

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND
INVESTMENT CORPORATION LIMITED**

Minutes of : 2/2022–Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Thursday, 24th March 2022
Commencement/Completion : 11.15 A.M./12.15 P.M.
time of the meeting

Present :

Shri Kuldeep Ranka	Chairman RIICO
Smt. Archana Singh	Managing Director RIICO
Shri Inderjeet Singh	Commissioner (BIP)

Shri D.K. Sharma, Secretary was in attendance. Shri Shivprasad M. Nakate, Executive Director; Shri Ashok Pathak, Financial Advisor and Shri Pukhraj Sen, Advisor (Infra.) were also present.

Quorum: The Chairman was present. As the quorum was present, the meeting was called to order. Quorum was present throughout the meeting.

Leave of Absence: The Committee accorded leave of absence to Shri Shakti Singh Rathore.

Item 1: To note the minutes of last meeting of the Infrastructure Development Committee of the Board held on 27th January 2022.

The minutes of the last meeting of the Committee held on 27th January 2022 were confirmed.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 27th January 2022.

The Committee noted the position brought out in the agenda note and made following observations:

- i. **Acquisition of land for expansion of industrial area Boronada:** The Committee directed that actions be initiated for land acquisition and taking up development activities immediately so as to stop illegal mining of sand from the acquired land. A report be taken from Unit Head Boranada

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about unauthorized removal/theft of sand from the acquired land of the proposed industrial area and efforts so far made by unit office to stop the same by taking help of local police.

2. **Development of Medical Device Park at industrial area Boranada Extension:** The Committee directed that allotment of plots in Medical Device Park shall be made only for projects/products related to manufacturing of Medical Devices/Medical Equipment.
3. **Land parcels belonging to Oil Companies adjacent to industrial area Sitapura:** The Committee directed that a meeting be get convened at the level of Chief Secretary for early final decision in the matter.
4. **Project of carrying out Geospatial Drone Survey:** The Committee directed to carry out pilot survey initially, based on available latest technology, of few industrial areas and to decide for survey of other areas on the basis of outcome of the pilot project and its likely utility/benefits to the Corporation.
5. **Construction of Flatted Factory Complex at EPIP Sitapura:** A core group headed by ED RIICO be formed for early implementation and regular monitoring of the project.
6. **Development of Fintech Park at Jaipur:** A core group headed by ED RIICO be formed for early implementation and regular monitoring of the project.
7. **Sub groups formed by IDC in respect to (i) making applicable the provision of deemed possession with retrospective effect (ii) Policy for fixing rate of allotment to be considered for computation of various charges in cases where land has been allotted on undeveloped basis to the Private Companies (iii) Issues regarding deemed merger of allotted plots:**

The Committee directed for early finalization of minutes and taking the approval of IDC through Resolution by Circulation.

Item 3: To insert a new provision under Rule 23-C for levy of retention charges at reduced rate for regularization of delay/time

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extension beyond stipulated period in cases wherein allottee has utilized plot with less than minimum requisite construction.

The Committee discussed the agenda and, in order to facilitate the entrepreneurs who had utilized the plot with less than requisite minimum construction by levy of retention charges at reduced rate, accorded approval for insertion of a new provision under Rule 23-C as under:

Rule 23-C-1.4: Retention charges where allottee has utilized the plot but completed construction in at least 10% of plot area on ground or FAR/BAR.

- (a) In cases where the allottee has utilized the plot (excluding residential plot for individual house) with completion of construction in at least 10% of the plot area on ground or FAR/BAR then the rate of retention charges to be charged per quarter or part thereof for granting further time extension/regularization of delay in completion of construction of minimum built up area shall be as under:-

Rate of retention charges as per rule per quarter or part thereof X $\frac{(20 - \% \text{age of construction made})}{20}$

Explanation: The allotted plot will be treated as vacant plot till completion of minimum requisite built up area as per rules.

- (b) The rate of retention charges per quarter or part thereof for the purpose of calculation of retention charges and authority to grant time extension/regularization as per clause (a) above shall be in accordance with rule 23-C- 1.1 & 1.2.
- (c) The allottee shall intimate about completion of 20% construction as per rules along with photographs through registered letter to the unit office concerned and the date of intimation may be treated as the date of completion of construction subject to verification by unit office concerned.
- (d) Cases where retention charges have already been deposited shall not be re-opened.

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Item 4: Partial amendment in the existing provisions of various rules of RIICO Disposal of Land Rules, 1979 so as to give effect of corresponding changes required due to various amendments made from time to time in respective rules and also to delete some existing provisions.

