

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

No: IPI/P-5/2013/46/Pt-II/795
Dt: 10, August, 2020

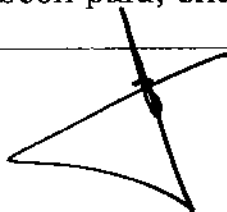
OFFICE ORDER (17/2020)

Sub: Certain relaxations in the existing rules of RIICO Disposal of Land Rules, 1979 for implementation of Cabinet Order No. 74/2020 dt. 22.07.2020.

The State Government has constituted a Task Force for MSME under the chairmanship of ACS, Industries. The Task Force has given its recommendation to the State Government in which certain issues are included related to RIICO for the purpose of extending benefits/concessions/rebates to the entrepreneurs. The matter was placed before the Cabinet in its meeting held on 21.07.2020 and based on the decision taken by the Cabinet, an Order no. 74/2020 dt. 22.07.2020 has been passed.

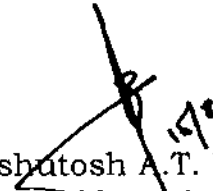
In order to implement the Cabinet Order, an agenda was placed before the BoD by Circulation. The Board has passed Resolution on the said agenda for implementation of point no. 1 to 10 of the Cabinet Order. Accordingly, following rebates/concessions/waivers by relaxing relevant provisions of RIICO Disposal of Land Rules, 1979 have been approved by the BoD:-

S. No.	Rebates/concessions/ waivers by relaxing the relevant provisions of RIICO Disposal of Land Rules, 1979
1.	If the allottee deposits outstanding principal dues of service charges and economic rent in one go on or before 31.12.2020 then 100% recoverable interest on the outstanding principal dues shall be waived. However, the cases wherein outstanding dues with interest has already been deposited, shall not be reopened.
2.	In those cases in which allotted plot was required to be utilized on or before 29.02.2020 and such plot either has already been utilized or will be utilized upto 31.12.2020 as per rules, then in such cases, 50% amount of the applicable retention charges for regularization of delay period shall be waived subject to deposit remaining 50% amount of retention charges on or before 31.01.2021. However, the cases wherein retention charges have already been paid, shall not be reopened.



3.	In those cases, wherein scheduled/extended date for utilizing the plot is falling between 01.03.2020 to 30.09.2020, then in such cases, one year additional time period will be extended from their respective schedule/ extended date without levy of retention charges.
4.	<p>All the Unit Heads are delegated powers of Managing Director upto 30.09.2020 to grant time extension/regularize delay period under Clause 5 (c) of e-Auction Rules for deposit of pre-requisite payments by the successful bidder with relaxations as under:</p> <ol style="list-style-type: none"> 1. Upto 90 days beyond the stipulated period of 30 days without interest. 2. For next 90 days with interest @ 9% p.a. <p>Explanation:</p> <ol style="list-style-type: none"> 1. The above relaxations will also cover those cases wherein time extension has been granted with interest as per rule by the Managing Director but amount could not be deposited. However, the cases where amount has already been deposited with interest shall not be re-opened. 2. The above relaxation are applicable for the plots auctioned up to 31.03.2020.
5.	All the Unit Heads are authorized till 30.09.2020 to grant time extension/ regularize delay period upto 90 days beyond the schedule period of 120 days without interest for depositing balance 75% amount of premium.
6.	<ol style="list-style-type: none"> (i) The existing schedule of payment of installment will be extended by one quarter and installments falling due on 30.06.2020 and onwards shall be rescheduled accordingly. (ii) Interest on balance premium amount shall not be charged for the period 1st April, 2020 to 30th June, 2020. (iii) Applicable interest on overdue installment(s) amount shall not be charged during the period 1st April, 2020 to 30th June, 2020. (iv) Rebate of 25% in payable interest on balance premium amount shall be given for the period from 01.07.2020 onwards up to 31.12.2020 subject to timely payment of installment(s) falling due on 30.09.2020 & 31.12.2020. <p>Explanation:</p> <p>The above relaxation of rebate of 25% in payable interest on balance premium amount will be applicable only for the plots auctioned up to 31.03.2020.</p>

