriage Hall/Garden and an independent Banquet Hall will not be permitted while considering change in the land use for commercial purposes even if the same are proposed as allied activity of a hotel (attached to the hotel).

(ix) Allottee of plots in an industrial area (excluding EPIP, SEZ, IT park, Agrofood Park and IID Centre) desirous of change of land use will clear all
the outstanding dues of the Corporation and will have to submit the application in prescribed format along with prescribed processing fee, site plan showing the measurement of plot/part plot proposed for change of land use along with project report. The project report shall contain details of proposed use, cost of project, implementation time schedule, plans etc. However, in case, plot is located in industrial areas which have been notified under Industrial Park Scheme, 2002 for availing income tax exemption under section 80 IA of Income Tax Act 1961, then same shall be considered within the permissible limits. (amended as per item 5 of the meeting 07.10.14)

(x) Allottee of the plot shall submit original Lease deed/sale deed with the application for change of land use. In case plots are mortgaged with financial institutions then allottee shall have to submit 'No objection certificate' from the financial institutions for proposed change of land use.

(xi) The change of land use of part area of allotted plot shall be considered subject to withstanding with provisions of Rule 17-(B) (ii) and 17(E) related to sub-division of plot and any changes made there-upon. However, for change in land use for Petrol pump/filling station and weigh bridges in part area of plot will be considered notwithstanding with the requirement of rule 17-B (ii) which inter-alia provides that the smallest sub divided plot should be of size equal to minimum 20% area of original plot.

(xii) The allottee shall follow all prescribed building parameters of Building Regulations. Building line shall be maintained looking to the other plots in particular row.

(xiii) Weigh bridges in allotted industrial plot for captive use will be considered without change of land use. Construction of Weigh-bridge platform may be allowed within setback area. However, weigh bridges for captive use will be permitted only in industrial plot having area more than 1500 sq.mts. without charges by the committee constituted for change of land use.

(xiv) Change of land use from allotted residential plot to industrial purpose will be considered on merit subject to fulfillment of following conditions:
   a) The plot in question is situated in isolation of the residential block of industrial area.
   b) Social facilities (Viz. Park, hospital, school etc.) for residential uses are not planned in the vicinity.
   c) The changed use plot for industrial use shall strictly be permitted only for establishment of non-polluting industry.

(xv) Change of land use for LPG Cylinder Godowns shall be subject to
approval/license from Petroleum Safety Organization.

(xvi) Statutory and requisite approval such as, Food/Bar License, Fire NOC, Airport Authority, Forest Deptt. Clearance, Environmental clearance etc. from the competent authority shall be obtained by the applicant at his own level.

(xvii) Time period for utilizing the converted plot will be as under:
   a) If change of land use is of vacant plot - Same as allowed/available for the allotted plot.
   b) If change of land use is after utilization of plot - 3 years from the date of issue of final permission.

(xviii) The change of land use will be approved by a Committee headed by Executive Director and with Advisor (Infra), concerned Unit head and STP/DTP as members.

(xix)Regularization of unauthorized use of an industrial plot and its change of land use will be considered as under;
   a) Allottee shall apply to the concerned unit office for regularizing the existing activity on industrial plot along with existing layout and building map.
   b) After receiving the application, the case will be forwarded to the Head Office Committee as constituted for deciding cases of change in land uses. In case existing building/structure is not found as per the applicable bye laws, the applicant would be advised to make suitable changes.
   c) If the case is found suitable, the applicants will be required to pay the additional conversion charges equivalent to 25% of the prevailing rate of allotment of the industrial area concerned, or applicable conversion charges whichever is lower, as regularization charges besides the normal conversion charges applicable as per rules.
   d) Building norms/regulations etc. relevant for changed use will be made applicable to such cases of regularization also and will be observed while regularizing the unauthorized use of the industrial plot for the changed purpose.
   e) Plot cancelled due to unauthorized use, shall be restored on the recommendation of change of land use committee.

(xx) In case of change in land use of allotted plot, an option may be given to the allottee to use the existing construction for other use, subject to fulfilling
requirements of ground coverage, FAR, parking, fire fighting etc., as applicable for changed land use. Guidelines mentioned in point 3.2.19 will be followed.

(xxi) If earlier permission was given on industrial plot for Petrol Pump/Weigh Bridge/ Hotel and for commercial warehouse without change in land use then in such cases the use of plot will be treated as industrial for the purpose of further change in land use of the plot.

(xxii) For change in land use of part plot, sub-division charges as applicable under the policy/rules for sub-division of plots will be charged in addition to applicable conversion charges.

(xxiii) Cases in which permission for change in land use has been granted and part/full conversion charges have been deposited, then request of the allottee for subsequent change in land use of the plot for original use before commencing any activity will be considered on payment of conversion charges equivalent to 0.10 times of the prevailing rate of allotment of the industrial area concerned. The amount of conversion charges already deposited will be refunded after deducting the said amount of conversion charges.

(xxiv) In case of transfer of plot after change of land use, the transfer charges will be leviable as under;

a) If plot is utilized before change in land use - At the rate prescribed in the rule for transfer of plot after utilization.

b) If plot is vacant before change in land use and transferred without utilization as per norms - At the rate prescribed in the rule for transfer of vacant plot.

c) If the part converted plot is transferred without utilization - At the rate prescribed in the rules for transfer of vacant plot.

(xxv) The payment schedule for conversion charges will be as under:

a) A letter will be issued by the unit office for conveying provisional/in-principle permission for change of land use with the condition to deposit 25% conversion charges, betterment levy (if any) together with full amount of service tax (if payable) within 30 days.
b) Remaining 75% conversion charges will be deposited in 7 quarterly installments with 12% interest per annum. The interest will be charged from 121st day of allotment. The first installment shall become due on fixed date falling after 120 days from the allotment date i.e. 31st March, 30th June, 30th Sept. and 31st Dec. of the year. The installment shall be paid alongwith interest to be calculated on remaining amount of conversion charges on due date. In case of default, interest @ 14% will be levied on due principal amount of installment from the due date of the installment till the date of payment.

c) On receiving payment of 50% conversion charges or payment towards first 3 installments, whichever is earlier, final permission for change in land use will be issued and building plans will be approved as per prescribed norms and sub leasing of built up space will be allowed.

d) Allottee will be permitted to commence construction activity on the plot only after approval of building plans as mentioned above.

e) Time extension from due date/regularization of delay in payment of installments with interest will be granted by the Managing Director.

f) If the allottee fails to deposit the conversion charges as per prescribed schedule or in extended period, the provisional/in-principle/final permission for change in land use will be withdrawn and deposited conversion charges will be refunded after deducting payable dues and charges equivalent to 0.10 times of prevailing rate of allotment of industrial area concerned.

g) In old cases wherein permission for change in land use has already been given as on date and 75% conversion charges have not been deposited within stipulated/extended period, as the case may be, then in such cases, the allottee will also be allowed to avail the installment facility as per the payment schedule prescribed above for deposition of balance 75% amount of conversion charges. However, in such cases issue of final permission for change in land use, approval of building plans and sub leasing of built up space will be allowed only after deposition of 50% conversion charges.
h) Registration of sub-leasing of built up area will be permissible only after making full payment of conversion charges by the allottee.

*(Amended as per IDC decision taken vide item (7) of meeting dt. 16.6.16)*

(xxvi) The allottee of the plot will be required to execute supplementary deed / correction deed after permission for change in land use.

B) **The amended provisions for warehousing activity on industrial plot will be as under:**

a) Warehousing for captive use will be allowed along with industrial activity without any charges.

b) Storage of raw material/ finished goods on part/full industrial plot, for other than captive use, will be treated as commercial warehousing.

c) For allowing commercial warehousing on industrial plot only where an industrial unit has already been set up, following provisions shall apply:

i. If only part industrial building maximum up to 40% of the plot area is permitted for commercial warehousing - subletting of the building will be allowed as per rule 16(1)-A.

ii. If commercial warehousing on full allotted plot is to be allowed - the allottee will be required to apply for change in land use of the allotted plot from industrial to commercial warehousing purpose under this rule.

C) **Modern Warehousing:**

The Modern Warehousing is a set-up wherein warehouse-style retail stores/ warehousing and direct sales of any nature is carried out. Conversion charges from industrial use to this use shall be payable as prescribed in this rule, which are payable for the entire plot area requested for use of modern warehousing and direct sales of any nature. *(Inserted as per IDC decision taken vide item 4 and 22)*
(D) **Mixed Land Use:**

<table>
<thead>
<tr>
<th>i. Nature of Case</th>
<th>ii. Recoverable charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>An industrial plot allotted for setting up of an automobile repairs and service center can be allowed for mixed use involving specific commercial use to the maximum extent of 25% of the total plot area</td>
<td>• At 2 times the rate of allotment of the industrial area concerned up-to 25% of the plot area.</td>
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<td></td>
<td>• In case of violation of the ceiling of 25% of the total plot area to be put up commercial use, the allottee will be liable to pay the charges at two times the rate of allotment of the industrial area concerned for total plot area.</td>
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<td></td>
<td>• The existing unauthorized mixed use by such allottees may also be regularized on payment of additional charges equivalent to 25% of the prevailing rate of industrial area concerned, or applicable charges, whichever is lower, as regularization charges besides the recoverable charges applicable as above.</td>
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</tbody>
</table>

The conditions applying on the above cases will be as below:

(a) The said mixed use will be allowed to the maximum extent of 25% of the total plot area. The dealer will use the display area only for the sale of products under his dealership and related activities.

(b) While permitting the above, the existing building parameters as prescribed to the industrial land will remain unchanged and would be observed.

(c) Permission for above mixed use will not be permitted in the plots which are located on roads having right of way of less than 18.00 mtrs.

(d) Building height can be upto 15 mtr for the portion being used for commercial purpose for the activities related to automobile repairs and service centre. Other activities, sub-leasing/rental and residential use of the commercial portion shall not be permitted. However, in such plots for mix use provision of parking @ 1 ECS/ per 50 sq. mts + 25% extra parking.
for visitors (equivalent to commercial use building) shall have to be provided in the plot with respect to total built up area (on all floors).

(e) The above permission for mix land use may be accorded by the Competent Committee constituted for change of land use. (Amended as per IDC Decision taken item 18 dated 11.5.2015)(Further amended as per IDC decision vide item (4) of meeting dt. 13.02.2016)

21. **TIME PERIOD FOR COMMENCING PRODUCTION ACTIVITY / UTILIZATION OF ALLOTTED PLOTS**

1. The provisions related to time period for commencing production/making utilization of an allotted plot for the purpose the plot has been allotted will be as under:

   (i) A period of three years (However in case of allotment under Rule 3-W, this period shall be reckoned from the date of the land allotment ) will be allowed from the date of handing over possession of the allotted land.

   (ii) In case land is allotted prior to development of the area, then above period of three years would be reckoned from the date of declaring the area as developed. However this relaxation shall not be applicable to land allotments under the rule 3(W).

2. *The time limit for commencing production/construction of dwelling unit/commercial establishment shall not apply to khatedar allottees. However, the time period prescribed for setting up the industry/dwelling unit/commercial establishment as per rule, shall be binding upon the transferee who has purchased the land from the khatedar allottee. The relevant date will be the date of transfer.

* The above amended proviso shall be available to the existing allottee khatedars also. However, the cases already decided as per provisions existing prior to the above amendment shall not be re-opened. *(Item 5 of the meeting held on 30.7.2010 and further amended as per item 3 of the meeting 04.1.2013).*
3. Minimum requisite construction for the purpose of considering utilization of the allotted plot shall be as under:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Use of Plot</th>
<th>Minimum built Up Area*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Industrial Plot</td>
<td>A. 20% of the plot area on ground or FAR.</td>
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<td>B. In case of the following industrial units, requirement of 20% built up area with roof under the rule may be assessed taking into account also the land area being utilized by the allottee as stockyard of raw material and finished goods. In other words the land area (open or covered) being utilized by such allottees for stockyard purpose may also be included for the purpose of calculating built up area in the plot:</td>
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<td>(a) Stone based industries such as marble/ granite/ kota- stone processing units.</td>
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<td>(b) Cement based industries such as PCC Poles, Hume Pipes, Concrete Blocks/Curb Stones, Cement Tiles, Cement Gamala &amp; Jali products.</td>
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<td>(c) Wool Processing Industries.</td>
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<td>(d) Mineral Grinding Units.</td>
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<td>(e) Salt Grinding.</td>
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<td>(f) Fly Ash based Industry.</td>
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<td>(g) Bio Mass based Power Plant</td>
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<td>(h) Herbal Extract Purified Derivatives Bulk Drugs Projects</td>
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<td>(i) Dal Mill Udyog</td>
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<td>(j) Pesticeds formulation and ferrous sulphate units</td>
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<td>(k) Fabrication of towers</td>
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<td>(l) Agro fuel Coal brickets</td>
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<td>(m) Paper Board Industry</td>
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<td>S. No.</td>
<td>Use of Plot</td>
<td>Minimum built Up Area*</td>
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<tr>
<td>2.</td>
<td>Commercial Plot</td>
<td>A. 20% of the Standard/Prescribed FAR</td>
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<td>B. Required minimum built-up area shall be as under in following cases:</td>
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<td>i. For shops/showroom plots - Area of building construction permitted as per site</td>
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<td>plan/typed design.</td>
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<td>ii. For Weigh Bridges/Petrol Pumps plots - Area of building construction as</td>
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<td>prescribed in the concerning building regulation.</td>
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<td>3.</td>
<td>Residential Plot</td>
<td>A. For Group Housing - 20% of Standard/Prescribed FAR</td>
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<td>B. For individual housing plots - Area of construction of a dwelling unit i.e. one</td>
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<td>room, one kitchen and one toilet</td>
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<tr>
<td>4.</td>
<td>Institutional Plot</td>
<td>20% of the Standard/Prescribed FAR</td>
</tr>
</tbody>
</table>

* Built up area would mean a building with roof and having side walls/covering as required for the nature of product/activity.

(Inserted as per the decision taken by IDC vide item 4 on 30.4.2007 and item 14 of the meeting held on 19.6.2009 and item 21 of 10.2.2010 and 11 of the meeting held on 15.4.2010. Amended vide 5 of the meeting held on 30 7.10. Inserted as per item 2 of IDC meeting held on 2.11.2010. Further inserted as per item 12 of IDC meeting dt. 18.2.2011. inserted as per item 16 of the meeting 29.5.2012. Inserted/amended vide item 5 of the meeting 06.8.14 ) (Amended as per item 16 of the meeting dated 30.6.2015) (amended as per item (4) of the meeting dt. 16.6.16)

4. The allottee shall intimate by registered letter to the Corporation about the activities after utilization of the plot as per above. Utilization of the plot will be recorded by the unit head based on one of the following documents, if requisite minimum construction, has been completed as stipulated above in this rule:

(i) in case of units which are liable to deposit Sales Tax, CST or VAT - the date on which the unit makes the first payment of Sales Tax, CST or VAT will be taken as date of commencement of production.
(ii) in case of units not paying Sales Tax, CST or VAT - the date any other tax paid for the first time to the State Government will taken as date of commencement of production.

(iii) for those sectors which do not pay any taxes to the State Government in respect of investment to which subsidy/exemption is linked - the date of bill of commercial transaction (receipt of deposit of fee/charges etc.) will be taken as date of production.

Note: However, in those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, only after verifying that investment of the envisaged amount as per the project submitted by the allottee at the time of approval of allotment by the constituted Committee has been made,

5. As a relaxation in the provision at S.No. (3) of the rule 21, the Managing Director will be the competent authority to consider an industry to be in production even if the minimum area construction requirement has not been met at site, in view of totality of circumstances of the project. However, the above relaxation/dispensation will be subject to the conditions and stipulations:

(i) Commercial production has been started by the such allottee with minimum 10% constructed area

(ii) The allottee shall complete requisite minimum built up area subsequently in phases as per the requirements of the rules.

(iii) No sale/ transfer of lease hold rights will be permitted till the unit completes the minimum construction as per Rule-21 of RIICO Disposal of Rules, 1979.

(iv) If the minimum construction parameter of the rule is met within next two years of the commencement of production in first phase, no retention charges shall be levied. However in case of failure, to complete the construction as above , the said deferment regarding recovery of retention charges shall be treated as withdrawn and the matter will be dealt as if unit has violated the provisions of Rule-21 of RIICO Disposal of Land Rules, 1979.

(Inserted as per approval of IDC w.r.t item 16 of its meeting held on 18.2.11)
Note: In cases of plot/land allotments made during 13.11.2000 to 31.3.2001, 24.11.2001 to 31.3.2002 and 24.2.2003 to 31.3.2003 wherein land allotment was made without any specific condition on the allottee for completing construction and commencing production activity on the allotted land/plot within the stipulated period would now be required to complete construction and commencing production activity within a period of 3 years in non NCR Region and within 2 years in NCR Region from 1.6.2012. (Inserted as per item 5&18 of the meeting held on 29.5.2012)

Note: In cases where lease-deed of plot has been executed or possession of plot is taken over / deemed, prior to declaration of area as developed then, the period for commencement of construction activities, completion of construction activities and commencement of production activities will be considered from the date of declaration of area as "Developed".

6. **Stipulations regarding the Cluster Development by a developer:**

An overall time period of five years from the date of allotment of land will be allowed for development of land and also for coming into production by the individual units, to be set-up in the Cluster Scheme, wherein the internal development of allotted land is the responsibility of the developer, in case of land allotted under various 'Cluster Development Schemes'.

"The amended provisions of enhanced built up area requirement along with other related provisions will be applicable on the allotments made on or after 04.03.2014. (Amended as per IDC decision taken vide item 3 on 20.05.2004)

22. **DELEGATIONS FOR LAND ALLOTMENT**

Allotment shall be made in the following manner:

(i) Industrial plots - Sr. DGM / Sr. RM / RM shall have full powers for making allotments of planned industrial plots of any size in the industrial area for setting up an industry on receiving complete applications as per these rules. The copies of allotment letters shall be sent to all members of DLAC and concerned District Collector for information. However, for technical advice about the project and land requirement, applications may be referred to Head Office.
(ii) Plot allotments of all other type shall be made by Sr. DGM/Sr. RM/RM as per the Corporation policy decided from time to time. *(Substituted as per IDC decisions taken vide item 12 on 13.11.2000 and item 21 & 29 on 13.11.2000)*

23 TIME EXTENSIONS: Time extensions in favour of allottees of plots allotted for industrial/ commercial/ residential/ other purposes may be granted as per delegation provided as hereunder. *(Inserted as per IDC decision taken vide item 4 on 16.9.2003)*

23-A Time extension for payment of cost of land:

On request of the allottee, time extension for payment of balance land cost/ instalment of cost of land beyond prescribed period, may be granted on payment of interest at the prescribed rate. Delegations in this regard are as under (except for the land allotment under rule 3 (W), for which there is a separate provisions and delegations as contained in the said rule):

(1) Sr. DGM/ Sr. RM/ RM are empowered to grant time extension upto two years from the scheduled date of payment of last instalment, with interest thereon for the extended period beyond the due date of payment if, plot is located in unsaturated industrial areas and upto one year if, plot is located in saturated industrial areas, irrespective of increase in rate of development charges of the area. *(Amended as per IDC decision vide item 5 on 20May 2004)*

(2) Advisor (Infra) may grant the extension with interest, for a further period of two years and three years in saturated and unsaturated industrial areas respectively.

(3) M.D. shall have full powers for granting the extension with interest.

23-B. Time extension for payment of other dues and removal of breach of terms and conditions of lease deed / allotment letter:

In case of default in payment of other dues (economic rent, service charges etc.) or breach of terms and conditions of lease deed / allotment letter, unit heads shall have full powers to grant time extension for payment of dues with interest / regularization charges or on removal of breach. *(Substituted as per IDC decision taken vide item 8 on 27.12.2002. Amended as per item no. 3 of IDC meeting held on 2.11.2010)*
23-C. Time extension for delay in commencement of production activity or activity for which the plot is allotted:

1. Time extension for completion of construction and for commencement of the activity (industrial/ residential/ commercial/institutional) for which plot is allotted (except for land allotment made under Rule - 3(W) for which there are separate provisions and delegations as contained in the said rule) will be allowed beyond stipulated period on the request of the allottee on payment of retention charges as per following provisions.