The Committee discussed the agenda and, in order to make corresponding changes in various related rules due to amendments made earlier in various rules, accorded approval for partial amendments in the existing provisions of various rules of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Provision	Amended provision
2 (vi)	Regarding non-industrial plots the "Utilization of non-industrial plots" means the date when allottee makes the building functional after construction and subject to verification as per norms prescribed in these rules by the Corporation from time to time.	Regarding non-industrial plots the "Utilization of non-industrial plots" means the date when allottee construct building with roof and having side walls as required for the nature of activity subject to verification as per norms prescribed in these rules by the Corporation from time to time.
2 (xxv)	"Micro, Small and Medium Enterprise" shall have the same meaning as defined in "The Micro, Small And Medium Enterprise Development Act, 2006". a. "Micro enterprise" shall mean where the investment in plant and machinery does not exceed 25 lakh rupees where the enterprise(s) is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering of services the investment does not	"Micro, Small and Medium Enterprise" shall have the same meaning as defined in The Micro, Small And Medium Enterprise Development Act, 2006, as amended from time to time.

	<p>exceed 10 lakh rupees.</p> <p>b. "Small enterprise" shall mean where the investment in plant and machinery is more than 25 lakh rupees but does not exceed 5 crore rupees where the enterprise is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering services the investment is more than 10 lakh rupees but does not exceed 2 crore rupees.</p> <p>c. "Medium enterprise" mean where the investment in plant and machinery is more than 5 crore rupees but does not exceed 10 crore rupees where the industry is engaged in the manufacture or production of goods and in case of enterprise engaged in providing or rendering services the investment is more than 2 crore but does not exceed 5 crore rupees.</p>	
2 (xxviii)	<p>"Persons with Disabilities" means person(s) determined as such under clause 2(i) of the persons with disabilities (Equal opportunities, protection of rights and full participation) Act 1995 (It shall mean a person suffering from not less than forty percent of any disability as certified by a medical authority).</p>	<p>"Person with benchmark disabilities" means a person determined as per Section 1(r) of "The Right of Person with Disability Act, 2016" or as per Certificate issued by Competent Authority under the Act of 1995 for more than 40% disability.</p>
2(xxxii)	The development charges	The premium of land means

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	mean the cost of land being transferred on lease basis for a certain period by the Corporation. " Allotment Rate " means the rate of allotment as may be fixed by the Corporation for various industrial area from time to time.	the cost of land being charged by the Corporation on account of land allotted on lease basis for agreed period. Prevailing allotment rate of industrial area concerned means the rate of allotment as may be fixed by the Corporation from time to time.
2(xxxxvi)	"Special Category of Entrepreneur" means entrepreneur(s) belonging to Scheduled Castes, Scheduled Tribes, Women and Persons with Disability, Ex-Serviceman and War-Widow or such class of persons included by the Corporation from time to time.	"Special Category of Entrepreneur" means entrepreneur(s) belonging to Scheduled Castes, Scheduled Tribes, Women, Person with benchmark disabilities, Ex-Serviceman and dependents of deceased armed forces service personnel/paramilitary personnel or such class of persons included by the Corporation from time to time.
3 (U) (8)	The land/building shall be used only for the purpose for which it is allotted , no similar activity/identical activity shall be permissible without prior written consent of the Corporation	The land/building shall be used only for the purpose for which it is permitted , no similar activity/ identical activity shall be permissible without prior written consent of the Corporation
3(U) (11)	An undertaking shall be furnished by authorized persons on behalf of respective Association/Society to the effect that they will abide by the terms and conditions of the allotment and also liable for all type of payments towards operational and maintenance activities of such building/park etc.	An undertaking shall be furnished by authorized persons on behalf of respective Association/Society to the effect that they will abide by the terms and conditions of the permission and also liable for all type of payments towards operational and maintenance activities of such building/park etc.
3 (U) (12)	In case of any dispute between RIICO and allottee/user/licensee , decision of RIICO shall be binding on such allottee/licensee/Association/	In case of any dispute between RIICO and user/licensee Association/ Society/ Agency , decision of RIICO shall be binding on such Association/ Society/ Agency and said

	Society and said decision cannot be referred to Civil Court.	decision cannot be challenged in the Civil Court.
3(U) (14)	The allottee shall be bound to make functional the property within stipulated time failing which the land/premises/park allotted/leased shall stand reverted to RIICO and the keeness money so deposited shall stands forfeited.	The Association/ Society/ Agency shall be bound to make functional the property within stipulated time failing which the land/ premises/ park for which permission is given, shall stand reverted to RIICO and the keeness money so deposited shall stand forfeited.
3(U) (18)	The assets shall be used only for the purpose for which it is permitted. The Managing Director is authorized to permit/allot such building/center/park on the above terms and conditions to Association/Society/Agency on case to case basis.	The assets shall be used only for the purpose for which it is permitted. The Managing Director is authorized to permit use of such land/building/parks on the above terms and conditions to Association/Society/Agency on case to case basis.
5	Reservation/public auction The Corporation shall have the right to reserve certain plots/land in the industrial area that it may dispose of by public auction or by entertaining individual applications. The terms and conditions governing plot auction shall generally be as laid down by the Corporation as it may deem fit from time to time.	Reservation. The Corporation shall have right to reserve certain plots/land in the industrial area for disposal through any valid mode. The terms and conditions governing such allotments shall be decided by the Corporation on case to case basis as it may deem appropriate.
9	PERIOD OF LEASE AND ECONOMIC RENT The lease will be granted for a period of ninety-nine years on payment of annual economic rent that may be prescribed by the Corporation from time to time. The lease period shall be commenced from the allotment date and obligations & liabilities under lease agreement shall be deemed to	PERIOD OF LEASE AND ECONOMIC RENT (1) The lease will be granted for a period of ninety-nine years on payment of annual economic rent that may be prescribed by the Corporation from time to time. The lease period shall be commenced from the allotment date and obligations & liabilities