7.	All the Unit Heads are authorized to regularize delay /extend time limit beyond 90 days for execution of lease agreement without payment of penalty of Rs. 500/- per month as attract under Rule 11(iii) of RIICO Disposal of Land Rules, 1979, if executed by the allottee on or before 31.03.2021.
8.	To extend the time limit upto 31.03.2021 for construction of RWHS without levy of any lump-sum penalty for all allottees having plot area of 500 sqm or more. However, the cases where lump-sum penalty has already been deposited on account of delay in construction of RWHS shall not be re-opened.
9.	In those cases where the due date for taking physical possession of the plot was falling between 22.03 2020 to 31.05.2020, then in such cases, plot possession will be deemed to have been taken by the respective allottee on 31 st May, 2020.
10.	<p>1. In case of transfer of entire plot is made by the lessor through the registered instrument upto 31.12.2020, then in such cases, 50% amount of applicable transfer charges will be waived subject to condition that remaining 50% amount of transfer charges is deposited on or before 31.01.2021.</p> <p>2. In case of transfer of part plot is made by the lessor (after seeking approval of sub-division plan of plot from the Corporation) through the registered instrument upto 31.12.2020, then 50% amount of applicable transfer charges will be waived subject to condition that remaining 50% amount of transfer charges are deposited on or before 31.01.2021</p>


 (Ashutosh A.T. Pednekar)
 Managing Director

Copy to:

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

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OFFICE ORDER (18/2020)

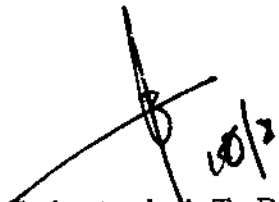
Sub: Amendment in the existing Rules 12 (2) of RIICO Disposal of Land Rules, 1979 for implementation of Cabinet Order No. 74/2020 dt. 22.07.2020.

The State Government has constituted a Task Force for MSME under the chairmanship of ACS, Industries. The Task Force has given its recommendation to the State Government in which certain issues are included related to RIICO for the purpose of extending benefits/concessions/rebates to the entrepreneurs. The matter was placed before the Cabinet in its meeting held on 21.07.2020 and based on decision taken by the Cabinet, an order no. 74/2020 dt. 22.07.2020 has been passed.

In order to implement the Cabinet Order, an agenda was placed before the BoD by Circulation. The Board has passed Resolution on the said agenda for implementation of point No. 11 of the Cabinet Order. Accordingly, amendment in the existing provision of Rule 12 (2) of RIICO Disposal of Land Rules, 1979 has been approved by the BoD:-

Rule	Existing Rule	Amended Rule
Rule 12 (2)	For land allotment through the process of auction: Payment of balance 75% amount of premium in installments of the plots to be allotted for industrial/commercial/ residential purpose through auction (Sealed Bids), as under; a. If the land cost is upto Rs. 1.00 cr: Balance 75% amount of premium will be paid in three equal quarterly installments with interest (at the rate as may be prescribed from time to time). b. If the land cost is above Rs. 1.00 Cr: Balance 75% amount of premium land will	For land allotment through the process of e-Auction: a. Payment of balance 75% amount of premium will be paid in 11 equal quarterly installments with interest @ 9% p.a. b. Other terms and conditions shall be as under: (i) The first installment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121 st day of allotment. Fixed dates for payments of installment

	<p>be paid in seven equal quarterly installments with interest (at the rate as may be prescribed from time to time).</p> <p>c. Other terms and conditions shall be as under:</p> <p>(i) The first installment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121st day of allotment. Fixed dates for payments of installment with interest shall be 31st March, 30th June, 30th Sep. and 31st Dec. of the year.</p> <p>(ii) The installment shall be paid on due date (as mentioned above) along with interest to be calculated on remaining amount of premium on due date. In case of default in installment payment, further interest at the rate i.e. higher by 2% over and above the normal rate shall be levied on due principal amount of installment from the due date of installment till the date of payment. While depositing the amount, payable interest shall be adjusted/deposited first.</p> <p>d. The allottee may opt to pay balance 75% amount of premium within 120 days of the land allotment for which no interest will be charged.</p>	<p>with interest shall be 31st March, 30th June, 30th Sep. and 31st Dec. of the year.</p> <p>(ii) The installment shall be paid on due date (as mentioned above) along with interest to be calculated on remaining amount of premium on due date. In case of default in installment payment, further interest at the rate i.e. higher by 2% over and above the normal rate shall be levied on due principal amount of installment from the due date of installment till the date of payment. While depositing the amount, payable interest shall be adjusted/deposited first.</p> <p>c. The allottee may opt to pay balance 75% amount of premium within 120 days of the land allotment for which no interest will be charged.</p> <p>Explanation: <i>The above amendment in the rule will be applicable prospectively for allotment of plot through e-Auction held after 01.08.2020.</i></p>
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 (Ashutosh A.T. Pednekar)
 Managing Director

