

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

No: IPI/P-5/2013/46/1387

Dt: 06, Feb., 2019

CIRCULAR

Sub: General guidelines for production verification of cement based industries such as concrete blocks/curb stones, Cement Tiles, Cement Gamla & Jali product.

As per provision under rule 21 of RIICO Disposal of Land Rules 1979, a plot allottee is required to complete minimum built-up area in 20% of the plot area on ground or FAR. However, for certain industrial units, requirement of 20% built-up area with roof is assessed taking into account also the land area being utilized by the allottee as stockyard of raw material and finished goods. Such industrial units include Cement based industries i.e. PCC Poles, Hume Pipes, Concrete Blocks/Curb Stones, Cement Tiles, Cement Gamla & Jali products. It is observed that entrepreneurs seeking allotment of industrial land for the industries such as concrete blocks/curb stones, Cement Tiles, Cement Gamla & Jali product though propose to construct godown for storage of Cement, Plant & Machineries, water storage tank, platform etc. in the project report submitted with the application but the above parameters are not met at site at the time of claiming commencement of production resulting under utilization of the allotted land and reflect intention of the allottee to grab land for speculation purpose.

The Management of the corporation is also receiving complaints with regard to manipulation in verification of production activity by the unit offices in such type of cement based units to benefit the allottee in the amount of Transfer Premium at the time of permitting transfer of lease hold rights in favour of the purchaser as higher transfer premium is leviable in case of transfer of plot before commencement of production activity.

In view of above observations and to check the tendency of the entrepreneur to get allotment of land for such type of cement based industries for speculation purpose, following guidelines

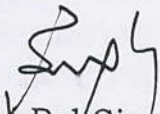
are issued for verification of date of commencement of production activity by the unit office:

1. The allottee should complete construction of godown of required size having roof, side walls and flooring for storage of cement, pucca platform for handling mixed material, water storage tank of required capacity and deployment of required plant and machineries as proposed in the project report.
2. The allottee shall provide copies of GST paid purchase bill of different raw materials like cement etc. and copy of sale bill. In case allottee informs that GST is not applicable on the sale of the finished goods, than a CA certificate will be submitted by the allottee about non-applicability of GST alongwith sale and purchase bills.
3. Details of labour engaged along with ID proof and proof of wages paid to them.
4. Copy of electricity bill (industrial connection) for the period during which production activity was commenced. Generator set can be standby arrangement in case of power break-up.

Unit heads are hereby directed to ensure compliances of above guidelines at the time of verification of commencement of production activity for such type of cement based industries. Any lapses in this regard shall be viewed seriously by the management.

Unit heads are also directed to inform the above guidelines to the allottees having plot allotment for such type of cement based units within 15 days positively with registered AD Post/ by e-mail, if available.

This is being issued with the approval of M.D.


(Vijal Pal Singh)
Advisor (Infra)

Copy to:

1. FA/Advisor (A&M)