

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT  
AND INVESTMENT CORPORATION LIMITED,  
Udyog Bhawan, Tilak Marg, Jaipur-302 005**

No.: IDD6(212)

Dated : November 11, 2019

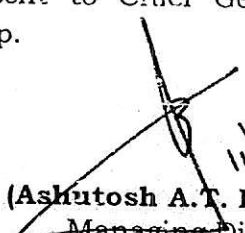
**OFFICE ORDER**

**Reg.: Scheme for Financing of Industrial Land in RIICO Industrial Areas.**

The Corporation provides term loan assistance for purchase of industrial land to the extent of minimum of Rs. 200 lacs and maximum of 60% of the bare cost of land allotted in RIICO Industrial Areas. The loan is repayable within five years, including moratorium upto one year, which attracts interest @ 12% p.a. Rebate @ 2% is also allowed in case of timely payment of principal and interest on quarterly basis. A copy of the Scheme is enclosed for ready reference.

All the Unit Heads are hereby directed that wide publicity of the Schemes be done by informing/educating the land allottees at the time of allotment, forwarding the scheme to the Industries Associations and also by making requisite disclosures in the advertisements and e-tender document to the effect that RIICO also provides loan for purchase of industrial land in RIICO Industrial Areas.

It is also directed that a copy of allotment letter wherein the eligible amount of loan is likely to exceed Rs. 200 lacs be sent to Chief General Manager (Investment) at Head Office for further follow up.

  
(Ashutosh A. T. Pednekar)  
Managing Director

Copy to:

1. ✓ Advisor (Infra)
2. CGM (Investment)
3. GM(BP)
4. All Unit Heads
5. Record Copy

AGM (P&D) Sir

S-P (AR)  
Jr. Asstt. Dir.

AGM (P&D)  
14.11.19

May be circulated to  
all P&D Offices / M&C Cell Offices

13/11/19

Deepika

## **Scheme for financing of Industrial Land in RIICO Industrial Areas**

With a view to offer financial support to the entrepreneur right from the beginning of the project implementation, the scheme for financing of Industrial Land in RIICO Industrial Areas has been formulated.

The details of the scheme are as under:

### **1. Eligibility Criteria:**

- (a) Fresh allotment of plot or plots auctioned by RIICO in its Industrial Areas will be eligible under the scheme. Plot purchased under resale will not be eligible.
- (b) Plots allotted for the purpose of setting up an industrial unit will be eligible. Industrial unit here means the "Industrial Concern" as defined in SFC's Act. Commercial/Residential Plots and Plots for Institutional Purpose will not be eligible.
- (c) Promoter should have satisfactory record of repayment and should not be a defaulter to any financial institution/bank.
- (d) The borrowers who have already availed facility of payment of cost of land on installment basis will not be eligible under this scheme.

### **2. Quantum of Term Loan:**

Minimum amount of term loan will be Rs. 200.00 lacs.

Minimum promoter's contribution will be 40% of the bare cost of land.

### **3. Rate of Interest:**

Prevailing Interest rate.

### **4. Repayment Period:**

The maximum period of repayment will be 5 years including moratorium up to one year. The promoter will adhere to the timelines for starting construction, commercial production, etc. specified in the letter of allotment.

In case the promoter opts for taking loan for the project proposed to be set up on the plot from other financial institution/bank, he will have to pre-pay the loan of RIICO before the charge on the land is released by RIICO. However, no prepayment premium will be charged under the scheme by RIICO for pre-payments made.

## 5. Security

The loan shall be secured by way:

- (a) First charge over the plot of land proposed to be financed.
- (b) Personal guarantee of Promoters/Directors/Proprietors/Partners of the company/proprietorship firm/partnership firm/LLP as the case may be.
- (c) Collateral security, where ever considered necessary.

## 6. Sanctioning Authority:

Competent authority as per the prevailing policy of the Corporation.