In land allotment cases wherein 5 years or more period for completion of construction and commencement of the activity has already expired (as on 31.07.2014) and the plot has not been utilized by the allottee, then time extension/regularization of delay will be considered in such cases on payment of retention charges as per the rate given below:

<table>
<thead>
<tr>
<th>SN.</th>
<th>Time extension</th>
<th>Rate of RC per quarter or part thereof</th>
<th>Competency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Regularization of old delay and time extension maximum upto one year from the date of application.</td>
<td>1%</td>
<td>MD</td>
</tr>
<tr>
<td>2.</td>
<td>Further extension of two years</td>
<td>1.5%</td>
<td>MD</td>
</tr>
<tr>
<td>3.</td>
<td>Further extension of two years</td>
<td>2%</td>
<td>MD</td>
</tr>
<tr>
<td>4.</td>
<td>Further time extension as per merit of the case</td>
<td>As may be decided by the IDC</td>
<td>IDC</td>
</tr>
</tbody>
</table>

In cases wherein 5 years period for completion of construction and commencement of activity has not expired (as on 31.07.2014), then time extension/regularization of delay in such cases will be considered in stages on payment of retention charges as given below:

<table>
<thead>
<tr>
<th>SN.</th>
<th>Time extension</th>
<th>Rate of RC per quarter or part thereof</th>
<th>Competency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Upto one year</td>
<td>0.5%</td>
<td>Unit Head</td>
</tr>
<tr>
<td>2.</td>
<td>Upto three years</td>
<td>1%</td>
<td>Unit head</td>
</tr>
<tr>
<td>3.</td>
<td>Upto Five Years</td>
<td>1.5%</td>
<td>Advisor(infra)</td>
</tr>
<tr>
<td>4.</td>
<td>Upto seven years</td>
<td>2%</td>
<td>M.D.</td>
</tr>
<tr>
<td>5.</td>
<td>Further time extension as per merit of the case</td>
<td>As may be decided by the IDC</td>
<td>IDC</td>
</tr>
</tbody>
</table>
General Note & Explanation:

(i) 5 years time period for completion of construction and commencement of the activity would mean sum of scheduled time period + extended time period + time period to be regularized.

(ii) The intermediate milestones regarding commencement of construction and completion of construction would not be observed at the time of granting time extension for commencement of activity.

(iii) If the allottee seeks time extension for more than one year at a time than retention charges will be calculated in stages as per the rates given as above.

(iv) Maximum two years extension will be granted at a time irrespective of regularization of period of old delay.

(v) The rate of allotment for computing retention charges will be one time for industrial and institutional plots, 1.5 times for residential plots and two times for commercial plots.

(vi) In case rate of allotment of housing colony is fixed then the rate of allotment for computing retention charges will be 1.5 times of the prevailing rate of the allotment of the industrial area or the rate of allotment of the housing colony, whichever is higher.

(vii) The applicable retention charges will be leviable 50% of the total amount of retention charges for the industrial areas located in tribal and backward districts.

(viii) If the allotted plot is transferred prior to utilization of plot then transferee shall be required to commence the activity on the plot as per scheduled period allowed to transferor and extension beyond the original scheduled period will be granted on payment of retention charges at the rates prescribed as above.

(ix) If purchaser/seller is not reporting purchase/sale of the plot to RIICO and subsequently allotment of plot is cancelled after serving show cause notice to the seller (lessee) then retention charges for the period of delay/time extension involved will be leviable at double the normal rate of retention charges in addition to restoration charges as per rules (as approved by IDC in its meeting held on 04.02.2014).
(x) Computation of retention charges will be done as per the rate prevailing on the date of payment made by the allottee. However, pre-revised rate of allotment will be applicable in the cases of revision in rate of allotment of industrial area, as decided by IDC in its meeting held on 26.02.2014 (Office Order No. 13/2014 dt. 04.03.2014).

(xi) a. In cases of allotment of plots made w.e.f. 01.04.2016 in undeveloped industrial areas which are not proposed to be developed in future also, time extension for completion of construction and commencement of activities will be granted on payment of retention charges in favour of these plot allottees in such industrial areas.

b. In cases of allotment of plots made prior to 01.04.2016 in industrial areas which are not proposed to be developed in future, general time extension upto 31.3.2017, including regularization of old delay period, if any, will be allowed without retention charges for completion of construction and commencement of activities. However, in such cases, further time extension from 01.04.2017 will be considered on payment of retention charges.

c. In case of allotment of plots already made on undeveloped basis (as on 12.05.2016) in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession or two years from the date of decision (i.e. 12.05.2016), whichever is later, and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.

d. In cases of allotment of plots to be made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.

( amended as per decision taken vide item 5 of IDC meeting dtd. 12.05.2016)

2 Obligations of the transferee in case of transfer of closed units:
All transferee of closed units will be required to restart production activity within 2 years from the date of transfer of leasehold rights. If transferee/ subsequent 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.

In case the first transferee of the plot does not commence production as per above stipulations and further transfers the plot then subsequent transferee shall be required to commence production as per schedule prescribed to the first transferee as above or within the extended period as the case may be. *(Inserted as per item (6) of the IDC meeting dt. 17.12.2015)*

**Note:** If the allotted plot is transferred prior to commencement of production in plot then the transferee shall be required to commence production activity as per schedule allowed to transferor and extension beyond the original schedule may be granted on payment of retention charges as per rules. However, before issuing permission for transfer of plot prior to commencement of production activity, transferee of plot / part plot shall be asked to submit his program for commencement of production activity and accordingly retention charges shall be demanded from the transferee. In case of transfer of part vacant land of the plot, transferee shall be allowed to commence production within three years from the date of issue of transfer order of vacant plot.

*(Period amended as per IDC decision taken on 20.05.2004) (Inserted as per IDC decision taken vide item 8 on 27.12.2002 and item 22 on 13.11.2000 and office order issued vide No. IPI/P-6/25/iii/1201 and 1922 dated 24th November 2001 and 24th February 2003 after approval of M.D. Inserted the above notes (1 to 4) as per approval accorded by IDC vide item 23 of the meeting held on 21.2.98, item 14 dated 16.9.2000, item 8 held on 25.1.2001, item 13 of the meeting held on 10.12.2001 and items 25 & 34 held on 23.9.2002. Policy amended vide item 3 of IDC meeting dtd. 06.08.2014)*

### 3. Special Time Extensions:

**A.** Managing Director shall have power for considering time extension without retention charges in favour of the allottees (other than rule 3 (W) allotments) as per merit of the case in the following situations:

(i) Possession of plot could not be handed over by RIICO free from encumbrances.
(ii) Delay in obtaining Environment Clearance by the Corporation for the industrial area concerned or delay in obtaining Environment Clearance by the allottee subject to condition that the allottee having fulfilled all requirements for obtaining Environment Clearance.

(iii) Construction could not be commenced due to court stay/pending litigation.

(iv) The plot is affected substantially due to passing of high tension power line.

B. Hotel activity, in cases, wherein permission was accorded without change of land use, will be considered as commercial activity w.e.f. 04.03.2014 for the purpose of levy of various charges such as service charges, retention charges, etc. However, the nature of the allotted plot will remain industrial in such cases. Time extension in such cases wherein permission was given for setting up Hotel on allotted industrial plot will be considered as under:

(i) Further, time extension for utilizing the plot for hotel activity in such cases will be considered as per the prevailing provisions of granting time extension under Rule 23-C of RIICO Disposal of Land Rules, 1979. However, for computing the retention charges, rate of allotment of industrial area concerned will be considered as under:

a) Up-to 03.03.2014 - at the prevailing industrial rate of allotment of concerned industrial area on the date of granting time extension.

b) From 04.03.2014 - at 2 times of the prevailing industrial rate of allotment of concerned industrial area on the date of granting time extension.

Note: While calculating retention charges up-to 03-03-2014, if last quarter is commenced before 04.03.2014, then retention charges will be calculated for whole quarter.

(ii) The cases wherein permission to set up hotel was given on vacant plot i.e. prior to commencement of production activity, the schedule time period for setting up hotel will be same as allowed in the allotment letter and further time extension will be granted on payment of retention charges as per rule 3 B (ii) above.

(iii) In cases wherein time period for setting up hotel was not mentioned
in the permission issued by the Unit Office for setting up hotel on the allotted industrial plot, in such cases 2 years time period from the date of approval of building plans will be given. The Unit Head will issue registered letter to such allottees to get the building plan approved within 45 days from the date of issue of letter. In case, the allottee fails to get building plan approved within 45 days then the permission shall be withdrawn by the Unit Office without issuing any further notice.

(iv) All other cases which are not covered in above provisions of rule 3(B)(i to iii ) shall be dealt de-novo. (Inserted as per item (3) of IDC meeting held on 04.08.2015)

23-D. Waiver / reduction in interest / retention charges / other charges:

The cases of waiver / reduction in various charges shall be decided by the following committees:

(i) Committee - I comprising of Advisor (Infra), Advisor (A&M), FA, CGM /GM, Controlling Officer of Technical Cell and Company Secretary (Convenor) under chairmanship of *the Executive Director shall decide the following cases of waiver / reduction, having financial implication upto ₹ 2,00,000/-:

(a) Interest on outstanding development charges, economic rent and service charges.
(b) Retention charges
(c) Rent / interest on rent of building let out by the Corporation
(d) Penalty in water bills due to non-payment in time.
(e) Premium/ interest on premium levied upon allottee for sub-letting the premises.
(f) Penalty on service charges for non-payment of service charges in time.

* The Committee will be headed by the Advisor (Infra) , if the Executive Director is not posted in the Corporation.

- The Committee shall have quorum of 3 officers.

(ii) Committee-II comprising of Advisor (Infra), Advisor (A&M), FA (Convenor), CGM/GM, Controlling Officer of Technical Cell and
Company Secretary under chairmanship of CMD shall decide the cases of waiver / reduction mentioned in above para having financial implication more than ₹ 2,00,000/- The Committee shall have quorum of 5 officers. However, CMD may also exercise the powers without Committee's recommendations in deserving cases for reasons to be recorded in writing.

(iii) The Committee-II under chairmanship of CMD shall also decide the following matters / cases irrespective of amount of financial implication involved:

- Transfer premium for transfer of part land if the unit is exclusively financed by RIICO by way of term loan and the loanee intends to clear term loan dues under one time settlement by way of sale of part land under Rule 17B.
- The cases of charging simple interest on outstanding dues of plot / shed allotted before 30.9.75 and to waive recovery of panel interest or grant rebate in rate of interest on outstanding dues of plot / shed, if allottee is prepared to pay all the outstanding dues in lump sum.

CMD is also authorized for giving delegation / special powers to SRM/RM for deciding the cases in industrial campaigns.

(Inserted as per IDC decisions taken vide item 12 on 23.9. 2002 & amended vide item 15 on 6.6.05. Amended as per item 4 of the meeting held on 16.12.2010)

23D-1 The retention charges for the period during which the allottee could not commence or carry the activities on the plot in view of court stay or decision given by a competent court, shall be waived with the approval of the CMD. (Inserted as per IDC decision taken vide item 12 on 4.9.2003)

23-E: Exempting industrial plot allottees from payment of retention charges for the period during which plot / shed remained on rent:

In cases of industrial plot allotments where the Corporation has permitted allottees for sub-letting of the plot / shed, in advance, prior to commencement of production activities, retention charges shall not be levied for the period of sub-letting, in case of delay in commencement of production activities by the allottee. (Inserted as per IDC decision taken vide item 13 on 30.6.2003).
24(1) **CANCELLATION**

The Corporation shall have the right to cancel the plot allotment after issuing a **45 days** registered AD show cause notice to the allottee by the concerned Sr. DGM / Senior Regional Manager / Regional Manager for breach of any of these rules, condition of allotment letter or terms of lease agreement. The powers of plot cancellation shall vest with the the Unit Head for all categories of the land/plot allotments except for the land/plots allotted under Rule 3(W).

In show cause notice the allottee would be asked to show cause why the plot allotment should not be cancelled, lease deed of the plot should not be terminated and plot should not be taken in possession, in view of the default committed by the allottee. In the notice it would also be clarified that, the said default shall be condoned only on payment of interest/retention charges or removal of breach of terms and conditions / its regularisation. In case of no response or reply to the show cause notice without commitment for deposition of dues, for regularisation of delay / default or removal of breach of terms and conditions by the allottee, allotment of plot should be cancelled terminating the lease-deed of plot.

In case of cancellation of plots the cheque for refund amount, if any, has to be issued and sent along with cancellation order, in case the plot is vacant. A plot shall be deemed to be vacant for this purpose, in case there is no construction on the plot and even where boundary wall/watchman room (non-habitable)/ factory block upto the plinth level has only been constructed.

For possession of non-vacant plot, the case shall be filed in the competent E.O. Court. After taking possession of non-vacant plots on orders of competent authority cheque of refundable amount shall be sent to the party. Original receipt shall not be demanded from the party.

*(Amended as per IDC decision taken vide item 20 on 7.12.2000 and item 8 on 27.12.2002. amended as per item 6 of the meeting 26.4.2012. inserted as per item 4 of the meeting 13.8.2012..further inserted as per item 4 of the meeting held on 4.1.2013)*
24 (2) Review/Appeal

(a) - Review

1. Any person who is aggrieved with the cancellation order issued by the authority concerned is eligible to file review application before the Reviewing Authority.

2. Review application shall lie subject to condition that party has not filed any appeal under RIICO Disposal of Land Rules, 1979, if:
   i. Any error apparently on face of record;
   ii. Any error of interpretation of rule/law;

3. Such review application shall be filed within 45 days from the date of passing of order subject to condition that order sent by registered A/D or Speed Post and also through e-mail, if available with record.

4. The Reviewing Authority would be the authority who passes any order under the provisions of RIICO Disposal of Land Rules, 1979.

5. No application fee would be payable to file review application.

(b) - Appeal

(1) If any person is aggrieved by any order passed by any competent authority of the Corporation pertaining to cancellation order under the RIICO Disposal of Land Rules 1979, he may file an appeal before the Appellate Authority.

2. (i) All appeals shall lie to Managing Director of the Corporation against the order passed by concerned unit head or any other subordinate officer of the Corporation authorised on this behalf.

   (ii) Appeals against the cancellation of allotments, in case of allotment made under Rule 3(W), shall lie to Chairman, RIICO.

3. Such appeal shall lie before Appellate authority in following conditions;
   i. Any review/restoration application is rejected by the competent authority; and/or;
   ii. The party did not prefer the review/restoration application against the cancellation order; and/or;
   iii. If case is not covered under the restoration policy.

   Provided the plot for which appeal is being filed, is still not
4. The aforesaid appeal should be filed within a period of four months from the receipt of the cancellation order or 2 months from the date of order passed in review application. However, if the appeal is not filed within prescribed time limit, the appellate authority shall have powers to condone the delay on the grounds to be recorded in writing while considering such appeals.

5. No application fee would be payable for filing of Appeal.

24(3) **Policy of Restoration of allotment of cancelled plot.**

1. Restoration of allotment of cancelled plot can be considered by the Corporation depending upon the merit of each case, subject to fulfillment of the following criteria/conditions:-

   i. Possession of the cancelled plot is lying with the party (applicant), and/or;

   ii. Possession of the cancelled plot is with the Corporation, and refundable amount consequent upon cancellation of allotment of plot is not paid, and/or;

   iii. Possession of the cancelled plot is with the Corporation and cheque of refundable amount sent to the party but not encashed by the lessee/purchaser, and/or;

   iv. Possession of the cancelled plot is with the Corporation and no amount is payable to the lessee/purchaser consequent upon cancellation of allotment of plot and the deposited money has been adjusted against the outstanding dues of the Corporation.

Provided the plot for which restoration is seeking, still not re-allotted after cancellation of allotment by the Corporation.

Further, provided that any request under the aforesaid restoration policy can be considered only when the allottee / applicant has removed or suppose to be removed, (in case possession with the Corporation), the breach/violation of terms and conditions of the allotment letter/lease agreement for which allotment of plot is cancelled.

2. Application for restoration of allotment of plot should be filed within one year of cancellation order issued on and after 17.06.2014. However, no time limit shall be applicable for old cases if they fulfilled aforesaid
eligibility conditions for filing of restoration application.

3. Such restoration application should be disposed of by concerned Unit Head of the Corporation subject to approval of time extension involved for payments/utilization of plot by the competent authority.

4. Restoration charges shall be payable as under;
   
   (i) 20% of the prevailing rate of allotment of the industrial area in case where applicant has made default in payment of more than 50% of payable amount towards cost of land/3 or more consecutive installments.

   (ii) 10% of the prevailing rate of allotment of the industrial area in case where applicant has made default in payment of less than 50% of payable amount towards cost of land or less than 3 consecutive installments.

   (iii) 1% of prevailing rate of allotment of area concerned, in case allotment of plot is cancelled due to non-payment of annual charges.

   (iv) 10% of the prevailing rate of allotment of the industrial area concerned, in case allotment of plot is cancelled on account of non utilization of plot within the stipulated/extended period, subject to condition that possession of plot is deemed with Corporation or possession is with the applicant/party.

   (v) 10% of the prevailing rate of allotment, in case allotment of plot is cancelled due to violation/breach of conditions of allotment letter/lease deed other than mentioned at point no. (i), (ii) & (iii) of above subject to condition that possession of plot is with Corporation or possession is with the applicant/party.

Notes:
I. The prevailing rate of allotment for industrial and educational institute plots will be at par with the prevailing rate of allotment of industrial area concerned.

II. The prevailing rate of allotment for residential plot will be two times of the prevailing rate of allotment of industrial area concerned or rate of allotment of the housing colony, whichever is higher.

III. The prevailing rate of commercial plot will be four times of the prevailing rate of allotment of industrial area concerned.

IV. The plots allotted through auction will also be considered for restoration as per the above policy.

V. The Lessee/applicant shall be under obligation to pay other charges, if applicable such as outstanding dues along with interest, retention charges, annual charges and interest thereon etc., in addition to payment of restoration charges.

VI. After receipt of restoration charges, interest, retention charges, dues etc. and removal of breach of terms and conditions, cancellation letter shall be withdrawn and allotment of plot shall be restored to the plot holder on the terms and conditions mentioned in allotment letter/ lease deed or further prescribed by the Corporation.

VII. Restoration Charges shall be deposited along with the application to be calculated on the basis of prevailing allotment rate and prevailing rules of RIICO. This amount will be deposited as an advance till final disposal of application. In case of rejection of such application, the amount so deposited, will be refunded without interest to the concerned applicant. No legal right would be created in favour of applicant merely on deposition of such amount.

24(4): In cases possession of cancelled plot is taken under the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1964

In cases where in possession of cancelled plot has already been taken by the Corporation after eviction of unauthorized occupant under the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1964, the allotment of such cancelled plot will not be restorable. In such case, re-allotment of cancelled plot on preferential basis in favour of person who had hold the plot at the time of cancellation/taken over the
possession, can be considered by the Infrastructure Development Committee of the Board of the Directors (IDC) on case to case basis depending upon merit of each case and on the terms and conditions as may be decided by the Committee.

(Substituted as per item 5 of the IDC meeting 17.6.2014)

25. **REFUND OF SECURITY DEPOSIT/MONEY**

The Security deposit paid with the application for allotment of land will be refunded in the following cases:-

(i) Where the applicant has withdrawn in writing his request for allotment of land before allotment is made.

(ii) Where the application for land allotment before making allotment has been rejected.

(iii) Where allotment of plot of a particular size applied for has not been made and the party does not accept alternative size of plot as offered, within one month from the date of issue of allotment letter.