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	<p>have commenced from that date.</p> <p>The economic rent by new allottees, w.e.f. 01.01.2020 shall be deposited one time in lump sum amount equal to the economic rent of 10 years calculated as per the rates applicable/prevaling on the date of payment, at the time of deposition of initial 25% payment towards land allotment premium.</p> <p>In case of existing allottees i.e. up to 31.12.2019, the economic rent will be deposited one time in lump-sum equivalent to 10 years rent, in addition to old outstanding economic rent along with interest when allottee approaches for the same. However, the existing allottees would have an option to continue to pay the economic rent on annual basis as per prescribed rate.</p>	<p>under lease agreement shall be deemed to have commenced from that date.</p> <p>(2) The economic rent by new allottees to whom plot is allotted, w.e.f. 01.01.2020 shall be deposited one time in lump sum amount equal to the economic rent of 10 years calculated as per the rates applicable/prevaling on the date of payment. at the time of deposition of initial 25% payment towards land allotment premium.</p> <p>(3) In case of existing allottees to whom plot is allotted i.e. up to 31.12.2019, the economic rent will be deposited one time in lump-sum equivalent to 10 years rent, in addition to old outstanding economic rent along with interest when allottee approaches for the same. However, the existing allottees would have an option to continue to pay the economic rent on annual basis as per prescribed rate.</p> <p>Provided that one-time payment of economic rent in lump-sum amount will not effect the nature of the title over the plot i.e. the plot would remain always on lease and the lessee shall not demand for refund of economic rent deposited in lump-sum in the event of plot being cancelled on account of violation of lease deed condition or voluntary surrender of lease.</p>
12.3.(a)	The Chairman and Managing Director may allow payment of balance 75% development charges of industrial plot in	Deleted

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	three equal quarterly instalments, without interest in case the allotment is made before the industrial area is declared as developed.	
12.3.(b)	Managing Director is authorized to allow installment facilities on the lines as laid down in the rule 12(2) above, for normal allotment of industrial plots in those unsaturated areas which are not fast growing and the pace of allotment is very slow. However, such decisions, if any, will be placed before the IDC for information.	Deleted
15 (A)(ii)	In cases of plots allotted for industrial, commercial or other purposes through auction, service charges shall be levied from the date of plot possession and shall be paid within 60 days from the date of possession for the year of possession. If the plot possession is not taken within 90 days from the date of 100% cost of land paid then the possession shall deemed to have been taken on 91st day of the payment of development charges for the purpose. Service charges for the year of allotment shall be charged proportionally for remaining period of the year from the month of allotment/possession as the case may be.	In cases of plots allotted for industrial, commercial or other purposes through e-Auction, service charges shall be levied from the date of plot allotment and shall be paid within 120 days from the date of land allotment for the current financial year. Service charges for the year of allotment shall be charged proportionally for remaining period of the year from the month of allotment.
15(A)(iv)	Service charges shall be recovered in all industrial areas from the date of declaration of the area as developed.	Service charges shall be recovered in an industrial area from the date of declaration of the area as developed or semi-developed, as the case may be.

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15(A)(xv)	<p>The interest on outstanding service charges shall be waived in case of units declared sick by BIFR/ Industries Department or closed units taken over by RIICO/RFC/ other institutions.</p> <p>However, in case where the unit/company has not been able to obtain sickness certificate from the competent authority but the entire net worth has been eroded and company has been in losses for three continuous years, such unit would be eligible for 50% rebate in interest on outstanding service charges. Net worth erosion shall be considered on the basis of certificate issued by concerned financial institution.</p>	<p>The interest on outstanding service charges shall be waived in case of units declared sick by the competent authority under law or closed units taken over by RIICO/RFC/ other institutions.</p> <p>Provided that in case where the unit/company has not been able to obtain sickness certificate from the competent authority but the entire net worth has been eroded and company has been in losses for three continuous years, such unit would be eligible for 50% rebate in interest on outstanding service charges. Net worth erosion shall be considered on the basis of certificate issued by concerned financial institution.</p>
15 (B)	<p>CESS</p> <p>For maintenance of fire fighting in the area, Fire Station Charges (FSC) shall be levied in addition to the service charges in consultation with the industries association of the area, if any. FSC will be recovered on the same lines, the service charges are realized from plot allottees.</p>	<p>Deleted (FSC included in the service charges)</p>
16.4 (iii)	<p>In case where plot or part of the plot is not being sub-leased but only built up area (space) is being sub-leased, a sub-lease fee equivalent to transfer fee will be charged for the built up area is sub-leased.</p>	<p>In case where plot or part of the plot is not being sub-leased but only built up area (space) is being sub-leased, no transfer fee will be charged.</p>
17 (A)	<p>Unutilized Land: Un-utilized land of the allotted plots shall revert</p>	<p>Unutilized Land: Corporation reserve the rights to resume and vest the</p>