## 7. Disbursement Procedure

- (a) The borrower shall submit allotment letter of Land issued by concerned unit office alongwith proof of payment of minimum 40% amount of development charges. Other leviable charges will be paid by him separately.
- (b) The borrower shall execute necessary legal documents like Loan Agreement, Personal Guarantee, Hypothecation etc. with Legal/Documentation Cell of the Corporation. The Corporation will issue an Assurance Letter to the unit office for payment of balance development charges i.e. loan amount.
- (c) The borrower shall get executed lease deed in its favour from the unit office in Form 'D' mentioning the balance due i.e. upto 60% of development charges and the last date of deposit of balance development charges.
- (d) The borrower shall mortgage the lease deed with Legal/Documentation Cell.
- (e) The Corporation will release the loan amount directly to the unit office against the said lease deed.
- (f) The unit office will issue "No Dues Certificate" against the said plot.

## 8. Other Conditions:

- (a) The loan application for project finance from RIICO will be considered separately on merits of the case irrespective of the fact that the applicant has already availed loan from RIICO for amount of land.

- (b) The processing fee, service charges & upfront fee will be as per policy of the Corporation.
- (c) The payment of interest and principal will be on due dates and in quarterly installments.
- (d) In case the promoter does not take effective steps for construction and implementation of the project within the prescribed period, the Corporation will have right to recall and recover the loan irrespective of timely repayments being made as per schedule of the loan.



## Pajasthan State Industrial Development & Investment Corporation Ltd.

(A Rajasthan Government Undertaking)

Udyog Bhawan, Tilak Marg, C-Scheme, Jaipur-302005 INDIA  
CIN - U13100RJ1969SGC001263

EM/NGT/CEPI/ 844

Dated 14/Nov 2019

Unit Head  
RIICO  
Bhiwadi-I/ Bhiwadi-II/Jaipur(N)  
Jaipur (R)/ Jaipur (S)/Sitapura/  
Jodhpur/Pali

**Sub:** Hon'ble NGT Principal Bench direction dated 10.07.2019 in the matter of "The news item published in the "The Asian Age" authored by Sanjay Kaw, titled "CPCB to rank industrial units on pollution levels", OA No. 1038/2018.

**Ref:** RSPCB order dated 26.07.2018 regarding ban on issue of CTE

Dear Sir,

Attention is invited to Hon'ble NGT direction dated 10.07.2019 vide which NGT had directed that no allotment be made expansion be allowed to 'Red' and 'Orange' category industries in the polluted industrial areas (PIA) in Bhiwadi, Jaipur, Jodhpur and Pali. In this regard, MoEF&CC and CPCB submitted review application and clarification to Hon'ble NGT for modifying order dated 10.07.2019. Subsequently, Hon'ble NGT in its direction dated 23.08.2019 (copy enclosed) directed such industries can be allowed with due precautions.

In compliance, CPCB vide its letter dated 25.10.2019 (copy enclosed) addressed to Chief Secretary, Rajasthan and Member Secretary, RSPCB, has forwarded the mechanism prepared by MoEF&CC for its implementation. As such, any Red/Orange category industry desirous of setting up new unit/ expansion in the said PIAs in Rajasthan can do so after obtaining requisite EC (if applicable-from EAC/ SEIAA Rajasthan) and CTE/CTO from RSPCB subject to fulfillment of the conditions proposed therein in the said clearance/ consent.

Now, as clarity has been obtained on the matter on the NGT directions dated 10.07.2019, you are directed to share the same with all existing/ potential allottee desirous of setting up/ expansion of Red/Orange category unit in the said PIAs.

Thanking You.

Sincerely,

(M.L. Meena)  
General Manager (EM)

Encl: As above.

AGM (P2D)

14.11.2019

Copy to circulation to all PLD & MKC Officers

AGM Sign

15/11/19

S.I. (P2C)

Jr. Asstt (D)

15/11/2019

Copy to:

1. Sr. PS to MD for kind information of MD Sir.
2. Advisor (EM) for kind information please.
3. Advisor (Infra) for kind information please.
4. GM (BP) for kind information please.