(iv) The security deposit made with the application for allotment of land shall be refunded to the allottee after the unit goes into production as defined in Rule 21 on application made by him.

26. **STAMP DUTY**

The stamp duty, registration charges and all legal expenses involved in the execution of lease agreement etc. shall be borne by the lessee.

27. **RESERVATION OR REVOCATION OF PLOT**

If in the opinion of the Corporation, any plot or area is required to be reserved or withdrawn from allotment, the Corporation may do so at any time or revoke any proposal to dispose of such a plot or area in such manner as decided by the Corporation. The Corporation reserves the right not to allot a plot of party's choice or not to make allotment at all without assigning any reason. The land area to be allotted for a particular type of industry shall be decided by the Corporation, which shall be final.

28. **ALLOTTEE TO ABIDE BY WATER/AIR POLLUTION RULES**

The allottee / lessee of a plot shall be required to observe and perform all obligations and shall also be required to abide by rules, regulations and bye laws of the State Government, or any other authority as regards pollution
of water / air.  *(Substituted as per IDC decision taken vide item 26 on 4.9.1995 and item 12 on 15.11.1996)*

29. **DELEGATION OF POWERS TO THE OFFICERS**

The Corporation may delegate any of its powers under these rules to the Managing Director, Head of the Industrial Promotion and Infrastructure Division or any other officer for the efficient work of the Corporation.

30. **JURISDICTION OF LEGAL PROCEEDINGS**

All legal proceedings, for any breach of these rules, shall be lodged in courts of law situated at Jaipur and not elsewhere.

31. **REPEAL AND SAVING**

Except as provided in these rules, all rules and orders in relation to matters covered by these rules and in force immediately before the commencement of these rules are hereby repealed:

Provided that nothing in these rules shall affect the previous operation of the rules hereby repealed or any action taken thereunder.

**MANAGING DIRECTOR**

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED**
FORM– “A” No. .................

APPLICATION FORM FOR ALLOTMENT OF LAND / PLOT(S) IN INDUSTRIAL AREA DEVELOPED BY RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED (RIICO)

To:
The Sr. Dy. General Manager/ Sr. Regional Manager/Regional Manager,
Rajasthan State Industrial Development & Investment Corporation Ltd.,

Application for allotment of land at Industrial Area:

Tehsil:
District:
1. I/We ___________________________request that I/We may be allotted Industrial plot/Industrial shed in the Industrial Area________________________ on lease basis of approx. size of _______ Sq. m. I/We agree to take the plot on lease on terms & conditions of RIICO Disposal of Land Rules, 1979, and also agree to abide by said rules and amendments made therein from time to time and agree to pay all taxes, charges etc. as fixed & revised by RIICO from time to time.
2. I/We hereby enclose a bank draft/ Bankers‘ cheque No________________________drawn on ______________________ bank of Rs________________________in favour of RIICO Ltd.
3. The above amount includes 25% of reserve price as applicable to this area and security money. I/We understand that no interest shall occur to me against this payment.
4. I/We agree that Lease period and all liabilities and obligations under the lease agreement shall commence from the date of allotment of land by RIICO to me/us.

1. Name of Applicant
2. Full address
3. PAN No.
4. Telephone (O) (R) (M)
5. E-mail address
6. Status of applicant
   (Please tick the relevant)
   Proprietorship firm
   Private Ltd. Company
   Partnership firm
   Public Ltd. Company
   Co-operative society
   Other
   (a) Name of proprietor (for proprietorship firm)
      Name:
      Father’s Name:
      Address:
   (b) Details of partners/ promoters (for partnership firm/ Private Ltd. Company)
      S. No. Name of Partners / Promoters
      1.
      2.
      3.
      4.
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Project details</td>
<td></td>
</tr>
<tr>
<td>Nature of project</td>
<td>Export oriented / Import substitute / Other</td>
</tr>
<tr>
<td>Product proposed to be manufactured</td>
<td></td>
</tr>
<tr>
<td>Proposed installed capacity</td>
<td></td>
</tr>
<tr>
<td>8. Proposed investment</td>
<td>INR __________________________</td>
</tr>
</tbody>
</table>
| 9. Whether eligible under any of the category for any concession(s) against cost of land (please tick mark relevant category) | Schedule Caste [ ] Tribe [ ]
| | War widow [ ] Ex-serviceman [ ]
| | Physically handicapped [ ] Women entrepreneur [ ]
| | Electronic Industries [ ] Solar Energy Industry [ ]
| 10. Details and justification of land required for the project: |   |
| (1) Production shed |   |
| (2) Godowns |   |
| (3) Office |   |
| (4) Residence |   |
| (5) Others – Please specify |   |
| 11. Requirement of Power | MWh __________________________ |
| 12. Requirement of Water |   |
| (Please indicate water recharging/ water recycling ) |   |
| 13. Is there any effluent: |   |
| (If yes, please indicate type of quantity & quality of effluent & manner of treatment of effluent) |   |
| 14. NOC from State Pollution Board (please tick mark relevant category) | ○ Not required
| | ○ Taken & enclosed
| | ○ Applied & under process |
| 15. Employment proposed to be generated: |   |
| (i) Skilled person |   |
| (ii) Semi-skilled person |   |
| (iii) Unskilled person |   |
| | 2. ________________ 5. ________________
| | 3. ________________ 6. ________________ |

**Applicant(s)**

<table>
<thead>
<tr>
<th>Name and Designation</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
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<tr>
<td>2.</td>
<td></td>
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<tr>
<td>3.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
</tr>
</tbody>
</table>

Place:______________ Date: ________________

131
### BIO-DATA OF THE APPLICANT

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name of the applicant</td>
</tr>
<tr>
<td>2</td>
<td>Father’s Name</td>
</tr>
<tr>
<td>3</td>
<td>Permanent Address in India (attach supporting documents)</td>
</tr>
<tr>
<td>4</td>
<td>Correspondence Address in India</td>
</tr>
<tr>
<td>5</td>
<td>Permanent/ correspondence address in Foreign country (if any)</td>
</tr>
<tr>
<td>6</td>
<td>E-mail address (if any)</td>
</tr>
<tr>
<td>7</td>
<td>Age/ Date of birth</td>
</tr>
<tr>
<td>8</td>
<td>Educational Qualifications:</td>
</tr>
<tr>
<td></td>
<td>(a) Academic Qualifications.</td>
</tr>
<tr>
<td></td>
<td>(b) Professional/ technical qualifications</td>
</tr>
<tr>
<td>9</td>
<td>Whether you are employed, if yes, give details of position held and name of employer, place of employment, period of employment etc.</td>
</tr>
<tr>
<td>10</td>
<td>Whether engaged in own business. if yes, give details</td>
</tr>
<tr>
<td>11</td>
<td>Total experience clearly indicating experience related to the project</td>
</tr>
</tbody>
</table>

Date: .........................................   Signature of the Applicant: .............................................
**CHECK LIST**

(Office copy)

Please ensure whether the following documents have been enclosed with the application form (in duplicate):

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bank Draft for तowards application money.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Bank Draft तowards processing fee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Copy of detailed project report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Copy of Partnership Deed/ Memorandum and Articles of Association and Certificate of Incorporation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Other relevant documents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Checked and received ........................................................................................................

Signature of the officer ....................................................................................................

Date: .................................................

---

(Applicants copy)

Please ensure whether the following documents have been enclosed with the application form (in duplicate):

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
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<td></td>
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<tr>
<td>5. Other relevant documents:</td>
<td></td>
<td></td>
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<tr>
<td>(a)</td>
<td></td>
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</tr>
<tr>
<td>(b)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Checked and received ........................................................................................................

Signature of the officer ....................................................................................................

Date: .................................................
### DETAILS FOR ASSESSMENT OF REQUIREMENT OF LAND

<table>
<thead>
<tr>
<th>S. NO.</th>
<th>PARTICULARS</th>
<th>DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Name &amp; Address</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Registered Office Address</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Site</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Telephone (O) (R) (M) Fax. (if any)</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>E-mail address</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Name of product &amp; specification</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Capacity</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Sector</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Employment Generation</td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td>Built up area required with justification</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Requirement of open area</td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td>Tentative Building Layout Plan</td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td>Power Requirement</td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td>Requirement of water</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>(A) Cost of Project (₹ lacs) and means of Finance.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Land &amp; Site Dev.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Plant &amp; Machinery</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Other misc. Expenditure</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>(B) Means of Finance:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Own funds</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Loans</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Unsecured loan if any.</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Type of Effluent if any:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Along with proposal to treat/ dispose the effluent.</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Brief Details of Equipment &amp; process of manufacture.</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td>Land required for further expansion.</td>
<td></td>
</tr>
</tbody>
</table>
FORM– “A-4”

GUIDELINES FOR DECIDING OF REASONABLE QUANTUM OF LAND FOR LANDALLOTMENT ON 'FIRST COME FIRST SERVED BASIS' BY UNIT OFFICES
(IN PERSUANCE OF IDC DECISION ON AGENDA ITEM NO.8 TAKEN IN ITS MEETING HELD ON 25.4.2005)

— Regional Unit Heads would provide consultancy & assistance to interested entrepreneurs about the rules and procedures of land allotment.

— Regional Unit Heads will take utmost care for ensuring judicious use of land resource as the availability of the same in fast moving areas is less and at the same time through proper counseling, the entrepreneurs should be satisfied about the availability of land and its appropriate use and what is the reasonable quantum of land that they should consider getting allotted.

— Regional Unit Heads should follow prescribed guidelines for allotment of land in their industrial areas.

— Once the application is received in prescribed format, the unit head or his nominee will assess the requirement of land to the optimum level including expansion needs.

— In those cases where Regional Unit Head feels that land applied for is much more than reasonably appears to be required for the project, its future expansion and for reasonable and permitted in-house services within the proposed industrial unit, Regional Unit Heads would discuss size of land applied for with the applicant. In case Regional Unit Head is satisfied that quantum of land applied for is reasonable then he would make allotments as per existing delegations and procedures.

— As a rough indicative criteria around 1/3rd of plot area will be part of setbacks. About 1/3rd area can be kept for future expansion and rest 1/3rd can be presumed to cater to present requirements. Thus, if applicant has mentioned "X" square meter as proposed built up area and the same is found to be reasonable, he may be provided plot in the band approximately 3 - 3.5 "X". However, certain categories of industries need to be dealt within a more liberalized way wherein built up area is a smaller percentage of total plot area. Such industries for example marble gang-saw, steel rolling/fabrication, handicrafts, cement products (Hume pipes, PCC poles, tiles etc), mineral grinding etc may be allowed approximately 5"X" land if brief project profiles spells out "X" square meter built up area. Of course the proposed size of built up area or "X" would need to be in keeping with the type & capacity of the industry that the entrepreneur proposed to set up.

— Normally applications for land up to 2000 sqm. would be decided at Regional Unit level on the issue of reasonable quantum of land and for such applications for less than 2000 sqm. only in extreme cases should the applicants be referred to Advisor (Infra) for taking a view about quantum of land i.e. reasonable.
— Normally all applications for land allotment would be decided as regards to reasonableness of quantum of land at the regional unit head level.

— If regional unit office feels that land applied is more than the actual reasonable requirement (including land for future expansion etc.) then he may forward the cases to a committee as under:

(a) For a plot size of 2000-10000 sqm.:
   
   (i) Advisor (Infra).
   
   (ii) GM (BP)
   
   (iii) Regional Unit Head.

(b) For a plot size of more than 10000 sqm.:

   (i) ED
   
   (ii) Advisor (Infra).
   
   (iii) GM (BP)
   
   (iv) One AGM(Technical) at HO and
   
   (v) Regional Unit Head.

— The respective committees would examine and see that the applicant is not applying for unreasonably excessive land for speculative gain due to anticipated future rise in land price/development charges and would suggest the maximum quantum of land, which should be offered for allotment to the applicant.

The Regional Unit Head would then accordingly allot the plot as per existing prescribed procedures/norms.
THE INDUSTRIAL CATALYST
RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED, UDYOG BHAWAN, TILAK MARK, JAIPUR-302 005

APPLICATION FOR PREFERENTIAL ALLOTMENT OF LAND Under the Rule 3(W) of RIICO Disposal of Land Rules,1979

( To be submitted with Form A-III appended with this Application Form)

• Cases which will be eligible for the Preferential Land Allotment are as under:

<table>
<thead>
<tr>
<th>S.No</th>
<th>Eligibility Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Industrial projects envisaging minimum fixed capital investment of ₹ 50 crores and providing direct employment to minimum 200 persons.</td>
</tr>
<tr>
<td>2.</td>
<td>Projects being set up by Non Resident Indians (NRIs)/ Persons of Indian Origin (PIOs), Other Corporate Body (OCB) and also for setting up of IT Industry (Manufacturing &amp; Software Development) with a minimum fixed capital investment and direct employment as specified below in the note.</td>
</tr>
<tr>
<td>3.</td>
<td>Projects being set up with 33% or more Foreign Direct Investment (FDI) in total investment.</td>
</tr>
</tbody>
</table>

Note:
- The cost of project means investment on land, building, plant & machinery and misc. fixed assets. However, for evaluation purposes, the cost of land and building should not exceed 30% of the total cost of the project.
- Minimum fixed capital investment limit for the projects being set-up by NRI/PIO/OCB/FDI and IT industry shall be as under:
  - (a) Upto 10,000 sqm. - ₹ 10.00 crores & will provide direct employment to minimum 50 persons.
  - (b) 10,001 to 20,000 sqm. land – ₹ 15.00 crores and will provide direct employment to minimum 75 persons.
  - (c) Above 20,000 sqm. land – ₹ 30.00 crores and will provide direct employment to minimum 100 persons.
- The application not meeting the above eligibility criterion will be summarily rejected.

To,
The Advisor (Infra)
Rajasthan State Industrial Development and Investment Corporation Limited,
Jaipur.

Industrial Area _______________________

1. I/We am/are eligible for the preferential land allotment under the eligibility criteria at S.No ---- out of the criteria listed above. Accordingly I /We hereby offer to take on lease a plot for industrial purpose measuring approximately ______ sqm. on the terms and conditions of the Rule 3 (W) of RIICO Disposal of Land Rules, 1979 and also agree to abide by the said rules and
amendments made therein from time to time and agree to pay all taxes, charges etc. as may be
fixed and revised from time to time.

2. I/We hereby enclose a DD / Bankers cheque no.__________ dated________ drawn on
________________________________________________________
(Rupees __________________________) towards keenness money of 10% amount of cost of the land calculated at prevailing rate of
allotment of industrial area i.e. ^_________ per sqm. with understanding that, no interest will be
payable to me / us on this amount.

3. I/We hereby undertake and understand that I/We will be required to pay the cost of land for the
land/plot applied for allotment, as per the rate to be finalized and demanded by RIICO.

4. I/We agree that the lease period shall commence from the date of plot allotment and obligations
and liabilities under lease agreement (Form 'C/D') shall be deemed to have commenced from the
allotment date

<table>
<thead>
<tr>
<th></th>
<th>Name of the firm / company</th>
<th>M/s________________________________________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Full Address</td>
<td>_____________________________________________________________</td>
</tr>
<tr>
<td>3</td>
<td>Telephone No.</td>
<td>_____________________________________________________________</td>
</tr>
<tr>
<td>4</td>
<td>Constitution of the firm</td>
<td>Proprietorship / Partnership / Pvt. Ltd. Co./ Public Ltd. Co. etc.</td>
</tr>
<tr>
<td></td>
<td>a ) For Proprietorship firms :</td>
<td>Name of Proprietor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Name of Proprietor</td>
</tr>
<tr>
<td></td>
<td>b ) For Partnership Firm / Private Ltd. Company</td>
<td>S.No. Name of partners/promoters %age of capital</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.</td>
</tr>
<tr>
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<td></td>
<td>2.</td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Type &amp; cost of the Project</td>
<td>SC/ST/Electronics/Ex-Serviceman/War Widow/ Physically Handicapped / Women entrepreneur / Solar Energy</td>
</tr>
<tr>
<td>6</td>
<td>Category for concession, if any</td>
<td>SC/ST/Electronics/Ex-Serviceman/War Widow/ Physically Handicapped / Women entrepreneur / Solar Energy</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td>---</td>
<td>---</td>
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</tr>
</tbody>
</table>
| 7. | Land Requirement and Utilization:  
   a) For main production shed  
   b) For Godown / Office etc.  
   c) Any other details |   |
| 8. | Activity on the plot  
   a) Product to be manufactured  
   b) Number of workers to be engaged.  
   c) Production capacity per day |   |
| 9. | Requirement of Power (in HP) and Water (in Liters/per day) |   |
| 10. | Are there any effluents? | If yes, details regarding quantity and quality of effluent along with NOC from State Pollution Control Board are to be given. |
| 11. | Copies of documents enclosed  
   a) Partnership-deed / Memorandum and Articles of Association (if available)  
   b) Project outline/Project Profile  
   c) Copy of acknowledgment of Entrepreneurial Memorandum – Part-I (For MSME)  
   d) Certificate required for concession  
   e) NOC from Pollution Control Board, if available and details of effluents. |   |
| 11. | Additional documents in support of being eligible for the preferential land allotment  
   a) Detailed project report indicating details of the fixed investment being envisaged in the project.  
   b) Copy of Quotations for plant and machinery also to be furnished to support the figure of investment in the plant and machinery, all duly signed.  
   c) Building layout plan. |   |

Applicant(s) Name & Designation with Signatures
I. BROAD OUTLINES OF THE PROJECT.

Particulars of Project/Company

a) Date of incorporation
b) Location
   Regd. Office/Controlling Office
   Factory
   Industry
   Product
c) Installed Capacity

Capital Structure

a) Authorised Capital
b) Paid up capital (Proposed)

Management

a) Board of Directors
b) Managing Director (Proposed)

Brief Particulars of the Project/Company

a) Plant & Machinery
b) Raw Materials

Utilities

a) Power
b) Water

Effluent

Employment
Expected date of commercial production
Government Consents.

II. PROPOSAL IN BRIEF- Brief write up on project.

III. PROMOTERS DETAILS

Name, Education, Age etc.
Experience
Relevance of background for project
Tax Status
Inter-Relationship
Associate Concerns.
Organization & Management of proposed project
Shareholding Pattern
Details of Bankers
IV. **THE PROJECT DETAILS**

4.1. Project - Define product with specification  
Technology - Level of technology and source  
Manufacturing Process  
Location and Site  
Raw Material  
Plant and Machinery with details of layout  
Details of building layout with justification of area.  
Utilities  
- Power (KWH-connected load)  
- Water  
- Manpower  
- Effluent treatment - details of the effluent generated and treatment thereof.  
Implementation Schedule indicating starting and completion months

V. **COST OF THE PROJECT.**

Cost of the Project: --------------------- (\$ in lacs)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost ($ in lacs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land &amp; Site Development</td>
<td></td>
</tr>
<tr>
<td>Building &amp; civil work</td>
<td></td>
</tr>
<tr>
<td>Plant &amp; Machinery</td>
<td></td>
</tr>
<tr>
<td>Misc. Fixed Assets</td>
<td></td>
</tr>
<tr>
<td>Preliminary and Preoperative Expenses</td>
<td></td>
</tr>
<tr>
<td>Contingencies</td>
<td></td>
</tr>
<tr>
<td>Margin Money for working capital</td>
<td></td>
</tr>
<tr>
<td>Misc.-Specify</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
</tr>
</tbody>
</table>

Details of tie-up made for equipment etc.

VI. **LAND AREA JUSTIFICATION**-  
It should be supported by machinery layout, process layout, building layout & other necessary information.

VII. **CONCLUSION**
LIST OF OBNOXIOUS INDUSTRIES

1. Fertilizers manufactured from organic materials, provided, however, that these provisions shall not apply to the manufacturing fertilizers from previously processed materials compounding which have no noxious odour or fumes and which do not produce noxious odour or fumes in the compounding or manufacturing thereof.

