

Government of Rajasthan
Urban Development and Housing Department

No. F. 3(300)UD/3/95

Jaipur, Date :- 24 August, 2007

Circular



In compliance to the "POLICY TO PROMOTE PRIVATE INVESTMENT IN HEALTH CARE FACILITIES- 2006 " and in exercise of the powers conferred by Rule 15 and Rule 31 of The Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, Rule 32 of The Rajasthan Municipalities (Disposal of Urban Land) Rules, 1974 and Section 60 of the Rajasthan Housing Board Act 1970 and looking to the need to promote private sector investment in Health Sector in order to facilitate establishing of quality health care institutions within the frame work of set standards and norms, the State Government is hereby pleased to declare certain concessionary rates for allotment of land and certain exemptions in conversion charges as per details given below. The allotment of land to health care institutions, registered firms, societies or trusts shall be done by concerned department/agency i.e. JDA/UITs/Urban Local Bodies/Rajasthan Housing Board as per their Land Disposal Rules on the recommendation of State Medical Planning and Resource Committee and Medical Education Department of the Government of Rajasthan based on

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- (i) Requirements of space in relation to proposed bed strength in view of the prescribed standards.
- (ii) Floor Area Ratio.
- (iii) Building bye-laws.
- (iv) Land availability in the desired location.

Eligibility for concessionary rates in land allotment and exemption in conversion charges :-

The Concessionary rates in land allotment and exemption in conversion charges would be applicable for institutions complying with following :-

- (a) Manage the Hospital waste in accordance to Bio-Medical waste (Management & Handling) Rules, 1998 under Environment Protection Act of 1986.



- (b) Comply with the minimum standards laid down by the State Committee on Standards.
- (c) Reserve 10% beds for Below Poverty Line (BPL) patients and charge only 25% of the charges incurred on drugs and diagnostics from BPL patients. Separate register with full details of such patients shall be maintained.

Land allotment and exemption in conversion charges:-

Land Allotment :-

Land will be allotted following the recommendations of State Medical Planning and Resource Committee and approval of the Government by the concerned Department/Agency (JD/JRHB/UIT/LSG/ULBs) keeping in view the following broad guidelines-

- (i) Land shall be allotted, subject to availability in the desired location, only to new institutions investing a minimum of Rs. 10 crores in a Health Care Facility (Rs. 5 cr. in case of Nursing and Para Medical Institutions and Rs. 50 Lac in case of 15 bed hospitals/nursing homes situated in towns/villages with the population of less than 50 thousand and which are situated at least 50 km away from the divisional headquarters and 20 Km. away from district headquarters).
- (ii) The existing Health Care Institutions shall not be eligible for land allotment under the policy.
- (iii) The allotted land shall exclusively be used for the purpose for which it stands allotted; else it shall be acquired by the Government, without any compensation besides black listing the individual/society/Trust/Firm and imposing a penalty as per existing rules/byelaws of Land Disposal Rules of various local bodies/circulars/orders as the case may be.
- (iv) The land shall be allotted on a 99 years lease.
- (v) The project for which land will be allotted shall, ordinarily, be completed in a period of 3 years from the date of allotment, else the allotted land shall revert to Government and any structure developed on it shall become property of State Government, without giving any right to investor to appeal or to be compensated.
- (vi) Those who have been allotted land on concessional price, shall have to keep 10% of beds reserved for BPL patients who shall be treated free and shall pay only 25% of the charges incurred on Drugs and Diagnostics. Those establishing diagnostic centers/other services will charge only 25% of fee from BPL patients.



(vii) The order of priority for land allotment for different categories of Hospitals shall be as under -

1. Multi Super Specialty Hospitals.
2. Single Super Specialty Hospitals.
3. Medical Colleges with Teaching Hospitals.
4. Dental Colleges with General and Dental Hospitals.
5. General Hospitals.
6. Support units like State of Art Diagnostic Centers/Blood Banks/Nursing and Paramedical Training Institutes.