(M.L.Meena)  
General Manager (EM)



केन्द्रीय प्रदूषण नियंत्रण बोर्ड  
CENTRAL POLLUTION CONTROL BOARD  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय भारत सरकार  
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE GOVT. OF INDIA

**Hon'ble NGT Matter**

**Dated: 25/10/2019**

CPCB/IPC-VII/CEPI/NGT/2019

To

The Chief Secretary of concerned State/UT Govts.  
(List as provided)

Sub: Mechanism for environmental management of Critically and Severely Polluted Areas and consideration of activities/projects in such areas in compliance to Hon'ble NGT order dated 23/8/2019 in the matter of O.A. No 1038/2018-reg.

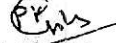
Sir,

With reference to the Hon'ble NGT order dated 23/8/2019 in the matter of O.A. No 1038/2018, based on environmental quality monitoring (CEPI) carried out by CPCB during 2017-18, it is directed that

*"...There is no absolute bar to such units being setup if they are found to be viable. This clarification should take care of any possible apprehension that the order of the tribunal will obstruct any legitimate industrial activity. MoEF&CC can forthwith devise an appropriate mechanism to ensure that new legitimate activity or expansion can take place after due precautions are taken in the areas in question by Red and Orange category of units".*

Accordingly, MoEF&CC has prepared a mechanism and directed CPCB to share with the State/UT Governments and SPCBs/PCCs for implementation. In this regard, I am directed to communicate the mechanism for information and necessary action, please (copy enclosed).

Yours faithfully,


  
(P.K. Gupta)

AD& Div. Head. IPC-Vii

Encl: As above

Copy to:

1. The Member Secretary, Concerned SPCBs/PCCs : for information and n/a, please.
2. The Director, Department of Environment, Concerned State/UT Govts. : for information and n/a, please.
3. The Joint Secretary, CP Division (Water), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhavan, Aliganj, Jorbagh Road, New Delhi-110003 : for information, please.
4. The Regional Directors, CPCB : for information, please.
5. PS to CCB : for information of CCB, please.
6. PS to MS : for information of MS, please.

  
(P.K. Gupta)

o/c

भारत सरकार, पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, दिल्ली-110003

Ministry of Environment, Forest & Climate Change, Delhi-110003

Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhavan, Aliganj, Jorbagh Road, New Delhi-110003

Government will take appropriate action against the responsible authorities, implementing agencies, industries, etc. under the provisions of relevant acts/laws.

- vi. The SPCBs/PCCs may undertake environmental quality monitoring for evaluating CEPI in the critically and severely polluted areas falling under their jurisdiction through an outside third party recognized agency (laboratory) under Environment (Protection) Act, 1986 and accredited under NABL. The frequency of monitoring may be twice in a year i.e. pre-monsoon season and post-monsoon season.
  - vii. The action plans prepared for the CPAs/SPAs, environmental quality monitoring data, evaluated CEPI scores (as per revised CEPI-2016 concept) and progress reports of committee meetings to be placed in public domain through their respective State Govts. / UTs / SPCBs / PCCs websites. CPCB may also review the progress of implementation of action plans of CPAs/ SPAs on a quarterly basis.
  - viii. In case CEPI scores of a particular CPA continue to be in critical category for a year, MoEF&CC may review the action plans with the concerned State Govt. / Union territory and impose additional safeguards such as revising the time limits for implementation of action points, supplementary action points and may recommend penal action against the authorities responsible for implementation of action plan for environmental management of CPAs/SPAs.
  - ix. CPCB may also carry out re-assessment of CEPI scores in CPAs, with concurrence of MoEF&CC and report outcome for further consideration and decision by MoEF&CC
  - x. Carrying capacity study of the each of the area may be carried out by State Govts. / Union Territories /SPCBs/PCCs based on the protocols prepared by CPCB.
- B. Consideration of proposals for grant of Environmental clearance for new and expansion activities listed in 'Red' and 'Orange' Categories located in Critically Polluted Areas and Severely Polluted areas:**
- i. Any project or activity specified in Category B1 will be appraised at the Central Level, if located in whole or in part within 5 km from the boundary of Critically Polluted Areas or Severely Polluted Areas. However, Category B2 projects shall be considered at state level stipulating Environmental Clearance conditions as applicable for the Category 'B1' project/activities.