2. Sulphurous, sulphuric, pyric, nitric, hydrochloric or other acid manufacture and/or their use or storage, except as necessary to a permitted industry.

3. Ammonia manufacturing.

4. Incineration, reduction or dumping of offal, dead animals, garbage or refuse on a commercial basis.

5. Tar distillation or manufacture.

6. Chlorine manufacture.

7. Bleaching powder manufacture.

8. Gelatin or glue manufacture or processes involving recovery from fish or animal offal.

9. Manufacture or storage of explosives and firework.

10. Fat rendering.

11. Fat, tallow, greases or lards refining or manufacture.

12. Garbage, offal or dead animal reduction, dumping or incineration.

13. Stockyard or slaughter of animals.

14. Tallow, grease or lard manufacture.

15. Charcoal.


17. In general those use which may be obnoxious or offensive by reason of emission of odour, liquid, dust, smoke, gas, noise, vibration or fire hazards.
LEASE - AGREEMENT

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)

Industrial Area .. ...
Plot No....

THIS LEASE AGREEMENT made on the ... day of ... in the year two thousand ...... between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Indian Companies Act., having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur-302005 (hereinafter called the Lessor which expression shall, unless the context does not so admit , includes its successors and assigns ) of the ONE PARTAND

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ........................................................................................................................................... Proprietor of the firm
M/s.................................................................

OR

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ...........................................................................................................................................

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ...........................................................................................................................................

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ...........................................................................................................................................

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ...........................................................................................................................................

Shri. ................................................................. S/o ................................................. Age .............. years
R/o ...........................................................................................................................................

constituting the registered partnership firm

M/s...........................................................................................................................................

OR

M/s..............................................................................................................................................
A company registered under the Indian Companies Act and having its registered office at
...........................................................................................................................................................

OR

M/s ..............................................................................................................................................
A society registered under the Co-operative Societies Act and having its registered office at
...........................................................................................................................................................
(Hereinafter called the Lessee which expression shall, unless the context does not so admit, include his heirs, successors, executors, administrators, Legal representatives and permitted assigns) OF THE OTHER PART.

WHEREAS the State of Rajasthan handed over the land to the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the land into plots for leasing out to industrialists for erection / setting up / establishing industrial units.

AND WHEREAS the Lessor has agreed to demise and the Lessee agreed to take on lease, the piece of land known as plot No. ------- on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing ---------------------- and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory bye-laws designs and building plans approved by the proper municipal or other competent authorities.

And whereas the lessor had handed over or shall be handing over possession of the demised land to lessee on ------------------ or in due course of time.

NOW THIS LEASE AGREEMENT WITNESSETHAS FOLLOWS:

1. In consideration of the covenants and agreement herein contained and on payment by the Lessee of ` ................................ ( ` ...........................................) towards the premium and annual / one time economic rent (strike out which is not applicable) and the receipt whereof the lessor hereby acknowledges, the lessor doth hereby demise to the Lessee the plot on land numbered as above in Industrial Area ............... containing by measurement ........ sqm. be the same a little more or less , bounded,

On the North by...........................................................
On the South by...........................................................
On the East by...........................................................
On the West by ......................................................... ,

And the said plot of land is more clearly shown in the attached site plan, TO HOLD the said plot of land (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the ...... Day of ........ yr. ........ except and always reserving to the Lessor:

1 (a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor, in developing the area.

1 (b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.
1 (c) Yielding and paying thereof unto the lessor by 31st day of July in each year in advance the yearly rent. The lessor reserves the right to revise the rate of economic rent every 5 years, provided, however the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the lessor shall be final, conclusive and binding on the lessee and it shall not be questioned in any court of law or otherwise.

Provided further that in case the Lessee creates charge in favour of the State Government or Industrial Financial Corporation of India, Rajasthan Financial Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Banks and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending Agencies (hereinafter described as financing body or bodies) for any development loan taken by him/it on the security of the premises hereby demised and the buildings and machinery built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided financing body or bodies obtain prior permission from lessor for mortgaging the lease-deed and keep a specific clause in their mortgage deed that breach of any of the conditions of these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

Provided, however, that the above provision shall not operate where land is allotted on instalment system or 100% development charges of plot are not paid by lessee and/or sheds are constructed and allotted on hire purchase basis by the lessor. In such cases, the lessee could create first charge in favour of financing body or bodies on land/or building as the case may be, with the condition that the balance development charges and/or cost of shed, as the case may be, shall be remitted to the lessor by the financing body or bodies in whose favour the charge has been created if the allottee fails to make payment of the balance amount of development charges and/or cost of shed in time. In case, the allottee fails to make payment of the balance amount of development charges and/or the cost of shed then the Lessor shall have right to resume possession of the land irrespective of first charge of the financing body or bodies on the plot.

Provided further that the collateral security of plots for loans for any purpose for himself or others would be allowed to be created only in favour of financing body/bodies mentioned in proviso to clause 1 of this Lease
Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition of collateral security in the sanction letter of the concerned financing body or bodies.

AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

2 (a). That the Lessee will bear, pay and discharge all rents, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the lessee or its tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.

2 (aa) The lessee shall pay the premium amount of the plot calculated at the rate decided by the Lessor for each Industrial Area. The Lessor reserves the right to enhance the rate of allotment if the compensation payable under an award is enhanced by any competent court subsequently.

2(ab) The lessee shall pay all the Service Tax demand, interest and penalty thereon etc. which may during the said term of the lease, be assessed, charged or imposed upon either the Lessor/Lessee or tenant or occupier of the Lessee in respect of the demised premises or the building erected or to be erected thereupon.

2 (b) That the lessee will bear, pay and discharge all service charges to defray recurring cost incurred on industrial areas, which may during the said term be assessed, charged, levied or imposed and revised by the lessee.

2 (c) That the Lessee will obey and submit to the rules of Municipal or other competent authority now existing or thereafter to exist so far as they relate to the immovable property or affect health, safety, convenience of the other inhabitants of the place.

2 (d). That the Lessee will erect the industrial unit on the demised premises in accordance with the site plan and will complete construction activities and start commercial production within a period of three years from the date of these presents or from the date of possession, whichever be earlier, or within such extended period as may be allowed by the lessor in writing at its discretion on payment of retention charges or otherwise.

Provided that unutilized land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion of the unit.
2 (e) That the Lessee shall not use any space in the industrial area other than demised premises for dumping / placing any construction material / raw material required for construction of factory or manufacturing item or for any product / waste and shall take all measures for proper disposal of waste material.

2 (ee) The lessee shall become a member of the Association / Agency created for setting up and operating the Common Effluent Treatment Plant (CETP) and Solid Waste (hazardous and non-hazardous) Disposal System (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of CETP & SWDS shall be borne by all members of Association / Agency in the proportion decided by the Committees of the said Association / Agency.

2 (f) That the Lessee shall take all measures, which are required for Pollution Control and shall strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory pollution laws of the State for the time being in force.

2 (g) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor / Local Municipal Authority leading from the public road to the demised premises.

2 (h) That the Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor / Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighborhood.

2 (i) The Lessee will not without the previous consent in writing of the Lessor, sub-lease, sublet, relinquish, sub-divide or assign his interest in the demised premises or the building standing thereon or both as a whole and every such relinquishment, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee, assigns shall be bound by all the covenants and conditions herein contained and be answerable to the lessor in all respect thereof and applicability of charges and relevant rules
of the Lessor.

Provided further that if at any time the financing body or bodies mentioned above decide(s) to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force, the sale, lease or assignment will be subject to the written consent of the Lessor.

Provided further that the Lessee will so often as the said premises shall by assignments or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the term of lease hereby granted within one calendar month from the date of such assignment, inheritance or transfer, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a will or letters of administration, decree order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this covenant entail penalty of ° 5000/- to be paid by the Lessee. However, if the lessee's firm is dissolved and no 'successor' in interest is there or appointed within 60 days of its dissolution, the lessor shall be entitled to determine this Agreement.

2 (j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the buildings erected thereupon in order to inspect the same.

2 (k) That the Lessee will not make any excavation upon any part of the demised premises except for foundation of building and for leveling and dressing the area.

2 (l) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping house cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.

2 (m) That the Lessee will neither exercise his option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any
material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.

2 (n) That the Lessee shall apply for permission for any change in the product or production capacity or process of manufacturing to the lessor. If no communication is received by lessee from lessor within 30 days, request shall be deemed as accepted. However, lessee proposing to set up polluting industrial unit under red category or setting up effluent discharging unit shall be required to take written permission from the Lessor before initiating any change in their manufacturing product.

2(o) If during the term of the lease the lessee or his workmen or servants

(i) injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or

(ii) keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or

(iii) dig any pits near the foundation of any building thereby causing any injury or damage to such building,

The Lessee shall pay such damages thereof within three months as may be assessed by the Lessor whose decision as to the extent of injury or damage or the amount of damages payable therefor shall be final and binding on the Lessee.

2 (p) That the Lessee shall also abide by the terms and conditions of the letter of allotment, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. The letter of allotment shall be part of this Lease Agreement.

2(q) That Lessee will plant adequate number of trees on the demise premises and will not dig/bore/drill any tube well in the demise premises without prior permission of competent authority/Lessor.

2 (r) Wherever dumping sites have been provided for disposal of solid waste the lessee shall ensure that the waste generated by his/her units is dumped in the said dumping site and at no other place in the industrial area. In the event of violation of the condition the lessor shall be at liberty to impose suitable penalty on the lessee.
AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN
THE PARTIES TO THESE PRESENTS AS FOLLOWS:

3 (a) Notwithstanding anything, herein before contained if there shall have been
in the opinion of the Lessor any breach by the lessee or by the person
claiming through or under him of any of the covenants or conditions herein
before contained and on his part to be observed and performed and in
particular without prejudice to the generality of the sub-clause, subject to
exceptions or if any amount including interest due to the lessor remaining
unpaid for a period of 90 days after the same shall have been demanded by
the Lessor or if the Lessee or the persons in whom the terms hereby created
/ vested is adjudged insolvent and if this Agreement is determined as herein
before specified, it shall be lawful for the Lessor without prejudice to any
other right of action of the Lessor in respect of any breach of this
Agreement to re-enter without taking recourse to a court of law upon the
demised premises or any part thereof in name of whole and thereupon this
demise shall absolutely CEASE and determine and the money paid by the
Lessee by virtue of these presents shall stand forfeited to the Lessor
without prejudice to rights of the Lessor to recover from the Lessee all
money that may be payable by the lessee hereunder with interest thereon at
……….. percent per annum and the lessee shall not be entitled to any
compensation whatsoever.

Provided always that the Lessee shall be at liberty to remove and
appropriate to himself all buildings, erections and structures, if any made
by him and all materials thereof from the demised premises after paying up
all outstanding amount including interest upto date and all municipal and
other taxes, rents and assessments then due and all damages and other dues
accruing to the Lessor and to remove the materials from the demised
premises within three months of the determination of lease and in case of
failure on the Lessee's part to do so, the buildings and erections standing on
the demised premises and all materials thereof shall vest in the Lessor and
Lessee shall then have no right to claim for the refund of any money paid by
him to the Lessor upto that time or to claim any compensation for the
structures and materials put up by him on the demised premises.

Provided further and always the right of re-entry and determination of the
lease of the industry shall not be exercised if the financing body or bodies
remedy the breach within a period of 90 (ninety) days from the date of
notice issued or served by the Lessor on the financing body or bodies
regarding said breach or breaches.

3 (b) All legal proceedings for breach of the aforesaid conditions shall be lodged in courts situated at Jaipur and not elsewhere.

3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the lessee.

3 (d) Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by "Registered Acknowledgement Due" Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.

3 (e) The security deposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.

3 (f) The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the lease agreement.

3 (g) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorized in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

3 (h) Every dispute, difference or questions touching or arising out or in respect of this Agreement or the subject matter thereof shall be referred to the sole arbitration of the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.

3 (i) The stamp and registration charges on this agreement shall be borne by the Lessee.

IN WITNESS HEREOF THE parties hereto have set their hands this day........... of the month of ..................... in the year ...............
LEASE - AGREEMENT

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)

Industrial Area .. ...
Plot No....

THIS LEASE AGREEMENT made on the ......................... day of ............ in the year two thousand and .. ................... between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Indian Companies Act., having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur-302005 (hereinafter called the Lessor which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART

AND

Shri. .......................................................... S/o ........................................ Age ............... years
R/o ............................................................................................. Proprietor of the firm
M/s........................................................................................................

OR

Shri. .......................................................... S/o ........................................ Age ............... years
R/o .............................................................................................
Shri. .......................................................... S/o ........................................ Age ............... years
R/o .............................................................................................
Shri. .......................................................... S/o ........................................ Age ............... years
R/o .............................................................................................
Shri. .......................................................... S/o ........................................ Age ............... years
R/o .............................................................................................
...........................................................
constituting the registered partnership firm

OR

M/s........................................................................................................
A company registered under the Indian Companies Act and having its registered office at

OR

M/s ........................................................................................................
A society registered under the Co-operative Societies Act and having its registered office at
(hereinafter called the Lessee which expression shall, unless the context does not so admit, include his heirs, successors, executors, administrators, Legal representatives and permitted assigns) OF THE OTHER PART

WHEREAS the State of Rajasthan handed over the land to the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the land into plots for leasing out to industrialists for erection / setting up / establishing industrial units.

AND WHEREAS the lessor has agreed to demise and the Lessee agreed to take on lease, the piece of land known as plot No. ........................ on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing ........................ and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory bye-laws designs and building plans approved by the proper municipal or other competent authorities.

And whereas the lessor had handed over or shall be handing over possession of the demised land to lessee on ............... or in due course of time.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. In consideration of the covenants and agreement herein contained and on payment by the Lessee of ........................ ( .................. ) towards the annual / one time economic rent (strike out which is not applicable) and 25% amount of premium, (the receipt whereof the lessor hereby acknowledges), and further agreeing by the lessee to make payment of balance amount of premium ........................ (Rupees ................................ only) alongwith interest in the office of lessor, on the dates and manner provided in the schedule hereunder written or annexed hereto and not to allow any instalment fall in arrears, the lessor doth hereby demise to the Lessee the plot on land numbered as above in Industrial Area ................. containing by measurement ........ sqm. be the same a little more or less, bounded,

On the North by ..............................................................
On the South by ..............................................................
On the East by ..............................................................
On the West by ..............................................................

and the said plot of land is more clearly shown in the attached site plan, TO HOLD the said plot of land ( hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the ........ Day of .............. 20........ except and always reserving to the Lessor:
1 (a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor, in developing the area.

1 (b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.

1 (c) Yielding and paying thereof unto the lessor by 31st day of July in each year in advance the yearly rent. The lessor reserves the right to revise the rate of economic rent every 5 years, provided, however the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the lessor shall be final, conclusive and binding on the lessee and it shall not be questioned in any court of law or otherwise.

Provided further that in case the Lessee creates charge in favour of the State Government or Industrial Financial Corporation of India, Rajasthan Financial Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Banks and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending Agencies (hereinafter described as financing body or bodies) for any development loan taken by him / it on the security of the premises hereby demised and the buildings and machinery built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided financing body or bodies obtain prior permission from lessor for mortgaging the lease-deed and keep a specific clause in their mortgage deed that breach of any of the conditions of these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

Provided, however, that the above provision shall not operate where land is allotted on instalment system or 100% development charges of plot are not paid by lessee and / or sheds are constructed and allotted on hire purchase basis by the lessor. In such cases, the lessee could create first charge in favour of financing body or bodies on land / or building as the case may be, with the condition that the balance development charges and / or cost of shed, as the case may be, shall be remitted to the lessor by the financing body or bodies in whose favour the charge has been created if the allottee fails to make payment of the balance amount of development charges and / or cost of shed in time. In case, the allottee fails to make payment of the balance amount of development charges and / or the cost of shed then the Lessor shall have right to resume possession of the land irrespective of first charge of the financing body or bodies on the plot.
Provided further that the collateral security of plots for loans for any purpose for himself or others would be allowed to be created only in favour of financing body/ bodies mentioned in proviso to clause 1 of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition of collateral security in the sanction letter of the concerned financing body or bodies.

AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

2 (a) That the Lessee will bear, pay and discharge all rents, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.

2 (aa) The lessee shall pay the premium amount of the plot calculated at the rate decided by the Lessor for each Industrial Area. The Lessor reserves the right to enhance the rate of allotment if the compensation payable under an award is enhanced by any competent court subsequently.

2(ab) The lessee shall pay all the Service Tax demand, interest and penalty thereon etc. which may during the said term of the lease, be assessed, charged or imposed upon either the Lessor/Lessee or tenant or occupier of the Lessee in respect of the demised premises or the building erected or to be erected thereupon.

2 (b) That the lessee will bear, pay and discharge all service charges to defray recurring cost incurred on industrial areas, which may during the said term be assessed, charged, levied or imposed and revised by the lessor.

2 (c) That the Lessee will obey and submit to the rules of Municipal or other competent authority now existing or thereafter to exist so far as they relate to the immovable property or affect health, safety, convenience of the other inhabitants of the place.

2 (d) That the Lessee will erect the industrial unit on the demised premises in accordance with the site plan and will complete construction activities and start commercial production activities within a period of three years from the date of these presents or from the date of possession, whichever be earlier or within such extended period as may be allowed by the lessor in writing at its discretion on payment of retention charges or otherwise.
Provided that unutilized land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion of the unit.

2 (e) That the Lessee shall not use any space in the industrial area other than demised premises for dumping / placing any construction material / raw material required for construction of factory or manufacturing item or for any product / waste and shall take all measures for proper disposal of waste material.

2 (ee) The lessee shall become a member of the Association / Agency created for setting up and operating the Common Effluent Treatment Plant (CETP) and Solid Waste (hazardous and non-hazardous) Disposal System (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of CETP & SWDS shall be borne by all members of Association / Agency in the proportion decided by the Committees of the said Association / Agency.

2 (f) That the Lessee shall take all measures, which are required for Pollution Control and shall strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory pollution laws of the State for the time being in force.

2 (g) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor / Local Municipal Authority leading from the public road to the demised premises.

2 (h) That the Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor / Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighborhood.

2 (i) The Lessee will not without the previous consent in writing of the Lessor, sub-lease, sublet, relinquish, sub-divide or assign his interest in the demised premises or the building standing thereon or both as a
whole and every such relinquishment, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee, assigns shall be bound by all the covenants and conditions herein contained and be answerable to the lessor in all respect thereof and applicability of charges and relevant rules of the Lessor.

Provided further that if at any time the financing body or bodies mentioned above decide(s) to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force, the sale, lease or assignment will be subject to the written consent of the Lessor.

Provided further that the Lessee will so often as the said premises shall by assignments or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the term of lease hereby granted within one calendar month from the date of such assignment, inheritance or transfer, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a will or letters of administration, decree order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this covenant entail penalty of ₹ 5000/- to be paid by the Lessee. However, if the lessee's firm is dissolved and no 'successor' in interest is there or appointed within 60 days of its dissolution, the lessor shall be entitled to determine this Agreement.

2 (j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the buildings erected thereupon in order to inspect the same.

2 (k) That the Lessee will not make any excavation upon any part of the demised premises except for foundation of building and for leveling and dressing the area.

2 (l) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping house cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
2 (m) That the Lessee will neither exercise his option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.

2 (n) That the Lessee shall apply for permission for any change in the product or production capacity or process of manufacturing to the lessor. If no communication is received by lessee from lessor within 30 days, request shall be deemed as accepted.

2(o) If during the term of the lease the lessee or his workmen or servants:

(i) injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or

(ii) keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or

(iii) dig any pits near the foundation of any building thereby causing any injury or damage to such building, the Lessee shall pay such damages thereof within three months as may be assessed by the Lessor whose decision as to the extent of injury or damage or the amount of damages payable therefor shall be final and binding on the Lessee.

2 (p) That the Lessee shall also abide by the terms and conditions of the letter of allotment, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. The letter of allotment shall be part of this Lease Agreement.