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	<p>back to the Corporation on expiry of the prescribed/extended period. Such unutilized land identified, and which can be re-planned by RIICO keeping in view the access to the land, would be deemed to have come into possession of RIICO on giving a 90 days notice to the allottee and also to the Financial Institution, if the land is mortgaged to such Institution. The cost of land charges originally paid by the allottee for such unutilized land shall be refunded. However, the security money applicable to such unutilized land would be forfeited.</p> <p>Explanation: <i>The unutilized land would be determined on the basis of the scheme submitted at the time of allotment and the building constructed by the allottee. Regarding the area of unutilized land, the decision of the Managing Director would be final.</i></p>	<p>unutilized or surplus allotted land/plot on expiry of the prescribed/ extended time period allowed for commencing activity for which land is allotted. Such unutilized land identified, and which can be re-planned by Corporation keeping in view the access to the land, would be deemed to have come into possession of Corporation on giving a 90 days notice to the allottee and also to the Financial Institution, if the land is mortgaged to such Institution. The premium of land originally paid by the allottee for such unutilized land shall be refunded. However, the security money applicable to such unutilized land would be forfeited.</p> <p>Explanation: <i>The unutilized land would be determined on the basis of the scheme submitted at the time of allotment and the building constructed by the allottee. Regarding the area of unutilized land, the decision of the Managing Director would be final.</i></p>
18(b)-(iii)	<p>In case of transfer of vacant plots the chargeable transfer fee will be at 15% of the prevailing rate of allotment of the industrial area concerned for the plots allotted for industrial, educational institutions and supportive services purposes. However for residential and commercial plots the said transfer fee (transfer of the vacant plots) will be 1.5 and 2 times the above fee.</p>	<p>In case of transfer of vacant plots the chargeable transfer fee will be at 15% of the prevailing rate of allotment of the industrial area concerned for the plots allotted for industrial and institutional purposes. However for residential and commercial plots the said transfer fee (transfer of the vacant plots) will be 1.5 and 2 times the above fee, respectively.</p>

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	<p>respectively.</p> <p>(a) Security deposit of the allottee will be forfeited consequent upon transfer of the plot without commencement of production activity.</p> <p>(b) Fresh security deposit has to be made by the transferee in whose favour the leasehold rights of the plot is transferred without commencement of production.</p> <p>(c) In cases where fresh security deposit has already been got deposited from the transferee, the same will not be refunded.</p>	<p>(a) Security deposit of the allottee will be forfeited consequent upon transfer of vacant plot.</p> <p>(b) Fresh security deposit has to be made by the transferee in whose favour the leasehold rights of the vacant plot is transferred.</p> <p>(c) Deleted</p>
18(d)(x)	The Sr. DGM/ Sr.RM/RM are fully authorized to permit change in constitution and transfer of land under Rule 18.	The Unit Heads are fully authorized to permit change in constitution and transfer of land under this rule.
20-B	Sr.DGM/SRMs/RMs are authorized for:	Unit Heads are authorized for:
22	<p>Allotment shall be made in the following manner:</p> <p>(i) Industrial Plot – Sr.DGM/Sr.RM/RM shall have full powers for making allotments of planned industrial plots of any size in the industrial area for setting up an industry on receiving complete applications as per these rules. The copies of allotment letters shall be sent to all members of DLAC and concerned District Collector for information. However, for technical advice about the project and</p>	Unit Heads shall have full powers to issue allotment letter for allotment of all type of plots/land provided that allotment of plots/land is approved at competent level as per the policy of the Corporation.

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	<p>land requirement, application may be referred to Head Office.</p> <p>(ii) Plot allotments of all other type shall be made by Sr.DGM/Sr.RM/RM as per the Corporation policy decided from time to time.</p>	
23(A)(1)	<p>Sr.DGM/SrRM/RM are empowered to grant time extension up to two years from the scheduled date of payment of last instalment, with interest thereon for the extended period beyond the due date of payment if, plot is located in unsaturated industrial areas and upto one year if, plot is located in saturated industrial areas, irrespective of increase in rate of development charges of the area.</p>	<p>Unit Headis empowered to grant time extension up to two years from the scheduled date of payment of last instalment with interest thereon for the extended period beyond the due date of payment if, plot is located in unsaturated industrial areas and up to one year if, plot is located in saturated industrial areas, irrespective of increase in prevailing rate of allotment of the industrial area concerned.</p>
23-C.2	<p>Obligations of the transferee in case of transfer of closed units: All transferee of closed units will be required to restart production activity within 2 years from the date of transfer of leasehold rights. If transferee/subsequent transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed at Sub-Rule 1.2 above. In case the first transferee of the plot does not commence production as per above stipulations and further</p>	<p>Obligations of the transferee in case of transfer of utilized industrial plot: All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of leasehold rights. If the transferee fails to commence production within the above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed at Sub-Rule 1.2 above. In case the first transferee of the plot does not commence production as per above stipulations and further transfers</p>