	ix. Assessment of carrying capacity of transportation load on roads inside the industrial premises. If the roads required to be widened, shall be prescribed as a condition.
Water	<p><u>Stipulation of conditions such as:</u></p> <ul style="list-style-type: none"> <li>i. Reuse/recycle of treated wastewater, wherever feasible.</li> <li>ii. Continuous monitoring of effluent quality/quantity in large and medium Red Category Industries (water polluting).</li> <li>iii. A detailed water harvesting plan may be submitted by the project proponent</li> <li>iv. Zero liquid discharge wherever techno-economically feasible.</li> <li>v. In case, domestic waste water generation is more than 10 KLD, the industry may install STP.</li> </ul>
Land	<p><u>Stipulation of conditions such as:</u></p> <ul style="list-style-type: none"> <li>i. Increase of green belt cover by 40% of the total land area beyond the permissible requirement of 33%, wherever, feasible for new projects.</li> <li>ii. Stipulation of greenbelt outside the project premises such as avenue plantation, plantation in vacant areas, social forestry, etc.</li> <li>iii. Dumping of waste (fly ash, slag, red mud, etc.) may be permitted only at designated locations approved by SPCBs/ PCCs.</li> <li>iv. More stringent norms for management of hazardous waste. The waste generated should be preferably utilized in co-processing.</li> </ul>
Other Condition(Additional):	<ul style="list-style-type: none"> <li>i. Monitoring of compliance of EC conditions may be submitted with third party audit every year.</li> <li>ii. The % of the CER may be at least 1.5 times the slabs given in the OM dated 01.05.2018 for SPA and 2 times for CPA in case of Environmental Clearance.</li> </ul>

11. The Chief Secretary  
Government of Madhya Pradesh  
MP Mantralaya, Vallabh Bhavan Bhopal - 462004
12. The Chief Secretary  
Government of Maharashtra CS Office Main Building, Mantralaya  
6th Floor, Madame Cama Road, Mumbai - 400032
13. The Chief Secretary  
Government of Odisha General Administration Department  
Odisha Secretariat Bhubaneswar - 751001
14. The Chief Secretary  
Government of Punjab  
Chandigarh - 160001
15. The Chief Secretary  
Government of Rajasthan  
Secretariat, Jaipur - 302005
16. The Chief Secretary  
Government of Tamil Nadu  
Secretariat, Chennai -  
600009
17. The Chief Secretary  
Government of Telangana Block C, 3rd Floor, Telangana Secretariat  
Khairatabad, Hyderabad, Telangana
18. The Chief Secretary  
Government of Uttar Pradesh 1st Floor, Room No. 110 Lalbahadur Sastri  
Bhawan Uttar Pradesh Secretariat, Lucknow - 226 001
19. The Chief Secretary  
Government of Uttarakhand  
4 Subhash Road, Uttarakhand Secretariat  
Dehradun - 248001
20. The Chief Secretary  
Government of West Bengal Nabanna, 13th Floor, 325, Sarat Chatterjee  
Road, Mandirtala  
Shibpur, Howrah - 711102
21. The Chief Secretary  
Delhi Secretariat, IP Estate, New Delhi - 110002

5th Floor, Pranisampad Bhawan,  
Block LB-II, Salt Lake, Sector III,  
Bidhannagar, Kolkata - 700 106