2 (q) That Lessee will plant adequate number of trees on the demise premises and will not dig/bore/drill any tube well in the demise premises without prior permission of competent authority/Lessor.

2 (r) Wherever dumping sites have been provided for disposal of solid waste the lessee shall ensure that the waste generated by his/her units is dumped in the said dumping site and at no other place in the industrial area. In the event of violation of the condition the lessor shall be at liberty to impose suitable penalty on the lessee.
AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN
THE PARTIES TO THESE PRESENTS AS FOLLOWS:

3 (a) Notwithstanding anything, hereinbefore contained if there shall have been in
the opinion of the Lessor any breach by the lessee or by the person claiming
through or under him of any of the covenants or conditions hereinbefore
contained and on his part to be observed and performed and in particular
without prejudice to the generality of the sub-clause, subject to exceptions or if
any amount including interest due to the lessor remaining unpaid for a period
of 90 days after the same shall have been demanded by the Lessor or if the
Lessee or the persons in whom the terms hereby created / vested is adjudged
insolvent and if this Agreement is determined as hereinbefore specified, it shall
be lawful for the Lessor without prejudice to any other right of action of the
Lessor in respect of any breach of this Agreement to re-enter without taking
recourse to a court of law upon the demised premises or any part thereof in
name of whole and thereupon this demise shall absolutely cease and
determine and the money paid by the Lessee by virtue of these presents shall
stand forfeited to the Lessor without prejudice to rights of the Lessor to recover
from the Lessee all money that may be payable by the lessee hereunder with
interest thereon at ........ percent per annum and the lessee shall not be
entitled to any compensation whatsoever.

Provided always that the Lessee shall be at liberty to remove and appropriate to
himself all buildings, erections and structures, if any made by him and all
materials thereof from the demised premises after paying up all outstanding
amount including interest upto date and all municipal and other taxes, rents and
assessments then due and all damages and other dues accruing to the Lessor
and to remove the materials from the demised premises within three months of
the determination of lease and in case of failure on the Lessee's part to do so,
the buildings and erections standing on the demised premises and all materials
thereof shall vest in the Lessor and Lessee shall then have no right to claim for
the refund of any money paid by him to the Lessor upto that time or to claim
any compensation for the structures and materials put up by him on the
demised premises.

Provided further and always the right of re-entry and determination of the lease
of the industry shall not be exercised if the financing body or bodies remedy
the breach within a period of 90 (ninety) days from the date of notice issued or
served by the Lessor on the financing body or bodies regarding said breach or
breaches.
3 (b) All legal proceedings for breach of the aforesaid conditions shall be lodged in courts situated at Jaipur and not elsewhere.

3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the lessee.

3 (d) Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by "Registered Acknowledgement Due" Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.

3 (e) The security deposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.

3 (f) The security deposit shall stand forfeited whenever there is a breach of any condition contained in the lease agreement.

3 (g) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

3 (h) Every dispute, difference or questions touching or arising out or in respect of this Agreement or the subject matter thereof shall be referred to the sole arbitration of the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.

3 (i) The stamp and registration charges on this agreement shall be borne by the Lessee.
<table>
<thead>
<tr>
<th>Instalment No</th>
<th>Amount of Development Charges</th>
<th>Interest @ % p.a. on balance dev. charges</th>
<th>Amount of Instalment</th>
<th>Due date of Instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td></td>
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<td>3.</td>
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<tr>
<td>4.</td>
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</tr>
<tr>
<td>5.</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

IN WITNESS HEREOF THE parties hereto have set their hands this day……….. of the month of …………………… in the year ……………

For and on behalf of

Rajasthan State Industrial Development and Investment Corporation Limited

Signature of Witness :- Lessee :
BUILDING REGULATIONS

1. The plot holder shall not use the land for any purpose except as a factory and other related purposes as allowed by the Corporation. It shall not be used for obnoxious industries, given in the Form 'B'.

2. All buildings shall be constructed in accordance with the RIICO / Municipal bye-laws and regulations in force from time to time as well as any other law, rules and regulations in force relating to the construction and use of the premises and the plans and elevations approved by the authority / officer authorized by the Corporation.

3 (a). No construction work shall be commenced unless the plans, elevations and sections have been approved by the authority / officer authorized by the Corporation and no additions or alterations of buildings, the plan of which have been so approved, shall at any time be made except with the previous approval of the said authority / officer.

However, for industrial plot upto 40000 sqm. area, residential plots upto 500 sqm. area and commercial plots upto 300 sqm. area, the allottees of plots shall certify that, the plans submitted by them are as per the norms prescribed by the Corporation and for such plots normal approval of plans from the Corporation will not be necessary. In case, construction is made in violation of norms then allottees shall be responsible for such violation and liable for action.

The building plans alongwith details of proposed works of industrial plots more than 40000 sqm., residential plots more than 500 sqm., commercial plots more than 300 sqm. and building plans of all other categories, irrespective of their plot sizes shall be prepared and duly signed by an Architect registered with Council of Architecture, who shall certify that, the building plans prepared by him are as per the technical norms. He shall also submit the details of area calculations of proposed ground coverage, FAR achieved (with area on each floor) proposed height of the building and parking requirements on the site plan. The plans submitted by the applicant prepared and duly certified
by the architect shall be deemed as approved if the concerned unit office of the Corporation have not raised any objection / query within a period of two weeks time. In case, the plans submitted by architect are not as per the norms, then the legal responsibility shall be that of the architect and the Corporation shall not be responsible for any act of omission or commission of the architect. In case, the construction is made in violation of approved norms and plans the allottee shall be responsible for such violation & liable for action.

The allottee/ lessee shall also abide by Rules/ Regulations/ Bye-Laws of Local Authority/ Municipal/ Urban Improvement Trust/ District Development Authority/ Chief Inspector of Factories and Boilers (as the case may be).

The allottee/ lessee shall meet all statutory liabilities under various laws/ obligations for safety measures at his cost and responsibility.

(Substituted by the Infrastructure Development Committee of the Board of Directors vide Item No. 4 of the meeting held on 26th December, 1995 (S.No. 3-a-i & a-ii have been substituted as per IDC decision taken vide item 10 on 7.12.2000,Provision 3 (a)-v deleted as per IDC decision taken vide item (20) of its meeting dt. 16.06.16).

3 (b) All survey boundary marks demarcating the boundaries of plots shall be preserved and kept in good repair by the lessee during the period of construction. Where more than one lessee is concerned with the same boundary mark, the officer authorized by the Corporation shall allocate this obligation suitably.

4. No temporary, semi-permanent structure shall be built on the plot, except during the period of construction or re-construction in future.

5. The drawings to be submitted for the approval and record of the Corporation shall include

(i) all floor plans, elevation and sections through staircase and toilet drawn to a scale of one in hundred.
(ii) details to a scale of one in twenty, when required,

(iii) site plan drawn to a scale of one in five hundred showing the layout with the proposed building/s shown in red therein, and,

(iv) any other details or particulars required by the Corporation.

6. The above mentioned drawings and specifications shall be submitted in two copies for record duly certified by himself or architect before commencement of construction activities on allotted plot. In case the Lessee seeks approval from the Corporation then he shall submit drawings as mentioned in regulation no. 5 in six copies.

7. Sizes & Setbacks of industrial plots in all industrial areas including transferred areas:

(i) The set backs for various sizes of plots shall be as in Table - 1.

7A. Building parameters for different types of non-industrial plots shall be as per Form E-2. The plans shall be approved according to these norms.

7B. Permitted Facilities in Industrial Plots

The permitted facilities in setback areas of plots shall be as in Table-2.

— Non-industrial plots shall include the plots allotted for social infrastructure purposes, group housing and commercial plots etc.

8. Unauthorized Construction

No plot holder shall undertake unauthorized construction in any of the setbacks in the Industrial Areas including those transferred by the Govt. of Rajasthan to RIICO. However, in genuine cases, unauthorized construction may be considered for regularization on payment of compounding fees as prescribed from time to time.

9. Other regulations regarding setbacks of industrial plots

(i) Corner plots would have two front set backs as indicated in Table 1. Setbacks of plots facing more than one road should be re-determined in such a manner that main front should be kept as it is. Other front setback will be re-determined by Managing Director on proposal of the unit office. The unit office while submitting proposal to Head Office will see the building line on the other road is maintained. (Order dated 30.8.2010)

(ii) The prescribed set backs are minimum and may be increased to maintain uniformity in the area as may be considered necessary.
The setbacks indicated for each category are also applicable for plots slightly higher or lower in area.

The setbacks of the sub-divided plots shall be allowed subject to maintaining front setbacks as prescribed for the particular block. (regulation as earlier appearing at s.no 9- vii deleted in the light of new regulation at s.no 11, as follows)

The cases of compounding of unauthorized construction etc. which have been finalised based on the previous setbacks norms would not be re-opened.

10. **Prescribing set-backs to merged/reconstituted plot.**
The setbacks to the merged/re-constituted plots will be prescribed in the following manner:

1. **Plots not having any construction:** All setbacks shall be prescribed in accordance to the area of reconstituted plot as prescribed in rule.

2. **Original plot having construction (without any violation) and other plot(s) which is being reconstituted without any construction:** All set backs in constructed plot of such reconstituted plot shall be retained as per original and construction shall be permitted in the balance area prescribing all setbacks as per area of reconstituted plot as per rule. However, in any case utility area of the reconstituted plot should not exceed 70% of its area.

3. **Original plot as well as other plot(s) which is being reconstituted having construction (without any violation):** All setbacks shall be prescribed as per case 2 above. However, in such cases allottee shall have an option of making alteration of the construction in original plot or other plot being merged, so that the total utility area for reconstituted plot is within permissible limits as applicable.

4. In cases 2 and 3 above, the allottee would have to remove/regularize the remaining construction falling in setback area of the reconstituted plot as per prevailing rules.

*(S.No. 7-i and 7-ii and S.No. 9 have been substituted as per IDC decision taken vide item No. 5 on 9.7.1998) (S.No. 7-B has been inserted as per IDC decision taken vide item No. 5 on 9.12.1992)*

*(S.No. 7-A has been inserted as per as per IDC decision taken vide item No. 11 and 17 on 7.12.2000, item Nil on 14.02.2002 and item 8 on 28.02.2002. S.No. 10 inserted as per approval of IDC vide item 17 of the meeting held on 15.9.2009)*

For vertical development / construction in the industrial plots, following are the regulations/ norms etc.:

1. FAR for industrial plots are as under:

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Right of way of road</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 18.00 meters wide (including 18.00 mts.)</td>
<td>1.50</td>
</tr>
<tr>
<td>2</td>
<td>Above 18.00 meters to 24.00 meters wide (including 24.00 meter)</td>
<td>1.60</td>
</tr>
<tr>
<td>3</td>
<td>Beyond 24.00 meter wide</td>
<td>1.75</td>
</tr>
</tbody>
</table>

2. No parking of vehicles shall be allowed on roads/out side the premises of the plot(s).

3. Adequate open/covered parking shall have to be made within the plot by the allottee of the plot for the vehicles of the owners, staff and visitors. While providing adequate space for parking, indicative guidelines as provided in National Building Code of India 2005, be followed, as per town population. The same are re-produced below for ready reference

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>One Car Parking Space for Every</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Population less than 50,000</td>
</tr>
<tr>
<td>Industrial</td>
<td>400 sq. mts or fraction thereof</td>
</tr>
</tbody>
</table>

4. Allottee of allotted plots having constructed building shall be allowed to use above building parameters, who shall alter the existing industrial buildings and apply all the building parameters.

5. It was also decided that looking to the safety needs for fire-fighting requirements etc. construction in setbacks should not be regularized.

6. Mix use of the industrial plots shall not be permitted to those who opt for above proposed building parameters.
7. **Guidelines/stipulations:**

   A. **Within the prescribed maximum height, if prescribed FAR is not achieved than maximum height of the building will prevail. The given setback and height shall not be relaxed.**

   B. Industrial units which are of one storey shall not be having restriction of height.

   C. Permitted facilities as allowed in setbacks of an industrial plot in the rules, shall continue.

   D. For calculation of FAR, height of the building and other provisions like projection and balcony etc. (which are not specified here) shall be followed as per the provision of Form E-2 of RIICO Disposal of land Rules, 1979.

   E. For all definitions, building part requirements and Fire Fighting requirement, 'National Building Code of India-2005' and 'Rajasthan State Model Building Byelaws' shall be followed.

   F. Basement may be allowed in the plot leaving setback area. Other norms for basement shall be followed as per RIICO Disposal of Land Rules, 1979.

   G. Housing in industrial plots except as prescribed in rule 19 of RIICO Disposal of Land Rules, 1979, shall not be permitted in Industrial plot.

   H. Allottee of industrial plots for construction of industrial building, a certification of Architect registered with Council of Architecture shall be obtained stating that proposed construction is as per norms. This certificate shall be produced before the construction starts. A completion certificate to the effect that construction has been done as per approved plan shall be submitted for obtaining occupancy certificate.

   I. Structural responsibility shall be fully of the allottee and that RIICO shall not be responsible in any manner for it.

**Note:** The Corporation may consider to approve construction of building structures, which are parts of plant and machinery of an industry and also imperative for project needs/technical requirements, beyond maximum permissible height of 15 mtrs. subject to obtaining of NOC from other concerned authorities, like Fire Fighting and Air Port, if required. However, for the height of chimney in an industrial plot, the norms set by Rajasthan Pollution Control Board would continue to be followed. Such cases will be decided by a Committee headed by the Managing Director; Advisor (Infra.) and STP/DTP are its members.

*(Inserted as per approval of IDC vide item 3 of its meeting held on 4.5.2011)*
<table>
<thead>
<tr>
<th>Plot Area (in sq. meter)</th>
<th>Front Setback (in meter)</th>
<th>Side Setback- I (in meter)</th>
<th>Side Setback- II (in meter)</th>
<th>Rear Setback (in meter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>150 to 249</td>
<td>2.50</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
</tr>
<tr>
<td>250 to 499</td>
<td>3.00</td>
<td>1.50</td>
<td>1.20</td>
<td>1.20</td>
</tr>
<tr>
<td>500 to 1000</td>
<td>3.00</td>
<td>3.00</td>
<td>1.20</td>
<td>1.20</td>
</tr>
<tr>
<td>1001 to 1500</td>
<td>5.00</td>
<td>3.00</td>
<td>2.50</td>
<td>2.50</td>
</tr>
<tr>
<td>1501 to 3000</td>
<td>5.00</td>
<td>3.00</td>
<td>3.00</td>
<td>3.00</td>
</tr>
<tr>
<td>3001 to 4,000</td>
<td>6.00</td>
<td>3.00</td>
<td>3.00</td>
<td>3.00</td>
</tr>
<tr>
<td>4,001 to 10,000</td>
<td>6.00</td>
<td>4.00</td>
<td>4.00</td>
<td>4.00</td>
</tr>
<tr>
<td>10,001 to 50,000</td>
<td>7.50</td>
<td>4.50</td>
<td>4.50</td>
<td>4.50</td>
</tr>
<tr>
<td>Above 50,000</td>
<td>9.00</td>
<td>9.00</td>
<td>9.00</td>
<td>9.00</td>
</tr>
</tbody>
</table>

**Note** *The industrial plot allottees who have got the plot allotment prior to revision in the setbacks i.e prior to the date 24.5.2013, as above, are also allowed to opt the above revised setbacks in toto. However in such allottees who have plot area of 4001 sqm or more shall be required to leave a clear passage of minimum 3.6 meters within the setback area, around the building for movement of fire fighting engine, for being eligible to adopt the revised setbacks. (Amended as per item 9 of the meeting of the IDC held on 24th May 2013.)*
### TABLE-2

**FACILITIES PERMITTED IN SETBACK AREAS OF INDUSTRIAL PLOTS.**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Area of plot (Acres/Sqm)</th>
<th>Permitted Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>500-1000 sqm</td>
<td>Security Room, LT Meter Room &amp; Time Office in front/side set backs (Dimensions in Mtrs.)</td>
</tr>
<tr>
<td>2</td>
<td>1001-3000 sqm</td>
<td>3.30x5.50</td>
</tr>
<tr>
<td>3</td>
<td>3001-4000 sqm</td>
<td>3.30x6.60</td>
</tr>
<tr>
<td>4</td>
<td>4001-5000 sqm</td>
<td>4.00x6.60</td>
</tr>
<tr>
<td>5</td>
<td>5001-10000 sqm</td>
<td>4.00x6.60</td>
</tr>
<tr>
<td>6</td>
<td>10001Sqm to 5 acres</td>
<td>-</td>
</tr>
<tr>
<td>7</td>
<td>Upto 15 acres</td>
<td>-</td>
</tr>
<tr>
<td>8</td>
<td>Upto 50 acres</td>
<td>-</td>
</tr>
<tr>
<td>9</td>
<td>Above 50 acres</td>
<td>-</td>
</tr>
</tbody>
</table>
Notes:

A. However, a clear passage of 3.6 meters for movement of fire fighting engines will be required to be left in case of plot having area of 4001 sq. meter or more, for availing the facilities permitted in the Setbacks as per Table -2, above.

B. In addition to the above permitted facilities following facilities are also allowed as specified below

(i) D.G. set room in front/side/rear setbacks to the extent of permissible size of Security Room-cum-LT/HT Meter Room.

(ii) Transformer platform and its shed to the minimum requirement as approved by DISCOM in industrial units whose power connection is 60 HP or more.

TABLE-3

Building Parameters for the industrial plots / buildings proposed to be used for setting up of Garment / Gems & Jewellery units.

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Building Parameter</th>
<th>Amended Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Setbacks</td>
<td>As prescribed in Table-1</td>
</tr>
<tr>
<td>2.</td>
<td>Ground Coverage</td>
<td>50% (maximum)</td>
</tr>
<tr>
<td>3.</td>
<td>FAR</td>
<td>2.0( maximum)</td>
</tr>
<tr>
<td>4.</td>
<td>Maximum height of the building</td>
<td>15.00 mts. {excluding the building parts as mentioned in Model Building byelaws at clause 7.11(iii)}</td>
</tr>
<tr>
<td>5.</td>
<td>Parking requirement</td>
<td>1 ECS/100 sq.mts. of total floor area.</td>
</tr>
</tbody>
</table>

Notes:

(i) The above additional FAR and other parameters under Table-3 will be applicable to the future allotments only.

(ii) Will be applicable in all Industrial Ares except EPICs, for which there are separate set of building parameters.
(Re-prescribed and inserted amending existing building parameters as per approval by the IDC vide item 31 of its meeting held on 15.4.2008)

General Notes:

1. The above permitted facilities shall apply to all Industrial Areas / Estates and shall be permitted without charging any compounding fee. Minor variations upon certain limits beyond the permitted sizes may be compounded on payment of fee as may be prescribed from time to time.

2. Construction in setback area of industrial plot may be compounded for industrial purpose only and not for commercial, residential or other such purposes.

3. The permitted facilities may be constructed along the compound walls in front, side or rear as the case may be and the sizes of various structures are external i.e. inclusive of wall thickness.

4. The construction in setbacks of plot for permitted facilities shall be of only ground storey without any mezzanine floor and construction on first floor shall not be permitted at any cost. **Height of these structures would not be more than 3.50m above plinth level. (Inserted by IDC vide item 3 on 21.10.2005)**

5. a. In the case of plots having roads on more than one side, for the purpose of calculation of penalty for unauthorized construction, the front set back shall be taken towards all the entire road.

b. In the case of plots having roads on more than one side, for the purpose of permitting facilities, the front set back shall be taken towards the more important road only.

6. The compound wall of corner plots shall be chamfered / rounded and no facility shall be allowed at the junction point.

7. One overhead water reservoir on columns with a maximum of 5 meters external diameter may be permitted in side / rear set backs.

8. A transformer platform and its shed may be permitted in any setback area according to the minimum requirement as approved by Vidyut Vitaran Nigams in industrial units whose power connection is 60 HP or more.