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	transfers the plot then subsequent transferee shall be required to commence production as per schedule prescribed to the first transferee as above or within the extended period as the case may be.	the plot then subsequent transferee shall be required to commence production as per schedule prescribed to the first transferee as above or within the extended period as the case may be.
24.1	<p>The Corporation shall have the right to cancel the plot allotment after issuing a 45 days registered AD show cause notice to the allottee by the concerned Sr.DGM/ Senior Regional Manager/ Regional Manager for breach of any of these rules, condition of allotment letter or terms of lease agreement. The powers of plot cancellation shall vest with the unit head for all categories of the land/plot allotments except for the land/plots allotted under Rule 3(W).</p> <p>In show cause notice the allottee would be asked to show cause why the plot allotment should not be cancelled, lease deed of the plot should not be terminated and plot should not be taken in possession, in view of the default committed by the allottee. In the notice it would also be clarified that, the said default shall be condoned only on payment of interest/retention charges or removal of breach of terms and conditions/ its regularization. In case of no response or reply to the show cause notice without commitment for deposition of</p>	<p>(a) The Corporation shall have the right to cancel the plot allotment after issuing a 45 days registered AD show cause notice to the allottee by the concerned Unit Head for breach of any of these rules, condition of allotment letter or terms of lease agreement. The powers of plot cancellation shall vest with the unit head for all categories of the land/plot allotments except for the land/plots allotted under Rule 3(W).</p> <p>(b) In show cause notice the allottee would be asked to show cause why the plot allotment should not be cancelled, lease deed of the plot should not be terminated and plot should not be taken in possession, in view of the default committed by the allottee. In the notice it would also be clarified that, the said default shall be condoned only on payment of interest/retention charges or removal of breach of terms and conditions/ its regularization. In case of no response or reply to the show cause notice without commitment for deposition of dues, for regularization</p>

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	<p>dues, for regularization of delay/ default or removal of breach of terms and conditions by the allottee, allotment of plot should be cancelled terminating the lease-deed of plot.</p> <p>In case of cancellation of plots the cheque for refund amount, if any, has to be issued and sent along with cancellation order, in case, the plot is vacant. A plot shall be deemed to be vacant for this purpose, in case there is no construction on the plot and even where boundary wall/watchman room (non-habitable)/ factory block upto the plinth level has only been constructed.</p> <p>For possession of non-vacant plot, the case shall be filed in the competent E.O. Court. After taking possession of non-vacant plots on orders of competent authority cheque of refundable amount shall be sent to the party. Original receipt shall not be demanded from the party.</p> <p>Note: Any refund shall be made preferably by digital mode.</p>	<p>of delay/ default or removal of breach of terms and conditions by the allottee, allotment of plot should be cancelled terminating the lease-deed of plot.</p> <p>(c) In case of cancellation of plots the cheque for refund amount, if any, has to be issued and sent along with cancellation order, in case, the plot is vacant. A plot shall be deemed to be vacant for this purpose, in case there is no construction on the plot and even where boundary wall/watchman room (non-habitable)/ factory block upto the plinth level has only been constructed.</p> <p>(d) For possession of non-vacant plot, the case shall be filed in the competent E.O. Court. After taking possession of non-vacant plots on orders of competent authority cheque of refundable amount shall be sent to the party. Original receipt shall not be demanded from the party.</p> <p>Note: Any refund shall be made preferably by digital mode.</p>
25	<p>(A) REFUND OF SECURITY DEPOSIT/MONEY</p> <p>The Security deposit paid with the application for allotment of land will be refunded in the following cases:-</p> <p>(i) Where the applicant has withdrawn in writing his application for allotment of land before conducting 'Draw of</p>	<p>REFUND/FORFEITURE OF SECURITY DEPOSIT</p> <p>(i) The security deposit paid for allotment of plot will be refunded to the allottee after utilization of the allotted plot as per rule.</p> <p>(ii) The security deposit paid for allotment of plot will be forfeited in case of cancellation/ surrender of</p>

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	<p>Lots', than in such cases, 5% amount of deposited security money will be deducted and remaining amount will be refunded without any interest.</p> <p>(ii) Where the application for land allotment has been rejected.</p> <p>(iii) Where allotment of plot of a particular size applied for has not been made and the party does not accept alternative size of plot as offered, within one month from the date of issue of allotment letter.</p> <p>(iv) The security deposit made with the application for allotment of land shall be refunded to the allottee after the unit goes into production as defined in Rule 21 on application made by him.</p> <p>(v) In cases where application for allotment of land under Rule 3 (AD) is withdrawn in writing, prior to approval of allotment by the competent authority, than in such cases, 5% amount of deposited security money will be deducted and remaining amount will be refunded without any interest.</p> <p>(B) Forfeiture of Security Deposit/Money: The Security deposit paid with the application for</p>	<p>plot.</p>
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	<p>allotment of land will be forfeited in the following cases:-</p> <p>(i) In cases, where the applicant has withdrawn in writing his application for allotment of land after conducting 'Draw of Lots' but before issuance of allotment letter.</p> <p>(ii) In cases, where application for allotment of land under Rule 3 (AD)/ for normal allotment, is withdrawn in writing after approval of allotment by the competent authority but before issuance of allotment letter.</p> <p>(iii) In cases of cancellation/ surrender of plot.</p> <p><i>(Amended as per IDC decision vide item (3) of meeting dt. 19.07.2017)</i></p>	
Form-I	Application fee for various approvals/permissions. Copy of the Form-I is annexed as Annexure-A.	Deleted.

