

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT
CORPORATION LTD. UDYOG-BHAWAN, TILAK-MARG, JAIPUR-302005**

No: IPI/P-5/2013/46/1446
Dt: 7, Dec., 2017

CIRCULAR

Sub: To ensure compliance of provision of Rule-8 of RIICO Disposal of Land Rules, 1979 related to Possession of Plot.

It has been observed that unit offices are not making proper compliance of the provisions of Rule-8 of RIICO Disposal of Land Rules, 1979 related to possession of allotted plot to allottees. The relevant provisions mentioned in the Rule-8 are re-produced as under:

- *In the cases of cash down payments (payment within 120 days of the land allotment), after making payment of full cost of land, physical possession of the allotted plot shall be taken by the allottee within 30 days from the actual date of such payments .*
- *In case of payment of balance 75% cost of land in installments, possession of the plot shall be taken over within 30 days from the date of allotment.*
- *It shall be necessary that the allottee will take physical possession of the plot within the above specified or the extended time period. **For this, an intimation by a registered A.D. post or by a courier will be sent to the allottee, to the effect that allotment will be cancelled if the allottee does not turn up for taking physical possession of the allotted plot within the specified time period.***

The said rules further provides that **after taking physical possession of the plot as above the allottee will be required to raise boundary wall/fencing within 6 months from the date of the physical possession.** During this period, if any dispute regarding un-authorized possession / encumbrances over the allotted land etc. is found, will have to be reported by registered post along with full details to the Unit Office concerned.

The unit offices are neither sending intimation letters to the allottee for taking the physical possession of the allotted plot within the stipulated

period as prescribed in the rules and also not taking any site report of the plot after 6 months of handing over the physical possession of the plot to ensure whether the boundary wall/fencing has been raised by the allottee on the plot. Due to non compliance of provisions of Rule-8 by the unit office concerned, the allottees would raise the issues of not handing over physical possession/dispute at plot and demand for further time extension for utilization of the plot. **Similarly, the unit offices are neither sending any wake up calls to the allottees for starting construction work on the plot after 6 months of the allotment nor sending wake up calls for non commencement of production within the stipulated period of 3 years.**

Non compliance of provision of Rule-8 in the manner has been viewed seriously by the Management. In order to ensure the timely compliance of the provision of Rule-8, it is directed that Unit Offices should ensure to handover physical possession to the allottee in the prescribed period. In case allottee fails to take possession, then action for cancellation of the plot should be initiated as per rules. Further, it is also directed that after passing over 6 months from the date of handing over possession, following action should be taken by the unit offices:

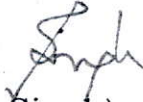
- (i) Inspection of site should be done regularly after 6 months;
- (ii) Wake up calls be given through registered post/e-mail to allottees from time to time advising them to fulfill the allotment condition relating to completion of construction activities/commencement of production activity within stipulated time;
- (iii) After completion of stipulated period of commencement of production activity, site report be taken to assess completion of construction and commencement of production activity.
- (iv) In case of non completion of requisite construction as provided under the rules and non commencement of production activity within the stipulated period, action should be initiated against the allottee under the provisions of the RIICO Disposal of Land Rules, 1979 (as amended from time to time).

Further, it is also observed by the Management that unit offices are allotting plots having encroachments and due to this handing over possession free from encumbrances is not provided by RIICO to the allottees. This act has been viewed seriously by the Management. Henceforth, all Unit Heads are also directed that plot/land having encroachment should not be allotted.

Further, if it is found in future that any plot was allotted/possession given, but was not free from all encumbrances, the accountability of the Unit Head concerned shall be affixed.

The above directions shall be complied with strictly and any negligence on the part of the concerned officer/official should be viewed seriously by the Management.

This bears approval of the Managing Director.


(Vijai Pal Singh)
Advisor (Infra)

Copy to:

1. All Unit Heads -----
2. ✓ DGM (IT) – for uploading on website.
3. Sr.DGM (Law)
4. P&D Cell Officers:
5. Sr.DGM (P&D)(SKG)/(DKS)/Sr.RM (SJ)/RM (P&D)
6. RM (M&C) /Dy. Mgr (Infra)
7. STP/ATP
8. SO (SRK)

Copy also to:

1. PS to MD, RIICO
2. PS to Advisor (Infra)


Sr. DGM (P&D)