9. The construction of D.G. set room in front / side / rear set backs of plot shall be permitted to the extent of permissible size of H.T. meter room. However, allottees of plots shall ensure that flow of fire fighting equipment, Ambulance and other Emergency services is not affected.
10. In plots of more than 10000 sqmts. one weigh bridge room upto 3.00 x 4.00 Mtrs. for use of the industrial unit only, may be permitted in the front / side set back area.

11. In plots of more than 10000 sqmts. a first aid room or dispensary upto 50 Sq. Mtrs. in area, may be permitted within prescribed set back lines.

12. Parking (Cycle/ Scooter/ Car) shed in front / side / rear set backs of the plot may be permitted with three sides open. However, the parking shed constructed in front set back shall have only temporary roof like corrugated sheets etc.

13. The allottees may be allowed facilities of porch, staircase, architectural aesthetic features within 50% of the width of the set backs or 3 meters whichever is less within permissible limits only.

14. The permission for construction of tube well / open well in allotted plots (industrial/ residential/ commercial) may be granted as per the following guidelines:

   a. The tube wells / open wells to be installed by entrepreneurs should be at a prescribed minimum distance of 300 meters from the existing wells of the Corporation / PHED, so that it does not interfere with the source of Corporation / PHED.

   b. The allottees will use water in the industrial area only and sale of water will not be permitted. Permission for the construction of tube wells / open wells shall be given without levy of any charges.

**Note:** Inserted and substituted by the Infrastructure Development Committee of the Board of Directors vide item No. 5 of their meeting held on 9th December 1992, item No. 15 dated 21st February 1998, item No. 37 dated 18th November 1998, item No. 21 and 29 dated 13th November 2000, item No. 3 dated 22nd December 2000, item No. 9 dated 25th January 2001, item No. 20 dated 23rd September 2002, item16 dated 25.3,2006.

15. Norms for construction of basement in industrial plots:

   Norms for construction of basement in industrial plots are prescribed as under:

   (i) The basement shall not be used for residential purpose

   (ii) Area & Extent :
a. The basement shall only be constructed within the prescribed set backs on ground floor.

b. No basement shall be allowed in the permitted facility area of the industrial plots.

(iii) The allottee of plot shall be responsible for any dispute / damage due to construction of basement, in adjoining properties including neighbour's properties.

(iv) Basement may be put to the following uses only:
   a. Storage of industrial or household goods.
   b. Strong rooms, cellars, etc.
   c. Air-conditioning equipment and other machines used for services and utilities of the building and
   d. Parking spaces.

(v) The basement shall have the following requirements:
   a. In every part, basement shall be atleast 2.4m in height from the floor to the underside of the roof slab or ceiling.
   b. Adequate ventilation shall be provided for the basement. The ventilation requirement shall be the same as required by the particular occupancy according to National Building Code. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems etc.
   c. The staircase of the basement shall be as per fire safety measures of National Building Code.
   d. The minimum height of the ceiling of any basement shall be 0.9 m above the average surrounding ground level.
   e. Adequate arrangements shall be made such that surface drainage does not enter the basement.
   f. The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate proofing treatment is given.
g. Open ramps shall be permitted if constructed leaving the set back area subject to the provision of (d).

h. The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.

*(Inserted as per IDC decision taken vide item 8 on 8.7.2002)*

17 Increasing the ground water level by rain water:

(i) For water conservation and increasing level of ground water, all plot allottees having more than or equal to 500 sqm. shall have to construct Rain Water Harvesting Structures (RWHS) in their premises to recharge the ground water so as to ensure that all rainwater is effectively harvested and recharged.

(ii) All the plot allottees are required to intimate concerned RIICO unit offices in writing about completion of RWHS. The allotted plots will now be treated as utilized on completion of other prescribed norms even without completion of RWHS. However, the allottee will be required to pay lumpsum penalty for delay in completion of RWHS as under;

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Size of plot</th>
<th>Penalty amount per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Upto 2000 Sqm*</td>
<td>^ 10,000 per annum</td>
</tr>
<tr>
<td>2</td>
<td>From 2001 to 10,000 Sqm.</td>
<td>^ 20,000 per annum</td>
</tr>
<tr>
<td>3</td>
<td>From 10,001 to 20,000 sqm.</td>
<td>^ 30,000 per annum</td>
</tr>
<tr>
<td>4</td>
<td>Above 20,001 sqm.</td>
<td>^ 50,000 per annum</td>
</tr>
</tbody>
</table>

* will not be applicable for plots having area less than 500 sqm.

Note: For existing plot allottees who have already utilized the allotted plot, their request for transfer of plot/ change in constitution/ change in land use/ no objection certificate for any work will not be entertained without having RWHS in their premises.

*Substituted as per item 6 of IDC's meeting held on 5.9.2011 and amended as per decision taken item (3) of IDC meeting held on 06.08.2014*

18. For the plot area measuring 10 acres and above, permitted facilities in set backs of the industrial plot, upto 3.5% of the set back area in the plot may be constructed. The permitted facilities for such plots will also include ATM, small reception and
waiting room for the visitors or any of the facility in the plot, which may be necessary for the industry/its employees, besides the facilities as prescribed in RIICO Disposal of Land Rules. However, these facilities/ requirements of the industry will be covered under overall limit of 3.5% of set back area for providing all facilities. The plot allottee, as per requirement of industry, will be allowed to decide area of these facilities. The plot allottee shall, however, ensure that movement of fire fighting equipment, ambulance and other emergency services shall not be effected in set back area of the industrial plot. *(Inserted as per IDC decision taken vide item 10 in the meeting held on 12.08.2005)*

19. Following essential facilities in set back of industrial plots measuring less than 10 acres are also permitted subject to the condition that no additional area than the prescribed for the use of permissible facilities in the plot set back shall be used on account of these facilities:

(a) Treatment plant, cooling towers and chimney in side/ rear set backs.

(b) An underground water storage tank below set back level (over all) of the size equal to two days water requirement given in the project report or calculated on 1000 gallons per acre per day

(c) One HSD (Diesel) storage tank for self-consumption subject to NOC from the concerned departments for location, size etc.

However these facilities should not create obstructions to the movement of fire tender in the plot.

20. It will be mandatory in the following categories of the buildings to make use of Solar Water Heating System:

(i) All Industrial building where hot water is required for processing.

(ii) All Private Hospitals and Nursing homes of 25 beds, and all Government Hospitals of 100 beds or more.

(iii) All Hotels and Resorts.' *(Inserted as per IDC decision taken vide item 14 on 25.3.2006. Proviso at S.No. 20 inserted as per approval by the IDC vide item 19 of the meeting held on 15.9.2009)*

21. For loading/unloading purposes, equipments (Gantry Crane) is permitted to be installed in side setback areas of an industrial plot which are having a minimum area of 1000 sqm and is allotted to a stone based industries (processing units).
BUILDING PARAMETERS FOR THE IT INDUSTRIES
AND IT ENABLED SERVICES (ITeS)

These building regulations are based on Rajasthan Model Building Byelaws. All the local bodies in the Rajasthan including Jaipur Development Authority base their byelaws on this Model Building Byelaws. Rajasthan Model building Byelaws does not include any building regulations for the Industrial Building or IT buildings. As per provision of Model Building Byelaws RIICO Rules shall prevail in RIICO industrial areas.

Table E-2-1

<table>
<thead>
<tr>
<th>Plot Area (in Sq.mts)</th>
<th>Maximum Ground Coverage (in %)</th>
<th>MINIMUM SET BACK (in mts.)</th>
<th>MAXIMUM HEIGHT OF THE BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>700-1000</td>
<td>40</td>
<td>9.00 3.00 3.00 3.00</td>
<td>18 mts.</td>
</tr>
<tr>
<td>1001-1500</td>
<td>40</td>
<td>9.00 4.50 4.50 4.50</td>
<td>18 mts.</td>
</tr>
<tr>
<td>1501-2500</td>
<td>40</td>
<td>12.00 6.00 6.00 6.00</td>
<td>1.5 times the width of the front road subject to maximum 30 mts</td>
</tr>
<tr>
<td>2501-4000</td>
<td>40</td>
<td>12.00 9.00 9.00 9.00</td>
<td>1.5 times the width of the front road subject to maximum 30 mts</td>
</tr>
<tr>
<td>4001-10,000</td>
<td>40</td>
<td>15.0 9.0 9.0 9.0</td>
<td>1.5 times the width of the front road subject to maximum 30 mts</td>
</tr>
<tr>
<td>10,001-20,000</td>
<td>40</td>
<td>20.0 9.0 9.0 9.0</td>
<td>1.5 times the width of the front road subject to maximum 60 mts.</td>
</tr>
<tr>
<td>20,001 and above</td>
<td>40</td>
<td>25.0 9.0 9.0 9.0</td>
<td>1.5 times the width of the front road subject to maximum 60 mts.</td>
</tr>
</tbody>
</table>
Notes & Explanations:

(a) Minimum plot size for IT/ITeS will be 1500 sq. mts.

(b) Parking requirements: 1 ECS per 50 sq. mtr. of FAR area (inclusive of extra parking space requirement for the visitors).

(c) The permitted height of the building is subject to clearance form Civil Aviation Authority.

(d) In plots measuring more than 40,000 sq.mts., following incidental uses are permitted for benefits of units and their employees:
   i) 4% of total FAR for Commercial facilities.
   ii) 2% of total FAR for Recreational facilities.
   iii) 10% of total FAR for residential facilities.

(e) Permitted facilities like security room, L.T. / H.T. meter room, time office, Chowkidar Quarters, Cycle / Scooter Parking etc. are permitted in set backs area as per RIICO Disposal of Land Rules, 1979.

(f) Other building control regulations for IT/ITeS plots may be followed as per Rajasthan Model Building bye-laws 2000 for commercial buildings and will be applicable to the existing IT/ITeS units also.

(g) Obtaining of requisite fire safety related NOC from Local Municipal Body / concerned organization will also be necessary on the part of the plot holder.

(h) All allottees of industrial land who want to change product to IT/ITeS (switchover cases) or old allottees who were given land for setting up of IT/ITeS industries prior to coming into force of the above building parameters may also be allowed to construct buildings as per the above building parameters/ bye-laws.

(i) In such cases where in above building paramters have been opted, normally no change in product from IT/ITeS industries to other industry will be allowed. However, in a special case where reversal from IT/ITeS industry has to be considered then it may be allowed only if the applicant surrenders excess built up space/construction made on account of higher FAR admissible for IT/ITeS industry as per the above, to RIICO and the same shall vest with the Corporation.

(j) The terms and conditions at S.No. (h) to (j), above will be incorporated in the lease deeds also.

(Inserted as per BOD approval accorded vide item 29 on 30.3.2007 and vide item 12 of its meeting held on 7th July 2008. Partially amended as per approval of the BOD vide item 19 of its meeting Dt. 12.8.09)
Building regulations / parameters for non-industrial buildings:

b) For non-industrial buildings in RIICO Industrial areas falling under JDA region, 'JDA (Jaipur Region Building) Regulations 2010' shall apply with all amendments made in JDA Building Regulations subsequent to the Office Order dated 14.06.2013.

c) For non-industrial buildings in RIICO Industrial areas falling under Jodhpur Development Authority (JODA) Region, 'Jodhpur Development Authority (Jodhpur Region Building) Regulation 2013' shall apply.

d) For non-industrial buildings in RIICO Industrial areas falling in Class I cities having population more than 1 lac including Bhiwadi, the Rajasthan Building Regulation 2013 (revised) and subsequent amendments made therein shall apply.

e) Building parameters for non-industrial buildings in RIICO Industrial Areas located in the towns having a population of less than one lac, will be as per the 'Local Body (Urban Area, Building), Regulations, 2010.'

Special Notes:

Building parameters for non-industrial buildings as adopted under the Form-E-2, above will however be with the following deviations/exemptions:

i. Allottee will apply in the concerned Unit office for obtaining building plan approval in the prescribed performa. Concern Unit office will examine and approve the building plans accordingly.

ii. Technical person registered with any local body or registered with Council of Architecture is entitled to submit building plans in the Corporation.

iii. Security deposit against provision for rain water harvesting structure, fire-extinguishing and earthquake safety, greenery and plantation, parking will not be levied but it shall be mandatory for the applicants to follow the norms for above provisions.

iv. There will be no charges under head of Basic services for urban poor (BSUP) fund in RIICO.

v. Provision of T.D.R. (transfer of development rights) shall not be applicable in RIICO Industrial Areas.

vi. Applicability of these building regulations will be in totality for old cases also. For e.g.-if an allottee wants to avail benefit for some specific parameter by renewal of building plans, all related parameters/clauses (rain water harvesting,
solar energy plant etc. if applicable as per regulations) shall be applicable and the prescribed charges as per point 4 above shall be paid by the allottee.

vii. Revised building parameters will be applicable to all the allottees in totality. However, in old cases where allotment has been done before 14.06.2013, earlier permitted FAR will be applicable (standard FAR shall not apply). In case where such allottee requests for higher FAR, charges will be applicable for extra FAR above the already permitted FAR. Betterment levy shall be charged as decided above.

vii. In any case maximum height of the non-industrial building shall not exceed 30 mts (height ceiling).

viii. Fee for various building regulations related approvals will be as prescribed below in Table-4.

ix. Security deposit against provision for rain water harvesting structure, fire-extinguishing and earthquake safety, greenery and plantation, parking will not be levied but it shall be mandatory for the applicants to follow the norms for above provisions.

x. Betterment levy shall be leviable to avail extra FAR beyond prescribed standard FAR and to avail 5% extra ground coverage. For the purpose of uniformity and simplification, the prevailing 'Commercial/residential reserve price (of the concerned local body) shall be replaced with 'prevailing allotment rate' for industrial use of concerned Industrial area. Equivalent charges for different uses will be derived and calculated as under:

a. Institutional Plot - 1.25 times of 'prevailing allotment rate'

b. Residential Plot - 2 times of 'prevailing allotment rate'

c. Commercial Plot - 4 times of 'prevailing allotment rate'

For e.g. To achieve maximum FAR upto 2.00 and above standard FAR of 1.33 in residential plot betterment levy may be calculated as ^ 100 per sq.ft or 25% of { 2 x 'prevailing allotment rate' (in sq. ft)}, whichever is higher.

xi. Certificate for partial/complete construction of a building may also be issued by Unit Office as per norms, if desired by applicant without levy of any charges. However, Completion certificate/Occupancy certificate shall not affect compliance of provision of Rule 21, relating, - 'time period for commencement and completion of construction activities and commencement of production activities'.

xii. For weigh Bridges Building Regulations and Parameters will be as per table - 5, below
xiii. Managing Director of the Corporation is authorized for adopting revision/amendments in building regulations by UDH/LSG after examination by Planning Cell, from time to time, for non-industrial buildings as prescribed in RIICO Disposal of Land Rules, 1979.

xiv. By virtue of applicability of new setbacks in non-industrial plots, any construction falling beyond new set-backs will only be considered as unauthorized construction.

*(Item 10 of the meeting held on 11.5.2015. Further inserted as per item 18 of the meeting of IDC dt. 09.09.15)*

### TABLE - 4

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Fees/ Charges</th>
<th>Description</th>
<th>Category of Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Institutional</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Commercial</td>
</tr>
<tr>
<td>1.</td>
<td>Application / Examination/ Building Plan approval fee/ approval for extension</td>
<td>-</td>
<td>30 per sq.mt of total built-up area</td>
</tr>
<tr>
<td>2.</td>
<td>Building Plan Renewal Fee</td>
<td>Within validity period</td>
<td>10% of building plan approval fee (same for all uses)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>After validity period</td>
<td>20% of building plan approval fee (same for all uses)</td>
</tr>
<tr>
<td>3.</td>
<td>Wreckage Removal Fee (refundable, if party removes debris on its own cost)</td>
<td>Upto plot area 500 sqm.</td>
<td>3000 lumpsum</td>
</tr>
<tr>
<td></td>
<td>Same charge for all uses</td>
<td>Plot area from 500 sqm. to 1000 sqm.</td>
<td>5000 lumpsum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plot area more than 1000 sqm.</td>
<td>10000 lumpsum</td>
</tr>
</tbody>
</table>

**Note:** Management may decide to relax the charges for building plan approval in cases related to allotment to charitable institute, Govt. offices/institute on the case to case basis.
Table - 5

| Table | 5  |

| कांटा (के-बिज) |

| कांटा स्थापित करने के हेतु निर्देशानुसार घ.अधिनियम रखें जाये: |

| पृथक एवं कि यदि माप 25 मीटर से होकर चार (525 किलो मीटर) गई हो जिस सा पिये की दूरी से 3 मीटर चूरी चार कर 4 मीटर ग 5 मीटर का कमरा देखा गया। |

| पृथक वित ऐसे कि सा अने सा हक की यदि माप चार 18 मीटर होगा। |

(Amended as per approval by IDC- item 12 meetind dt. 16.12.2010)

If a Weigh Bridge is proposed on RIICO roads of RIICO Industrial Area, entry-exit on both roads upto 18.00 mts. from road junction (corner point of plot) shall not be allowed. However, for the purpose of frontage of the plot, said 18.00 mts. shall be included in calculation.

(Inserted as per decision of IDC of its meeting held on 09.6.2011-item 3)
FORM “F”

Applicable Rates of Economic Rent

Economic rent will be charged @ \(^300/-\) per 4000 sq. mtr., rounded off to the next rupees, subject to minimum of Rs.100/- per annum, irrespective of the population in a town and date of allotment of plot.

The revised rates for the Economic Rent are applicable with effect from 1.4.2012

(*Revised / amended as per decision taken by IDC vide item 3 of the meeting held on 28.2.2002 and item 7 dated 30.6.2003. amended as per item 5 of the meeting held on 26.4.2012)

FORM “F-1”

LEY OF ONE TIME ECONOMIC RENT

At present economic rent is payable annually before 31st July every year, after that interest at prescribed rate is to be charged from 1st April of the year. However, the entrepreneurs may opt for one time deposition of the economic rent in lump sum on the following conditions:

(i) that, he has cleared all the outstanding dues of economic rent upto the date of option.

(ii) that, he deposits a lump sum amount equal to the economic rent of 10 years calculated as per the rates applicable / prevailing on the date of option.

(iii) that, payment of economic rent in lump sum will not affect the nature of the title over the plot i.e. the plot would remain always on lease.

(iv) that, he gives an undertaking to the effect that:

(a) RIICO shall continue to have full right to cancel the allotment of land on account of any violation of the terms & conditions of the lease deed.

(b) he, as allottee would not demand for refund of economic rent deposited in lump sum in the event of plot being cancelled on account of violation of lease deed conditions or voluntary surrender of lease.

As regards fresh cases of allotments also the allottee would have the option for one time lumpsum deposit of economic rent.

(*Inserted as per decision taken by IDC vide item 9 of the meeting held on 17.6.94)
FORM “G”

HANDING OVER OF THE ORIGINAL LAND LEASE AGREEMENT TO THE ALLOTTEES

Original Lease Agreement of land available with RIICO and not mortgaged can be handed over to the allottee. While handing over the Land Lease Agreement following procedure shall be followed:

1. Entrepreneur can make a demand for handing over of the original Land Lease Agreement of land if
   (a) payment of 100% development charges along with outstanding dues upto the date of handing over the lease deed has been made; and
   (b) no case of violation of Land Lease Agreement is pending.

2. After conditions as mentioned at point 1 are met, following undertaking should be obtained from the entrepreneur:
   (a) The entrepreneur shall furnish details regarding charge / mortgage created in favour of Financing Body / Bodies for obtaining loan within 7 days from the date of creating such a charge / mortgage. In case of non-compliance to this condition and if RIICO takes action as per the relevant clause of lease deed for breach of terms and conditions, then the lessee and the financing body/bodies shall be fully responsible for all consequences.
   (b) Original Land Lease Agreement would be submitted to RIICO by the allottee as and when demanded to do so by RIICO.