Item 5: Policy for making payment of compensation to those Khatedars/interested persons whose land was taken in possession by RIICO by presuming part of allotted/acquired land and further leased out to the Lessee but neither cash compensation is paid nor land is allotted in lieu of their acquired land.

The Committee discussed the agenda and was informed that in some cases the Corporation has allotted land presuming it to be a part of allotted/acquired land, however such land was neither been acquired nor compensation was paid. For the want of generic policy

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to deal such cases, the Corporation was not in a position to compensate those khatedars/interested persons whose land has been taken in possession of RIICO bonafidely without allotment/acquisition thereof. Further, acquisition of these land parcels is practically not possible under the Act of 2013 as possession of land is already with RIICO and leased out further.

Given the background, the Committee approved allotment of 20% developed industrial/residential land plus 5% developed commercial land, instead of cash compensation, to those khatedars/interested persons whose land is bonafidely in possession of RIICO without getting allotment or acquiring it, provided that subsequent thereto plot(s) was carved out, further allotted and the lessee has utilized the plot or RIICO used such land parcel for construction of road or other infrastructure in the industrial area. This policy is subject to availability of land in concerned industrial area, irrespective of the time when land came into possession of RIICO.

Such cases which have already been reported to the Corporation till date, shall only be covered under the above policy.

Item 6: Insertion of new Rule 6(B) in RIICO Disposal of Land Rules, 1979 related to give permission on the allotted industrial plot for commencement of various supportive activities.

The Committee discussed the agenda and inform that as per the existing provisions in the rule subletting of allotted industrial plot/building for various supportive uses is permissible however, there is no provision in the rule which permits carrying out of such activities by the allottee himself.

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In view of above the Committee accorded approval for insertion of new Rule 6 (B) in RIICO Disposal of Land Rules, 1979, so as to give permission to the allottee of an industrial plot for commencement of various supportive activities as under:

Rule 6(B)- Permission on the allotted industrial plot for commencement of various supportive activities.

- (i) Lessee of an industrial plot be given permission for commencement of one or more of the following specified supportive activities to the extent of maximum 50% of the plot area subject to fulfilment of Town Planning norms :
- (a) Fuel Station
 - (b) EV Charging Station
 - (c) Gas Receiving Terminal Station (RT Station)

Provided Managing Director is authorized to include any of such activity in the above list as may be considered appropriate based on demand from the entrepreneurs/Industries Associations.

- (ii) Above such permission will be accorded by a Committee headed by the Managing Director comprising of Executive Director (whenever posted), Advisor (Infra), Controlling Officer of BP Cell and Technical Cell & concerned Unit Head as members and STP (Member Secretary).
- (iii) Above such permission will be subject to condition that the lessee should have set up industrial unit on the plot and on payment of lump-sum charges @ 2 times of prevailing rate of allotment of the industrial area concerned.
- (iv) The Lessee shall obtain necessary license/ authorization from the concerned authority/agency for commencement of activity for which permission is accorded as per clause (ii) above.





- (v) In case the plot is mortgaged with any financial institution, then Lessee shall have to submit no objection certificate from the financial institution for proposed activity.

Item 7: Amendment in the existing provision of rule 18(b) (i) and 18 (b) (i-a) of RIICO Disposal of Land Rules, 1979, related to payment of transfer fee for transfer of plot/land and to insert a new provision in the rule 18(B) for levy for transfer fee in case of transfer of plot/land from the allottee company to a new company where the allottee company holds 100% shareholding.

The Committee discussed the agenda and accorded approval for amendment and insertion of new rules in RIICO Disposal of Land Rules, 1979, as under:

- a. Amending the existing provisions of Rule 18 (b) (i) and deletion of Rule 18 (b) (i-a). Accordingly the proposed amended provision of these rules will be as under;

Rule 18(b) (i) - Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is effected after utilization will be levied at 1% of the prevailing rate of allotment of the industrial area concerned.

Rule 18(b) (i-a) - Deleted

- b. Inserting a new rule 18(b) (vii), as under:-

New Rule 18 (b) (vii) - In case of transfer of plot/land from the allottee company to a new company, where the allottee company holds 100% shareholding in said new company, then, transfer fee will only be levied 25% (¼) of the transfer fee to be payable in normal transfer.

Provided that in case shareholding is diluted from 100% or plot/land is transferred before coming into production then rebate of 75% allowed in transfer fee shall be recovered along with applicable interest.

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Item 8: Extending the period for renting out the School building along with land at industrial area, Bhiwadi in favour of Bhiwadi Education Society.