The land allotment rate for different categories of investment and area shall be as follows.

Amount of Investment	Allotment rate (% of reserve Price)
1. For Jaipur Distt.	
(a) More than Rs. 10 crore but less than Rs. 25 crore	100%
(b) More than Rs. 25 crore but less than Rs 50 crore	60%
(c) More than Rs. 50 crore	40%
2. For All Divisional Head Quarters Disstts.	
(a) More than Rs. 10 crore but less than Rs. 25 crore	70%
(b) More than Rs. 25 crpre but less than Rs. 50 crore	50%
(c) More than Rs. 50 crore	35%
3. For all General Distts. (other than those indicated at 4 below)	
(a) More than Rs. 10 crore but less than Rs. 25 crore	65%

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| (b) | More than Rs. 25 crore
but less than Rs. 50 crore | 45% |
| (c) | More than Rs. 50 crore | 30% |
| 4. | For Desert/Tribal districts of Jaisalmer, Barmer, Chittorgarh,
Banswara, Dungarpur, Jhalawat, Baran, Jalore and Sirohi. | |
| (a) | More than Rs. 10 crore
but less than Rs 25 crore | 55% |
| (b) | More than Rs. 25 crore
but less than Rs. 50 crore | 35% |
| (c) | More than Rs. 50 crore | 25% |
| 5. | <u>For 15 bed Hospitals/Nursing Homes</u> | 70% |

Investing minimum of ~~Rs. 50 lac~~ ^{Rs. 50 lac} in towns/village having a population of less than 50,000 and situated at least 50 kms away from the divisional headquarters and 20 kms from the district headquarters.

For places of tourist importance

The land allotment rate for all designated places of tourist importance in the State shall attract an additional concession of 5%. However, this concession shall be available at places which are not State/Divisional/District Head Quarters & the concession shall be available only in case of places figuring in the list to be maintained by Tourism Department for this purpose.

Special concession for NRI investors and National Level Corporate Health Care Entity

With regard to the land allotment price in case of National Level Corporate Health Care Entity and NRI investors, a committee of the following officers can grant extra concession up to 10% of reserve price in each category subject to the condition that the reduced reserve price shall not be less than 50% of the reserve price in case of Jaipur and other Divisional Headquarters and 25% in case of other places :-

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|-------|------------------------------------------------------------------------|------------------|
| (i) | Principal Secretary, UDH | Chairman |
| (ii) | Chairperson, BIP | Member |
| (iii) | Secretary, Medical Education | Member Secretary |
| (iv) | Collector of concerned district
(If revenue land is to be allotted) | Member |
| (v) | Deputy Secretary Finance (GF & AR) | Member |

Exemption in conversion charges

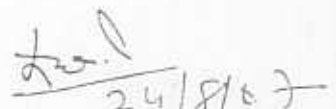
- (a) Exemption from electricity duty on captive generation as laid down in clause 8 (iii) of Rajasthan Investment Promotion Policy (RIPS) 2003 for a period of 7 years.
- (b) 50% exemption shall be granted in Stamp duty as per provision laid down in clause 8 (iv) of RIPS 2003.
- (c) Under the policy, the eligible investors, in private health sector setting up health care facility in Rajasthan, shall be entitled for 50% exemption in conversion charges (as per clause 8 (v) of RIPS 2003).



(Parvinder Singh)
Principal Secretary

Copy to following for information & necessary action :-

1. PS to Minister, UDH.
2. PS to Principal Secretary, Urban Governance.
3. Secretary LSG, Jaipur.
4. Secretary, Medical Education Department.
5. Commissioner, Jaipur Development Authority
6. Commissioner, Rajasthan Housing Board
7. Director, Local Bodies, Jaipur
8. Chief Town Planner, Rajasthan, Jaipur
9. Deputy Secretary-I & II, UDH
10. All Secretary, UITs, Rajasthan
11. Guard File.


24/8/07
Deputy Secretary-I