

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

No: IPI/P-5/2013/46 / 3734
Dt: 16 Sept., 2014

CIRCULAR


Sub: Clarification on various issues raised by the Unit Heads during review meeting held on 8th & 9th September, 2014.

During review meeting of Unit Heads held on 8th & 9th September, 2014, various issues were raised by the unit heads for want of clarification. These issues are clarified as under;

SNo.	Issue	Clarification
1	Whether the pre-revised provisions of minimum built up area requirement as per rule 21 existed prior to 04.03.2014 would be applicable on transferee of the plot, if the plot is transferred after 04.03.2014	The pre-revised provisions of minimum built up area requirement as per rule 21 existed prior to 04.03.2014 would also be applicable on transferee of plot, if the plot is allotted before 04.03.2014 irrespective the date of transfer of plot
2	Whether application fee will be leviable from the bidders participating in the sealed bids invited for auction of any plot.	No applicable fee will be leviable from the bidders participating in the sealed bids invited for auction of any plot. However, successful bidder has to pay application fee at the time of deposition of 25% cost of land as prescribed vide office order no (6/2014) dt. 13.2.2014. However, if any application fee already recovered prior to issue of this Office Order shall not be refunded.
3	Whether sub division charges @ 2% will be leviable on the part plot retained by the allottee for its own use.	As per office order (23/2014) dt. 28.05.2014, sub division charges @ 2% will be leviable as under; 1. On the entire plot area if sub-division of original plot is proposed in maximum four parts in one go. 2. On the part sub-divided area if sub-division of original plot is

		<p>proposed in phases.</p> <p>Further, it is clarified that in case of sub-division of original plot is proposed in phases, then 2% sub-division charges will be leviable on the part area being proposed for sub-division and its transfer and not on the part plot area being retained by the allottee.</p>
4.	Whether chargeable transfer fee @ 1.25 times of the transfer fee applicable for transfer of vacant plot by a defaulter allottee will be applicable in case the plot is transferred after seeking time extension for commencement of production activity.	Transfer of vacant plot by an allottee after seeking time extension for commencement of production activity will also be treated as transfer of vacant plot by a defaulter allottee. Hence, transfer fee @ 1.25 times of the transfer fee as applicable for the regular cases of transfer of vacant plot will be applicable.
5.	Whether the lump-sum penalty for non construction of Rain Water Harvesting Structure (RWHS) will be payable by the existing plot allottees who have already utilized the allotted plot before issuance of Office Order dated 30.09.2011.	<ol style="list-style-type: none"> 1. The plot allottees who have utilized the allotted plot prior to 30.09.2011 are also required to construct RWHS. However, no penalty is leviable from such allottees for delay in construction of RWHS but their request for transfer of plot/change in constitution/sub-division/ change in land use/ no objection certificate for any work, will not be entertained without having RWHS in their premises. 2. The plot which has been treated utilized during 30.9.2011 to 25.8.2014 with RWHS then delay period in utilization of the plot upto the date of construction of RWHS will be regularized on payment of retention charges as per norms treating the plot utilized on the date of construction of RWHS,

		<p>3. The lump-sum penalty provision for delay in completion of RWHS has been made applicable vide office order no. (36/2014) dt. 25.08.2014. Hence, these lump-sum penalty provisions for delay in construction of RWHS will be applicable on those plot allottees which will be treated as utilized as per norms on or after 25.08.2014.</p>
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