The Committee discussed the agenda and, in order to continue to provide educational facilities in Bhiwadi, accorded approval for extending the period for renting out the School building along with land at industrial area, Bhiwadi in favour of Bhiwadi Education Society for a further period of 10 years commencing from 15.07.2018 on earlier terms and conditions subject to the condition that maintenance of the building shall be carried out by the society at their own cost.

Item 9: Review of the decision taken by IDC vide item 4 of its meeting held on 24.6.2020 to the extent of partial amendment in the existing provision of the rule 3 AF- 3.1 related to establishment of new industrial areas dedicated to Micro & Small Enterprises (MSE).

The Committee discussed the agenda and, in view of change in the definition of Micro, Small & Medium Enterprises (MSME) by GoI thus requiring more land to establish such industries, accorded approval for partial amendment in the existing provision of Rule 3 (AF) -3.1, as under:

Existing Rule	Amended Rule
Industrial plots having area 250 sqm to 700 sqm will be planned	Industrial plots having area of not less than 250 sqm will be planned. Further, some large size plots may also be planned as per local requirement.

Item 10: Compliance of judgment and decree dated 18.5.1995 passed by the court of Addl. Civil Judge and Judicial Magistrate, Jaipur –

2 in the Civil Suit No. 284/94 titled as "Ganpat Lal and Another's V/s RIICO.

The Committee discussed the agenda and was also briefed about the opinion given by Learned AAG Rajasthan in the matter. After detailed discussions, the Committee accorded approval for issuing an allotment letter of the land under reference in favour of original khatedars (or their legal heirs) of khasra no. 20, in the light of compromised decree passed on 18.5.1995 by the Civil Court, letter dated 30.10.1995 and possession exchange letter dated 30.1.1996.

Item 11: Ex-post-facto approval for Administrative sanction for development of new industrial area Borkhandi Kalan, Tehsil Piplu, District Tonk, Unit: Sawai Madhopur.

The Committee discussed the agenda and accorded ex-post-facto approval of administrative sanction for development of new industrial area Borkhandi Kalan, Tehsil Piplu, District Tonk, Sawai Madhopur, at an estimated cost of Rs. 1059.76 lac, as per Annexure -A to the agenda note.

Item 12: Implementation of budget announcement 2022-23 at point no. 182 (iii) & (iv) related to reliefs given under Dr. Bheemrao Ambedkar Rajasthan Dalit, Adiwasi Udyam Protsahan Yojana -2022, at point no 191 related to reserve rate of allotment of plot in e-auction for warehousing & Logistics use and at Point no. 206 related to policy for restoration of allotment of cancelled plots so as to rationalize the existing restoration charges in future.

The Committee discussed the agenda and, in order to implement the budget announcements, accorded approval for the amendments in the respective rules of RIICO Disposal of Land Rules, 1979, as follows:

- (i) Amendments in rule 3(A)(i), 3(A)(vii) & 12(2) of RIICO Disposal of Land Rules, 1979 as under:-

Rule No.	Amended provisions																								
3(A)(i)	<p>Reservation of industrial plots within the total number of saleable industrial plots upto ceiling of area shall be made in every new industrial areas to be opened for allotment to the following categories of entrepreneurs and allotted to such category of entrepreneurs in accordance with reservation, so made, as under;</p> <table border="1" data-bbox="544 640 1453 1115"> <thead> <tr> <th data-bbox="544 640 628 797">SN</th> <th data-bbox="628 640 1114 797">Category of entrepreneurs</th> <th data-bbox="1114 640 1262 797">Percent age of total plots.</th> <th data-bbox="1262 640 1453 797">Ceiling of area (In sqm.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 797 628 837">1.</td> <td data-bbox="628 797 1114 837">SC/ST</td> <td data-bbox="1114 797 1262 837">6%</td> <td data-bbox="1262 797 1453 837">4,000</td> </tr> <tr> <td data-bbox="544 837 628 878">2.</td> <td data-bbox="628 837 1114 878">Women</td> <td data-bbox="1114 837 1262 878">5%</td> <td data-bbox="1262 837 1453 878">2,000</td> </tr> <tr> <td data-bbox="544 878 628 954">3.</td> <td data-bbox="628 878 1114 954">Persons with Benchmark Disabilities</td> <td data-bbox="1114 878 1262 954">3%</td> <td data-bbox="1262 878 1453 954">2,000</td> </tr> <tr> <td data-bbox="544 954 628 994">4.</td> <td data-bbox="628 954 1114 994">Ex-Serviceman</td> <td data-bbox="1114 954 1262 994">2%</td> <td data-bbox="1262 954 1453 994">2,000</td> </tr> <tr> <td data-bbox="544 994 628 1115">5.</td> <td data-bbox="628 994 1114 1115">Dependents of deceased armed forces service personnel/ Paramilitary personnel</td> <td data-bbox="1114 994 1262 1115">1%</td> <td data-bbox="1262 994 1453 1115">2,000</td> </tr> </tbody> </table> <p>Provided that in those industrial areas, where reservation has already been made in accordance with the then prevalent policy and allotments process has been started. allotment of such reserve plots shall continue to be made to the respective category of entrepreneur(s) in accordance with reservations, so made.</p>	SN	Category of entrepreneurs	Percent age of total plots.	Ceiling of area (In sqm.)	1.	SC/ST	6%	4,000	2.	Women	5%	2,000	3.	Persons with Benchmark Disabilities	3%	2,000	4.	Ex-Serviceman	2%	2,000	5.	Dependents of deceased armed forces service personnel/ Paramilitary personnel	1%	2,000
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3 (A) (vii)	<p>The successful bidder shall be entitled for the concession up to plot size of industrial plots reserved for respective category under rule 3(A)(i).</p>																								
12(2)	<p>For land allotment through the process of e-Auction:</p> <p>(a) Payment of balance 75% amount of premium will be made in 11 equal quarterly instalments with interest at rate of interest as decided by the Corporation from time to time.</p> <p>Provided that in case of reserved industrial plots allotted to the SC/ST category entrepreneurs, no interest shall be levied up to the due date of payment of instalments, however, in case of default in instalment payment, interest shall be levied as per rule 12(b)(ii) from due date till date of payment of due instalments.</p> <p>(b) Other terms and conditions shall be as under:-</p> <p>(i) The first instalment shall become due on fixed date falling</p>																								