3. After being satisfied that, the conditions as mentioned at point 1 have been fulfilled and necessary undertakings as mentioned at point 2 have been furnished Sr. RM/RM would
   (a) stamp as following in red colour on the front page of the Original Land Lease Agreement before handing over of the same to the lessee.
   "For obtaining loan for any purpose the demised plot can be mortgaged by deposit of this Lease Agreement in favour of Financing party or body as mentioned in the second proviso to clause 1(c) of the Land Lease Agreement."
   (b) and keep a photocopy of the original land Lease Agreement duly stamped as per point 3(a) in the file of the allottee.

(Substituted and amended as per IDC decision taken vide item 21 & 29 on 13.11.2000.)
FORM “H”

Policy for allotment of group housing plots at RIICO Industrial Areas
for creating residential facility through private developers

1. **Definition of Group Housing:**
   Group Housing means development of flatted blocks/group of residential on plot/land having minimum area 5000 sq.mts situated on 18 mts wide road and more.
   A suitable chunk of land / plot(s) will be first earmarked for the Group housing purposes as per needs in the layout plan of the Industrial area concerned with the approval of the competent authority.

2. **Reserve rate:**
   Prevailing rate of allotment of concerned Industrial Area.

3. **Broad details of the plot to be advertised:**
   Details of the plots like its location / Industrial Area, Area of plot Area, Allotment price and address of Concerned Unit Office shall be provided.

4. **Procedure for land allotment:**
   Expression of Interest (EOI) for allotment of plot/land for developing group Housing will be invited on two bid system. Bids will be invited in two-envelopes as 'technical bid' and 'financial bid'. Both the envelopes shall be placed in another envelope.

5. **Application Forms:**
   Application form duly completed will be submitted to the concerned Unit Head of the corporation in response to the invitation of expression of interest.

6. **Eligibility Criteria:**
   I. A developer/ company/ consortium may apply in response to invitation of expression of interest for the allotment of the group housing plots who has:

<table>
<thead>
<tr>
<th>Particulars</th>
<th>Plot size 5000 to 10000 sqm.</th>
<th>Plot size Over 10000 sqm.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required minimum turn over</td>
<td>^ 50 Crore</td>
<td>^ 100 Crore</td>
</tr>
<tr>
<td>Required minimum net worth</td>
<td>^ 25 crore</td>
<td>^ 50 crore</td>
</tr>
<tr>
<td>Required minimum experience</td>
<td>3 years</td>
<td>3 years</td>
</tr>
<tr>
<td>Minimum construction experience</td>
<td>1000 dwelling units</td>
<td>1000 dwelling units</td>
</tr>
</tbody>
</table>

**Note:** Turn over to be taken on the basis of average turn over in last 3 years, whereas net worth would be taken on the basis of latest balance sheet.
II. Consortium Criteria:
   a. Maximum 3 parties can form a consortium.
   b. Each of the party in consortium shall be jointly and severally responsible for successful implementation of the project.
   c. The turn-over and net-worth norms would be considered in combination of all parties to the consortium.
   d. One of the parties of the consortium should have at least 3 years experience of construction of dwelling units.
   e. One of the party of the consortium would be named as lead which should meet at least minimum 50% of the eligibility requirement for turnover and net worth.
   f. Either SPV or the lead would execute agreement on behalf of the consortium with RIICO.
   g. Core 1 bidding document used by Power Companies may be referred to on the website of Power Finance Corporation/Rajasthan Vidyut Utpadan Nigam Limited for preparing bid document.

7. Applicants to submit proposal including following:

A. Technical bid:
   Separate sealed envelope marked as 'Technical bid for allotment of group Housing plot' with full name and address of applicant' is to submit containing following:
   a. Documents/documentary proof of the fulfillment of application criteria as at clause (6) duly attested.
   b. Concept plan enumerating details of utilization of land/number of flats, their sizes/facilities/services etc.
   c. Proof of Financial Soundness, capacity to execute project.
   d. Means of financing, implementation schedule.
   e. Last 3 years copies of Balance Sheet duly attested by registered Chartered Accountant.

B. Financial bid:
   Separate sealed envelope marked as 'Financial bid for allotment of group Housing plot' with full name and address of applicant' is to submit.
8. **Scrutiny of applications:**

Technical bids will be scrutinized by a committee headed by MD/CMD and comprising of Advisor (Infrastructure), Additional Chief Engineer, GM (Finance), STP/DTP. Unit Head concerned will be the convener of this committee. The financial bid of the technically qualified developers shall only be opened and allotment of land shall be made to the developer who quoted highest rate.

9. **Project Implementation Period:**

The project will have to be completed within a period of 3 years from the date of handing over the possession of the plot, irrespective of date of lease. Completion of the project means construction of dwelling units ready for use by achieving at least 50% of the permitted FAR or 75% of area mentioned in project report/concept plan, whichever is higher.

10. **Building Regulations/parameters:**

Building Regulations for this purpose shall be the same as prescribed under the head 'construction of residential Flats and Group Housing' in the 'Building Regualtions' of the category as is relevant to the case in context of FORM- 'E-2' of these rules.

11. **Payment Terms:**

a. An earnest Money @ 2% of the total premium amount calculated at reserve rate, will be submitted along with Technical bid. The same will be refunded interest-free to the applicants who do not qualify the eligibility criteria.

b. After the in principle approval, highest bidder will required to deposit 25% of the premium amount calculated on highest bid (adjusting amount of earnest money) within 30 days of the approval (LOI of the same will be issued).

c. EMD to the unsuccessful bidders shall be refunded within seven days from the date of declaring technically qualified bidders/opening of financial bids without interest by the corporation.

d. Balance 75% premium amount will be deposited by the highest bidder within 90 days of the allotment letter issued.

e. No payment will be allowed in installments.

f. All the payment shall be made to concern Unit Office of the corporation by DD/Bankers cheque/RTGS facility.
g. In case of any default by the allottee, all amounts already paid, shall be forfeited.

12. Development Details:
   a. The work can be started by the builder immediately on receiving the possession of the land.
   b. Sanctioning of Plans shall be done as per rules.
   c. Sewage, water and electricity connection shall be facilitated by the Corporation as per the existing policies. However, for internal development of group housing water supply, drainage, electric distribution, roads, telephone line, rain water harvesting system/structure, solid waste disposal shall be provided by the developer as per the standards at his own cost.
   d. Distance between two building blocks shall not be less than 1/3 of the height of the highest block.
   e. For common facility and community centre and club house upto 5% permissible FAR can be utilized.
   f. Clearance from Fire, Environment shall be taken by the builder. Clearance from Airport Authority of India (if required) shall be taken by the builder at its own. However, any assistance support required on the same will be provided.
   g. Maximum 3% of FAR, as permissible under building guidelines for group housing plots for commercial use, shall be used only for providing day-to-day essential services for the residents of the group housing scheme.

13. Subleasing of the built-up space:
The developer will have the freedom of sub-leasing the built up dwelling units and other built up space created for the supportive use on the following terms & conditions:
   (i) No separate permission/charges for sub-leasing the built up space will be required.
   (ii) Building construction of the Complex will be done as per the RIICO Buildings Parameters related to the Group Housing. The Complex may also house commercial, recreational, facilities for sub-leasing to the extent permitted in RIICO building parameters related to the Group Housing.
   (iii) Sub-lease period will not exceed the remaining period available to the original plot allottee.
(iv) It is primarily the land allottee / prime lessee who will be required to pay all
dues / annual charges eg. Service Charges and Economic Rent etc. to RIICO. If
the sub lessees are made to pay the above annual charges to RIICO then the
allottee will put a condition to this effect in the sublease. Without such
condition the sublease will not be treated as valid. A suitable provision / clause
regulating the above arrangement will also be inserted in the lease deed to be
executed with the land allottee.

(v) Common facility area will be maintained by the developer or through any
agency approved by it, for which the developer may levy suitable charges on
the users.

(vi) Lessor (RIICO) will provide only outer infrastructure as per the development
scheme of the concerned industrial area. Internal development of the Complex
will be the sole responsibility of the allottee / lessee as per plans approved by
RIICO.

(vii) Rights and liabilities between the lessee (allottee) and sub-lessee will be
determined amongst themselves and these will not be binding on RIICO in any
manner. However such mutual rights and liabilities will have to conform to the
rules and regulations of RIICO and terms and conditions of such allotment of
land etc.

(viii) RIICO shall not be answerable/ responsible for any dispute arising between
lessee and sub-lessee.

(ix) RIICO will not be responsible for providing any extra infrastructure support
or services to the sub-lessees. However, sub lessees are free to form a society
registered under the Society Registration Act - 1958 or company under Section
25 (G) of the Companies Act 1956 on 'no profit no loss' basis for day to day
maintenance and to provide civic amenities for their respective premises.
Application fee for various approvals/permissions

<table>
<thead>
<tr>
<th>Size of plot (Sqm.)</th>
<th>For change of land use &amp; sub-division of plot</th>
<th>For time extension (for dues/production), change in constitution of allottee firm, transfer of leasehold rights, merger of plots, sub-letting of allotted plot and change of product</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>( ^ )</td>
<td>( ^ )</td>
</tr>
<tr>
<td>Up to 500</td>
<td>2500/-</td>
<td>1000/-</td>
</tr>
<tr>
<td>501-1000</td>
<td>5000/-</td>
<td>2000/-</td>
</tr>
<tr>
<td>1001-4000</td>
<td>10,000/-</td>
<td>3,000/-</td>
</tr>
<tr>
<td>4001-10,000</td>
<td>15,000/-</td>
<td>4,000/-</td>
</tr>
<tr>
<td>10,001 and above</td>
<td>20,000/-</td>
<td>5,000/-</td>
</tr>
</tbody>
</table>

Notes:

a. These charges will remain same irrespective of the category of industrial area, i.e. saturated / unsaturated.

b. Application fee as mentioned above will be applicable on applications submitted on or after 27.05.2014

(Inserted as per approval vide item (7) of the IDC meeting held on 13.05.2014)
FORM “J”

(A) Policy for allotment of land to the SPVs/Companies for development of the Clusters under Cluster Development Scheme of Govt. of India..

(B) Stipulations/Regulations for the SPVs/Companies to whom land has already been allotted for the Cluster Development.

(A) New Land Allotment to SPV/Companies:

1. Modalities of land allotment:

   Land will be allotted on developed or semi developed or undeveloped basis, as the case may be.

   The land shall be allotted on "as is where is" basis when land is allotted on undeveloped/semi developed basis. The allotment shall be made on lease basis which term shall not be exceeding more than 99 years, in any case.

   The cost of land will be deposited by the allottee as per time schedule decided by the Corporation, on case to case basis. In case of default, the Corporation shall have right to cancel the allotment and determine the Lease Agreement.

   The allottee shall deposit an amount equal to 10% of total land cost in shape of Bank Guarantee/FDR in favour of the Corporation as security, in addition to land cost for securing future maintenance. However, said bank guarantee/FDR shall be released by the Corporation after completion of 5 years from the date of development of said Cluster/Park/Project.

   Possession of land will be handed over within 30 days from the date of deposition of full cost of land or within 30 days from the date of allotment, if balance payment of cost of land is permitted to be deposited in installments. Service charges as may be decided by the Corporation from time to time shall be deposited by the allottee in advance by 31st July of every Calendar year.

   The allottee shall deposit the Economic Rent of the entire allotted land area as per the rate prescribed by the Corporation/State Govt. from time to time, within 120 days from the date of issuance of the allotment letter for current financial year and latest by 31st July for subsequent financial years.

   The allotted land shall only be used for the purpose for which it is allotted or permitted use as mentioned in the allotment letter/Lease Agreement issued by the Corporation.
The allotment of land would only be made to any SPV/Company when its proposed project is sanctioned in-principle, by the respective department/agency of the GoI/GoR under the relevant scheme. In case, any directions are issued or conditions are imposed by the GoI/GoR, the same shall be adhered to by the SPV/Company.

The allottee or its sub lessees shall not be permitted to run any illegal trade, business and obnoxious industries on the said allotted land. If it is found at site, the Corporation shall have right to cancel the allotment without giving any further notice or information in this regard.

In case of surrender of part or full allotted land by allottee SPV/Company, due to any reason, such as change in policy by the Government, change in technology, change in prevailing law etc., land cost deposited by the allottee at the time of allotment, to the extent of land area surrendered, will be paid without interest by the Corporation.

In the Board of Directors or Governing Body of the allottee SPV/Company, one nominee should be from the Corporation preferably the concerned Unit Head of RIICO but no civil/criminal liability shall be borne by the said nominee officer of the Corporation.

In case of dispute regarding interpretation of the terms and conditions of allotment/lease agreement, the matter shall be resolved amicably instead of approaching Court of Law directly. In such cases, matter shall be referred to Chairman, RIICO or Principal Secretary, Industries, as the case may be, for adjudication.

The other issues which are not covered in this policy shall be governed in accordance with RIICO Disposal of Land Rules, 1979, as amended from time to time.

2. **Infrastructure development by the allottee SPV/Company**:

   It shall be exclusive responsibility of the SPV/Company to develop internal infrastructure at its own cost.

   The SPV/Company shall get the lay out plan of allotted land approved from the Corporation before carrying out any development activity on the allotted land.

   The Corporation will preferably indicate maximum permitted use of land in site plan at the time of allotment.
The SPV/Company shall submit the detailed development plan before carrying out infrastructure activity. After examining the development plan submitted by SPV/Company, necessary permission will be issued by the Corporation. The Corporation shall have right to issue necessary directions for maintaining requisite specifications along with right of amend/change thereof depending upon need of the area/project.

After completion of development works at site, SPV/Company should obtain 'Completion Certificate' from the Corporation.

The allotment of land to SPV/Company will be made subject to condition that requisite clearances/consents with regard to Environment /Pollution Clearances shall be obtained directly by the SPV/Company from the concerned authority/department such as MoEF/CPCB/RPCB etc.

No disposal of effluent shall be allowed in the storm water drain, if constructed by the Corporation in the industrial area adjacent/nearby to the allotted land.

The SPV/Company and its sub lessee shall have to maintain the status of zero discharge in their respective unit to be set up on allotted land or part thereof.

In case any power/telephone/gas pipe line is passing through the allotted land, the Corporation does not undertake any responsibility for its removal. The SPV/Company and its sub-lessee will be required to plan/modify their construction accordingly after leaving prescribed setbacks/safe distance as determined by the respective authorities.

3. **Terms & conditions between Lessee and Sub-Lessee:**

   The SPV/Company shall be allowed to sub-lease the permissible saleable area of allotted land to the members of SPV/Company only strictly in accordance with lay-out plan approved by the Corporation for remaining lease period from the date of allotment to SPV/Company on such terms and conditions, as may be mutually agreed between the SPV/Company and its sub-lessee but such conditions shall not be beyond the conditions of allotment as well as Lease Agreement or co-terminus with allotment letter/Lease Agreement of SPV/Company.

   The terms and conditions for sub leasing will be decided by the SPV/Company and its sub lessees mutually but strictly in accordance with RIICO Disposal of Land Rules, 1979 (as amended from time to time). However, the terms and conditions applicable on which allotment is made to the SPV/Company and lease agreement to be executed between the SPV/Company, shall also mutatis-
mutandis apply to every sub lessee of the SPV/Company.

No Lease Agreement shall be executed by the Corporation directly in favour of sub lessees of the SPV/Company. However, format of Sub Lease to be executed between SPV/Company and its allottee members shall be got approved from the Corporation before execution of same. However, condition relating to sub leasing shall be incorporated in sub-lease agreement to be executed with respective sub-lessee by the SPV/Company.

The SPV/Company shall furnish the information about leased out area of land along with details of its sub-lessees within 30 days from the date of execution of sub-lease in favour of them.

In the event of cancellation of allotment made to the SPV/Company and determination of lease agreement pertaining to said allotted land by the Corporation, the sub-leases executed by the SPV/Company in favour of its members/sub-lessee shall stand determined & nullified automatically and entire land shall vest with the Corporation without any further orders. In such event, the Corporation shall not be liable to pay any damages, cost etc. to the SPV/Company or its sub-lessee.

The Corporation shall not be answerable to any dispute arising between SPV/Company and its sub-lessees and no request for time extension shall be entertained on this ground alone.

It will be sole responsibility of SPV/Company to follow the rules and regulations of the concerned department regarding the registration of lease agreement or sub-lease agreement with the respective departments of the State Government.

4. **Utilization of allotted land and time extension:**

The allottee SPV/Company shall complete the development of Park/Project with all requisite infrastructures in accordance with approved lay-out plan within 3 years from the date of taking over possession of land. It shall be exclusive responsibility of the allottee SPV/Company to develop and maintain the allotted area at good condition within its internal peripheral limits and the Corporation shall neither liable to develop & maintain the allotted land nor bear any cost towards said development and maintenance even in future.

In case of any extension of time limit is required by the allottee SPV/Company for development of the park/project beyond the stipulated period, the same may be considered by the Managing Director of the Corporation depending upon merit of
each case with or without payment of retention charges as applicable from time to time.

The sub lessees of allottee SPV/Company shall commence the production activity on the land allotted to it within a period of 5 years from the date of handing over possession of land to the allottee SPV/Company by the Corporation, irrespective of date of execution of Lease Agreement with SPV/company or date of subleaseagreementinfavourofitssub-lessee(s).

Production activity of the sub-lessee will be verified as per norms prescribed under RIICO Disposal of Land Rules, 1979 along with amendments made therein from time to time.

In case, any time extension is granted for development of park/project beyond stipulated period, than, period for setting up of an individual unit by the Sub-Lessee will extend automatically up-to such extended time period.

Change of land use will not be permitted on request of the allottee SPV/Company once the lay out plan is approved by the Corporation; unless the Corporation is satisfied that change of land use is essentially required for the park/project. But in any case, no change of land use is permitted beyond prescribed limit of particular use.

If the allottee SPV/Company fails to complete the requisite infrastructure on the allotted land, within a period of 3 years or its sub lessees fails to commence the production activity within a period of 5 years from the date of taking over possession of land by the allottee SPV/Company, retention charges shall be levied on or recoverable from the allottee SPV/Company as under:

a) Retention charges @ 1% per quarter or part thereof shall be applicable on the allottee SPV/Company for non-completion of the development works on the allotted land. Calculation of the retention charges shall be made on the prevailing rate of allotment of the industrial area concerned. However, where no rate of allotment of the area is fixed, retention charges shall be calculated on the prevailing rate of allotment of the adjoining/nearest industrial area of the Corporation.

b) Retention charges @ 1% per quarter or part thereof shall be applicable on the allottee SPV/Company for land area lying un-utilized by the sub-lessee(s) of the allottee SPV/Company and on un-allotted area in the park/project. Calculation of retention charges shall be done on the prevailing rate of allotment of the area concerned. However, where no rate
of allotment of the area is fixed, retention charges shall be calculated on the prevailing rate of allotment of the adjoining/nearest industrial area of the Corporation.

B. **Stipulations/Regulations for the existing land allottee SPVs/Companies**

1. In cases, where land has already been allotted to the SPV/Company for development of 'Cluster/ Park/Project' and the SPV/Company has not completed the requisite infrastructure as per approved lay-out plan within prescribed time limit given in allotment letter, one year additional time period from the date of intimation to the SPV/Company will be allowed to complete the requisite infrastructure without levy of retention charges.

2. In case, the SPV/Company fails to complete the infrastructure facilities within the above extended time period of one year, then, the retention charges will be levied on the SPV/Company from the date of expiry of said one year up-to the date of completion of infrastructure/development works as per approved lay-out plan. The rate of retention charges will be same as mentioned in Clause 4.7(a) of this policy.

3. In case the individual sub-lessees of SPV/Company could not utilize the land allotted to them or any part of land allotted to SPV is lying un-allotted with SPV/Company, 2 years time period from the date of intimation to the SPV/Company will be allowed for setting up of individual units by its sub-lessee(s) to utilize the un-allotted land area lying with SPV/Company, without levy of retention charges.