10. The Additional Chief Secretary  
(Forests & Environment)  
Forests & Environment Department,  
Government of Gujarat  
Block 14, 8 th floor, Sachivalaya,  
Gandhinagar - 382 010.  
Gujarat
11. The Conservator of Forest  
Working Plan Circle Ranchi  
Van Bhawan, Doranda, Ranchi  
Jharkhand-834002
12. The Chief Environment Officer  
Uttarakhand Environment Protection &  
Pollution Control Board  
Gaura Devi Bhawan, 46 B IT Park  
Sahastradhara, Dehradun,  
Uttarakhand - 248001
13. The Additional Chief Secretary to Government,  
Forest, Environment and Ecology Department  
Karnataka Government Secretariat,  
Room No. 447, 4th Floor, Gate No. 2,  
M. S. Building, Bangalore-560001
14. The Director  
H-Block, 2nd Floor  
Janata Bhawan,  
Disupr, Guwahati 781006,  
Assam
15. The Director  
The Department of Housing and Environment,  
Government of Madhya Pradesh, Paryavaran  
Parisar  
E- 5, Arera Colony,  
Bhopal, Madhya Pradesh,  
PIN 462016, India
16. The Director  
Environment, Forests, Science and Technology

**List of SPCBs/PCC**

1. The Member Secretary,  
Haryana State Pollution Control Board  
C-11, Sector - 6,  
Panchkula (Haryana)
2. The Member Secretary,  
H. P. State Environment Protection &  
Pollution Control Board  
Him Bhawan, Phase-III,  
Shimla-171 009, Himachal Pradesh
3. The Member Secretary,  
Punjab Pollution Control Board  
Vatavaran bhawan, Nabha Road,  
Patiala-147001, Punjab
4. The Member Secretary,  
Uttar Pradesh Pollution Control Board  
TC-12V, VibhuthiKhand,  
Gomti Nagar,  
Lucknow 226010, U.P.
5. The Member Secretary,  
Uttarakhand Environment Protection &  
Pollution Control Board  
29/20, Nemi Road,  
Dehradun, Uttrakhand
6. The Member Secretary,  
Delhi Pollution Control Committee  
4<sup>th</sup> Floor, ISBT Building,  
Kashmiri Gate,  
New Delhi-110006
7. The Member Secretary,  
Madhya Pradesh Pollution Control Board  
Paryavaran Parisar, E-5, Arera Colony,  
Bhopal 463016,  
Madhya Pradesh
8. The Member Secretary,  
Rajasthan Pollution Control Board  
A-4, Institutional Area, Jhalana Doongri,  
Jaipur-302 004,  
Rajasthan
9. The Member Secretary,  
Andhra Pradesh Pollution Control Board,  
Paryavaran Bhawan, A-III, Industrial Estate,  
Sanath Nagar, Hyderabad - 500 018, Andhra  
Pradesh
10. The Member Secretary,  
Karnataka State Pollution Control  
Board  
4<sup>th</sup> & 5<sup>th</sup> Floor, Parisara Bhawan,  
No. 49, Church Street,  
Bangalore - 560 001,  
Karnataka
11. The Member Secretary,  
Tamil Nadu Pollution Control Board,  
No. 76, Mount Salai,  
Guindy,  
Chennai- 600 032
12. The Member Secretary,  
Telangana State Pollution Control  
Board  
A-3, Industrial Estate,  
Sanath Nagar,  
Hyderabad
13. The Member Secretary,  
Gujarat Pollution Control Board  
Sector 10-A, Gandhi Nagar 382043, Gujarat
14. The Member Secretary,  
Maharashtra Pollution Control Board,  
Kalpataru Points, 3-4th floors, Opp. Cine  
Planet, Sion Circle Sion (E),  
Mumbai-400 022
15. The Member Secretary,  
Jharkhand State Pollution Control Board  
T.A Building, HEC,  
P.O. Dhurva,  
Ranchi - 834 004
16. The Member Secretary,  
West Bengal Pollution Control Board  
Paribesh Bhawan, 10-A, Block LA,  
Sector III, Salt Lake City,  
Kolkata - 700 091