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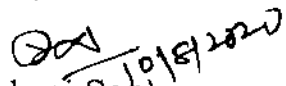
OFFICE ORDER (19/2020)

Sub: Policy to allow other products on allotted industrial plot in Product Specific Zone in Industrial Area for implementation of Cabinet Order No. 74/2020 dt. 22.07.2020.

The State Government has constituted a Task Force for MSME under the chairmanship of ACS, Industries. The Task Force has given its recommendation to the State Government in which certain issues are included related to RIICO for the purpose of extending benefits/concessions/rebates to the entrepreneurs. The matter was placed before the Cabinet in its meeting held on 21.07.2020 and based on decision taken by the Cabinet, an order no. 74/2020 dt. 22.07.2020 has been passed.

In order to implement the Cabinet Order, an agenda was placed before the BoD by Circulation. The Board has passed Resolution on the said agenda for implementation of point no. 12 of the Cabinet Order. Accordingly, policy to allow other product on allotted industrial plot in Product Specific Zone in Industrial Area has been approved by the BoD as per **Annexure-A**. The said policy will be inserted in RIICO Disposal of Land Rules, 1979 as Rule 6 (A).

By Order


(Pukhraj Sen)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)
2. Secretary
3. CGM(Finance)
4. CGM (Infra/Fin/PR)/
5. GM(BP)/ GM (Civil)/GM (EM)
6. OSD (Land)
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9. All Unit Heads -----
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Annexure-A

**Policy for allowing change of product in Product Specific
Zones of RIICO Industrial Areas.**

Rule 6 (A) of RIICO Disposal of Land Rules, 1979 :

1. The Corporation may allow change of product on allotted industrial plot in product specific zone planned in an industrial area on payment of charges equivalent to 5% of prevailing rate of allotment of industrial area concerned if applicant lessee fulfilled following guiding factors:
 - (i) Allottee should have commenced production activity as per the original allotment atleast 3 years before applying for change of product.
 - (ii) Allottee will have to obtain all necessary approvals from concerned authorities at its own level and cost, if required, while changing the product.
 - (iii) The change in product should be either co-terminus or lower category thereof (red/orange/green/white) as finalized by the RSPCB.
 - (iv) Change of product will be permissible only those industrial areas where no concession in allotment of land has been given.
 - (v) The Corporation shall neither carry out augmentation of existing infrastructure nor provide any additional infrastructure facility in such zone, even if required for the purpose of setting up units of changed product unless the cost is borne by the applicant.
 - (vi) Such permission for change in other product will also not be given in those zones/areas/parks which are either developed in compliance of budget announcement made by State Government or developed by taking assistance of grant/aid/subsidy given by the Central/State Govt. or developed as dedicated sector or product specific parks

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such as IT Park, Apparel Park, Agro Food Park, Bio-Technology Park, Electronic Park and Solar Park.

- (vii) Water intensive industrial project as mentioned in the "Guidelines/Criteria for Evaluation of Proposals/Requests for Ground Water Abstraction" dated 15.11.2012 & subsequent amendments, issued by Central Ground Water Authority, Ministry of Water Resources, and Govt. of India are will not be permitted.
2. Land Plan Committee of the Head Office shall after due examination consider in-principal approval for all such industrial areas which satisfy the criteria laid down as above. After decision of the Land Plan Committee, permission on individual cases will be given by the Unit Head concerned within 30 days from date of receipt of application for this ~~purpose.~~