4. In case, the sub-lessee(s) fails to set up their individual unit/un-allotted land area is not utilized by the SPV/Company within the above mentioned 2 years period, then, retention charges will be levied as per Clause 4.7 (b) of this policy, and it will be exclusive responsibility of the SPV/Company to pay such retention charges to the Corporation.

*(Policy approved by the IDC vide item (3) of its meeting held on 09.09.2015)*
Policy for allotment of land to provide 'Plug & Play' facility

1. Definition:

The 'Plug & Play' facility means roof covered structure(s) in form of building(s) and/or shed(s), single storey or multistoried, on land allotted by RIICO in its industrial area(s) that could be rented out by allottee for non-polluting manufacturing industrial units including information technology units.

2. Purpose:

Purpose of land allotment in such cases is defined as allotment of land for providing 'Plug and Play' facility for setting up non-polluting manufacturing industrial units including information technology units.

3. Allotment of land and its Modalities:

3.1 The allotment of land, under this policy, shall be made as per provisions of RIICO Disposal of Land Rules, 1979 for facilitating Plug and Play facilities by the allottee. However, the use(s) of Plug and Play facilities shall not be allowed for the industrial units which are not permitted as per terms and conditions of Environment Clearance for that industrial area.

3.2 In industrial areas other than saturated industrial areas, allotment of land for Plug and Play facilities shall be at the prevailing rate of allotment of the industrial area concerned.

3.3 The allotment of land for Plug and Play facility will be considered after inviting applications through publication of advertisement in the news papers. If numbers of applicants are more than one, allotment of land will be made through draw of lots.

3.4 In saturated industrial areas, allotment of land shall be made through auction (sealed bids) for plots earmarked for allotment for Plug and Play facilities. Reserve rate for the auction would be decided by the Reserve Price Fixing Committee.

3.5 25% premium amount and 1% security money will be deposited before allotment and payment of balance 75% premium amount will be allowed in 7 quarterly interest bearing installments. Normal interest @ 12% per annum will be levied from 121st day from the date of allotment as per rules.

3.6 Service Charges will be levied from the allottee at the rate applicable to industrial plots.

3.7 In case plot is allotted in the industrial area/Zone specified for a particular
country/product then Plug and Play facility will be provided only to majority holding companies of that country in the specified industrial area and for a particular product in the specified zone.

3.8 The corporation being a Lessor will provide only outer infrastructure as per the development scheme of the concerned industrial area. Internal development of the premises will be the sole responsibility of the allottee as per plans approved by RIICO.

3.9 Water will be supplied as per the availability and as per provisions made in the development scheme of the industrial area. No additional infrastructure shall be demanded from RIICO to meet out the increased demand of water for providing "Plug and Play" facility. The water requirement will also be assessed before giving permission to the existing plot allottees who want to switch over to provide Plug and Play facilities.

3.10 Building parameters would be as applicable to the industrial plots as per RIICO Disposal of Land Rules, 1979. However, the plot for providing Plug and Play facilities should be located on the road having ROW 18 mtr and above. The building regulations, other than building parameters, as specified above for the Plug and Play facilities shall be same as building regulations applicable to commercial buildings (as adopted by the Corporation).

3.11 Built up area upto 4% of the permitted FAR shall be allowed for commercial facilities and 2% of permitted FAR will be allowed for Recreational facilities subject to condition that no sub-leasing of built up space will be permitted and the allottee will either use the said space at their own or will provide on sub-letting basis.

3.12 In case "Plug and Play" facilities are to be provided in plots measuring 5 acres and above, 5% of the permitted FAR shall be allowed for residential facilities for the benefits of units and their employees. However, in any case, sub-leasing of the built up space shall not be permitted and the allottee shall provide the built up space on sub-letting basis.

3.13 The allottee shall be required to get the building plans for the Plug and Play facilities approved from RIICO before commencement of construction. A committee comprising of Unit head concerned, Sr.RM/RM/ARM and Sr. planning Assistant/Planning Assistant will approve the building plans.

3.14 The allottee of plot shall be allowed 3 years time period for utilization of plot as per rules. However, for allotment for Plug and Play facilities, utilization of land shall be deemed if the construction is completed. For adjudging completion of construction, minimum construction in atleast 20% of plot area on ground or permissible FAR shall be mandatory and shall be verified by the Unit Head concerned.

3.15 Land use change of the plot allotted for Plug and Play facilities purposes shall not be allowed. Also, transfer of plot/land allotted for Plug and Play facilities purposes shall not
be allowed for other purpose except for Plug and Play facilities.

3.16 Other provisions of the RIICO Disposal of Land Rules, 1979 as applicable on industrial plots will be applicable to the plots allotted for Plug and Play facilities.

3.17 The Plug and Play facilities shall be allowed to be rented out by the allottee to one or more parties for upto 19 years, at a time.

3.18 A suitable clause will be inserted by the allottee in the rent deed to the effect that in case allotment of plot is cancelled by the lessor than the rent agreement executed between allottee and tenant shall also stand cancelled. Without the above clause, the rent agreement will not be treated as valid.

3.19 Rights and liabilities between the lessee and tenant will be determined amongst themselves and these will not be binding on RIICO in any manner. However, such mutual rights and liabilities will have to conform to the rules and regulations of RIICO and terms and conditions of such allotment of land etc.

3.20 RIICO will not be answerable/responsible for any dispute arising between lessee and tenant.
Policy for existing plot allottee to provide 'Plug & Play' facility

(A) For existing plot allottees before utilization of plot:

1. In the situation when an existing plot allottee of industrial plot located on roads having ROW 18 mtr and above and wants to switch over to provide 'Plug and Play' facility before utilization of the allotted land than such situation would be deemed as change in status of the land allottee i.e. from entrepreneur to facilitator/service provider. For permitting such change in status of an existing allottee, an additional charges equivalent to 0.25 times of the prevailing industrial rate will be levied. In these switch over cases, the land allottee will have to complete the 'Plug and Play' arrangements within the scheduled time as was allowed for setting up industrial unit.

(B) For existing plot allottees who have already utilized the industrial plot:

In the cases where an existing allottee of industrial plot, which is located on roads having ROW 18 mtr and above, wants to switch over to provide 'Plug and Play' facility after utilization of the allotted land than such cases would be deemed as change in status of the land allottee i.e. from entrepreneur to facilitator/service provider. For permitting such change in status of an existing allottee, an additional charges equivalent to 0.25 times of the prevailing industrial rate will be levied. In these switch over cases, the land allottee will have to complete the 'Plug and Play' arrangements within three years period from the date of granting such permission.

(C) Other provisions related to transfer of plot, retention charges for granting time extension, building parameters, built up area for supportive uses, etc. shall be same as per provisions of the policy for allotment of plot for 'Plug & Play' facility. However, RIICO will not provide additional infrastructure facilities, such as, water and power.

(D) A committee headed by MD and comprising of Advisor (Infra), STP/DTP and unit head concerned as members will have powers to permit 'Plug & Play' facility to existing industrial plot allottees.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Head Quarters</th>
<th>Industrial areas administered</th>
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<tr>
<td>1.</td>
<td><strong>ABU ROAD</strong></td>
<td>Arbuda, Ambaji, Sheoganj, Sheoganj Ext.</td>
</tr>
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<td>2.</td>
<td><strong>AJMER</strong></td>
<td>Makhupura Ext., Makhupura (T.A.), Gegal, Parbatpura, MTC, Kishangarh, Bijaynagar, Beawar, Kekri, Sarwar, Gegal, Sri Nagar Marble Mandi, Kishangarh, Woollen Complex, Gohna, Bewanja, Beawar (Rampur Mewatian), Silora, Saradhana, Ajay Meru (Palra), Roopangarh, Sawar</td>
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<td>3.</td>
<td><strong>ALWAR</strong></td>
<td>Matsya, Kherli, Rajgarh, Alwar (TA), Khairthal, Thanagaji, Matsya Ext., Rajgarh Ext., Khairthal Ext. Agro Food Park MIA (South&amp; East Zone)</td>
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<td>4.</td>
<td><strong>BALOTRA</strong></td>
<td>Barmer, Balotra, Balotra Ext., Samdari, Barmer (Automobiles), Mokalsar.</td>
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<tr>
<td>5.</td>
<td><strong>BANSWARA</strong></td>
<td>Sagwara, Dungarpur, Bichhiwara, Thikaria, Pipalwa, Kushalgarh, Partapur, Ghatal, Thikria (T.A), Pratapgarh</td>
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**REGIONAL OFFICES**

(Units)
<table>
<thead>
<tr>
<th></th>
<th><strong>BHARATPUR</strong></th>
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<tbody>
<tr>
<td>6.</td>
<td><strong>Unit Head, RIICO Ltd.</strong></td>
<td><strong>Brij, Deeg, Bayana, Jurehra, Bari, Bharatpur, Dholpur,(Odel) Dholpur (T.A), G.C Dholpur Ext.Vishnoda (Dholpur).</strong></td>
</tr>
<tr>
<td></td>
<td>Brij Ind. Area</td>
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<td></td>
<td>Bharatpur-321 001</td>
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<tr>
<td></td>
<td>Ph: (05644) 222881 (O)</td>
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<td></td>
<td>E-mail : <a href="mailto:bharatpur@riico.co.in">bharatpur@riico.co.in</a></td>
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<td>7.</td>
<td><strong>Unit Head, RIICO Ltd., Ind. Area</strong></td>
<td><strong>Bhilwara, Bigod, Jahajpur, Growth Centre Hamirgarh, Raila, Mandpiya, Kanya Kheri, Chittorgarh (Chanderia), Nimbahera, Kapasan, Manpur, Ajolia Ka Khera, Chittorgarh (T.A.), Chittorgarh Ext.</strong></td>
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<tr>
<td></td>
<td>Biliya Road No. 2</td>
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<td></td>
<td>Bhilwara-311 001.</td>
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<td>Ph. (01482) 260083(O)</td>
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<td>260579 (Fax)</td>
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<td></td>
<td>E-mail : <a href="mailto:bhilwara@riico.co.in">bhilwara@riico.co.in</a></td>
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<th><strong>BHIWADI (Unit-I)</strong></th>
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<tr>
<td>8.</td>
<td><strong>Unit Head, RIICO Ltd.</strong></td>
<td><strong>Bhiwadi Ph-I to Phase IV Samtel Zone, Ghatal, Rampur Mundana. Kahrani.</strong></td>
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<tr>
<td></td>
<td>Udyog Bhawan, RIICO Chowk, Bhiwadi-301019</td>
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<tr>
<td></td>
<td>Ph: (01493) 220070 (O)</td>
<td></td>
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<tr>
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<td>220169 (Fax)</td>
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<td></td>
<td>E-mail : <a href="mailto:bhiwadi1@riico.co.in">bhiwadi1@riico.co.in</a></td>
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<th><strong>BHIWADI (Unit-II)</strong></th>
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<tr>
<td>9.</td>
<td><strong>Unit Head, RIICO Ltd.</strong></td>
<td><strong>Chopanki, Khushkhera, Sarekhurd. Tapukara, Pathredi</strong></td>
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<tr>
<td></td>
<td>RIICO Rest House Road, Bhiwadi - 301019</td>
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<tr>
<td></td>
<td>Ph: (01493) 220811 (O)</td>
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<td>220728 (Fax)</td>
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<td></td>
<td>E-mail : <a href="mailto:bhiwadi2@riico.co.in">bhiwadi2@riico.co.in</a></td>
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<tr>
<td>10.</td>
<td><strong>Unit Head, RIICO Ltd., Ind. Area, Bichhwal, Bikaner-334002</strong></td>
<td><strong>Bichwal, Loonkaransar, Karni, Napasar, Nokha, Rani Bazar, Khajuwala, Khara (Growth Cenntre), Sri Doongargarh.</strong></td>
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<tr>
<td></td>
<td>Ph: (0151) 2250023 (O)</td>
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<td>E-mail : <a href="mailto:bikaner@riico.co.in">bikaner@riico.co.in</a></td>
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<td>No.</td>
<td>Location</td>
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<td>11.</td>
<td>BORANADA</td>
<td>Unit Head, RIICO Ltd., Indl. Area Boranada, Jodhpur-342 00. Ph: (0231) 281410 (O) E-mail: <a href="mailto:boranada@riico.co.in">boranada@riico.co.in</a></td>
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<td></td>
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<td>EPIP Boranada, Boranada, Agro Food Park, Shilp Gram (Pal), Jaisalmer, Shilpgram (Jaisalmer), Kishangahat Pokran.</td>
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<td>12.</td>
<td>GHILOTH</td>
<td>Unit Head, RIICO Ltd., Shahjahanpur, Distt. Alwar-301706 Ph. (01494) 236011 (O) 236012(Fax) E-mail: <a href="mailto:ghiloth@riico.co.in">ghiloth@riico.co.in</a></td>
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<td>Shahjahanpur and Ghiloth</td>
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<td>13.</td>
<td>JAIPUR (NORTH)</td>
<td>Unit Head, RIIICO Ltd., Road No. 5 VKI Area, Jaipur-302 013 Ph: (0141) 2330540 (O) 2333863 (Fax) E-mail: <a href="mailto:jaipurnorth@riico.co.in">jaipurnorth@riico.co.in</a></td>
</tr>
<tr>
<td>14.</td>
<td>JAIPUR (RURAL)</td>
<td>Unit Head, RIICO Ltd., 22 Godam, Jaipur-302 005. Ph:(0141) 2212808 (O), E-mail: <a href="mailto:jaipurrural@riico.co.in">jaipurrural@riico.co.in</a></td>
</tr>
<tr>
<td>15.</td>
<td>JAIPUR (SOUTH)</td>
<td>Unit Head, RIIICO Ltd., Malviya Industrial Area, Jaipur-302 017 Ph:(0141) 4030870 (O), 2750870 (F) E-mail: <a href="mailto:jaipursouth@riico.co.in">jaipursouth@riico.co.in</a></td>
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<td>Malviya, Bassi, Hirawala, Bandikui, Dausa, Bapi, Zeroa, Lalsot, Mahuwa,</td>
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<td>16.</td>
<td>JAIPUR (SITAPURA )</td>
<td>Unit Head, RIICO Ltd., Ind. Area, Sitapura Jaipur-303 905 Ph:(0141)2770208 (O) Fax: 2770119. E-mail: <a href="mailto:sitapura@riico.co.in">sitapura@riico.co.in</a></td>
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<td>Sitapura, EPIP, Ramchandrapura, Prahladpura.</td>
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<td>JODHPUIR</td>
<td>Mandore, Phalodi, Khichan, Marudhar, Light Ind. Area (TA), Mini Growth Centre Sangaria, BNPH Heavy (TA), Electronic Complex, New Jodhpur, BKK. Mathania, Sangaria, Stone Park Mandore.</td>
</tr>
</tbody>
</table>
|     |          | **JODHPUIR**  
Unit Head, RIICO Ltd.,  
Industrial Estate, New Power House Road, Jodhpur-342 001  
Ph: (0291) 2430901 (O) 2742826 (R), Fax: 2647092.  
E-mail: jodhpur@riico.co.in |
| 18. | JHUNJHUNU | Chirawa, Pilani, Singhana, Jhunjhunu, Churu, Sardarshahar, Ratangarh, Taranagar, Sadulshahar, Sujangarh, Bidasar. |
|     |          | **JHUNJHUNU**  
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E-mail: jhunjhunu@riico.co.in |
| 19. | JHALAWAR | Jhalra Patan, Jhalawar, Growth Centre Ind. Estate, Jhalawar, Aklera, Bhawani Mandi, Gindore, Devrighata, Dhanodi. |
|     |          | **JHALAWAR**  
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RIICO Ltd.  
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E-mail: jhalawar@riico.co.in |
| 20. | KOTA     | Indraprastha, Chambel, Rly. Crossing, Ramganjmandi, Suket, Electronic Complex (Kota, Ranpur, Agro Food Park, Hadoti Ind. Area, Large Scale, Nanta, Lakhava, Pariyavaran (Saketpura) Sumerganj Mandi, Hattipura, BNR, Govindpur Babri, BPR, BCR, Baran, Chhabra. |
|     |          | **KOTA**  
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| 21. | NAGAUR   | Makrana (Bindyad), Merta City, Mini Growth Centre, Nagaur, Deedwana, Parbatsar, IID Center. |
|     |          | **NAGAUR**  
Unit Head, RIICO Ltd.  
DIC, 172, Sanjay Colony, Nagaur-341001  
Ph (01582) 241094 (O)  
E-mail: nagaur@riico.co.in |
<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
<th>Head Office Details</th>
<th>Contact Information</th>
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<tr>
<td>22</td>
<td>NEEMRANA</td>
<td>Unit Head, RIICO Ltd. EPPIP, Neemrana-301706 District, Alwar. Ph (01494) 246214 (O), E-mail: <a href="mailto:neemrana@riico.co.in">neemrana@riico.co.in</a></td>
<td>Behror, Shahjahanpur, Kotputli, Neemrana, Sotanala NIC (M).</td>
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<td>23</td>
<td>PALI</td>
<td>Unit Head, RIICO Ltd., ITI Road, Pali, Marwar-306 401. Ph: (02932) 280630 (O) E-mail: <a href="mailto:pali@riico.co.in">pali@riico.co.in</a></td>
<td>Pali, Mandia Road, Sojat City, Sumerpur, Bar, Ind. Estate Pali, Marwar Jn. Falna, Zadri, Pipaliyan Kalan, Jalore, Sanchore, Bishangarh, Bhinmal, Nayagaon</td>
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<tr>
<td>24</td>
<td>SAWAIMADHOPUR</td>
<td>Unit Head, RIICO Ltd., Kherda Indl. Area Sawaimadhopur-322 001. Ph: (07462) 220581 (O) E-mail: <a href="mailto:sawaimadhopur@riico.co.in">sawaimadhopur@riico.co.in</a></td>
<td>Hindaun City, Karauli, Gangapur City, Kherda Road, Ranthambhor, Tonk, Malpura, Newai, Deoli, Newai IID Centre.</td>
</tr>
<tr>
<td>25</td>
<td>SIKAR</td>
<td>Unit Head, RIICO Ltd., Indl. Area, Sikar-332 001 Ph: (01572) 245657 (O) E-mail: <a href="mailto:sikar@riico.co.in">sikar@riico.co.in</a></td>
<td>Sikar, Handicraft Ramgarh, Srimadhopur, Khandela, Neem Ka Thana, Fatehpur, Khatu Shyam Jee (Reengus), Ajitgarh, Palsana (IID &amp; Growth Centre).</td>
</tr>
<tr>
<td>26</td>
<td>SRIGANGANAGAR</td>
<td>Unit Head, RIICO Ltd., Udyog Vihar, Sriganganagar-335 001. Ph: (0154)2494485 (O) 2494903 (Fax). E-mail: <a href="mailto:sriganganagar@riico.co.in">sriganganagar@riico.co.in</a></td>
<td>Suratgarh, Anoopgarh, Padampur, Rawla Mandi, Gharsanna, Udyog Vihar,13 LNP Patikahia Sadulshahar, Ind Estate, Raisingh Nagar, Nohar, Hanumangarh Jn. Bhardra, Hanumangarh (T.A.), Sangaria-II Ph., Sangaria (T.A.), Rawatsar (T.A.), Pilibanga TA.</td>
</tr>
<tr>
<td>27</td>
<td>UDAIPUR</td>
<td>Unit Head, RIICO Ltd., Mewar Ind. Area., Road No. 2, Udaipur-313001 Ph.: (0294)2491494, 2490168 (O) E-mail: <a href="mailto:udaipur@riico.co.in">udaipur@riico.co.in</a></td>
<td>Gudli, Sanwar, Bhamashah, Mewar, Fatehnagar, Sukher -Sapetia, Pratapnagar (T.A.), Kaladwas IID Centre, Dhoinda Rajnagar, MIA Ext, and IT Park</td>
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