	<p>after 4 months from the allotment date and interest shall be charged from 121st day of allotment. Fixed date for payments of instalment with interest shall be 31st March, 30th June, 30th Sept., and 31st Dec., of the year.</p> <p>(ii) The instalment 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 instalment 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 instalment from the due date of instalment 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: The above amendment in the rule will be applicable for allotment of plot through e-Auction to be held prospectively only.</p>
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- (ii) Amendments in rule 3(R)-2 of RIICO Disposal of Land Rules, 1979 as under:-

Amended provision
<p>"Reserve rate of allotment for e-Auction: Warehousing & Logistics is classified as service enterprises. Allotment of planned plots for all type of warehousing, e-warehousing, fulfilment centers and modern warehousing will be made through e-Auction in all categories of industrial areas (unsaturated/saturated) at the reserve rate fixed by the Reserve Price Fixation Committee headed by Managing Director, subject to the condition that the reserve rate so fixed shall be at par with the reserve rate of allotment/auction of industrial plot of the concerned industrial area.</p>

- (iii) To approve amendments in the policy for restoration of allotment of cancelled plots and accordingly the amended rule 24(3) of RIICO Disposal of Land Rules, 1979, as under:-

1. Restoration of allotment of cancelled plot can be considered by the Corporation depending upon the merit of each case, subject to fulfilment of the following criteria/conditions:-
 - (i) Possession of the cancelled plot is lying with the party (applicant), and/or;

- (ii) Possession of the cancelled plot is with the Corporation, and refundable amount consequent upon cancellation of allotment of plot is not paid, and/or;
- (iii) Possession of the cancelled plot is with the Corporation and cheque of refundable amount sent to the party but not encashed by the lessee/ purchaser, and/or;
- (iv) Possession of the cancelled plot is with the Corporation and no amount is payable to the lessee/purchaser consequent upon cancellation of allotment of plot and the deposited money has been adjusted against the outstanding dues of the Corporation.

Provided the plot for which restoration is seeking, still not re-allotted after cancellation of allotment by the Corporation.

Provided further that any request under the aforesaid restoration policy can be considered only when the allottee / applicant has removed or supposed to be removed, (in case possession with the Corporation); the breach/violation of terms and conditions of the allotment letter/lease agreement for which allotment of plot is cancelled.

2. **Application for restoration of allotment should be filed within one year from the date of issuance of cancellation order.**

Provided that the delay in filing of application for restoration of allotment may be condoned maximum upto three years from the date of cancellation of the allotment depending upon merit of each case by Managing Director.

3. The application for restoration of allotment should be disposed of by the concerned Unit Head subject to approval of time extension/~~regularization~~ **of delay** involved for payments/utilization of plot by the Competent Authority as per Rules.
4. Restoration charges shall be payable as under;
- (i) **5% of the prevailing rate of allotment of the industrial area concerned in case where allotment of plot is cancelled on account of default in payment of premium of land/instalments of**

premium of land within stipulated time period.

- (ii) 2% of the prevailing rate of allotment of the industrial area concerned, in case allotment of plot is cancelled on account of non-utilization of plot within the stipulated/extended period.**
- (iii) 1% of prevailing rate of allotment of area concerned, in case allotment of plot is cancelled due to non-payment of annual charges (Economic Rent/ Service Charges).**
- (iv) 0.5% of the prevailing rate of allotment, in case allotment of plot is cancelled due to violation/breach of conditions of allotment letter/lease deed other than mentioned at point no. (i),(ii) & (iii) of above.**

Explanations:

- I. The prevailing rate of allotment for industrial and **institutional** plots will be at par with the prevailing rate of allotment of industrial area concerned.
- II. The prevailing rate of allotment for residential plot will be **the rate of allotment of the housing colony concerned. In case the rate of allotment of housing colony is not fixed then it will be 1.5 times of the prevailing rate of allotment of industrial area concerned.**
- III. The prevailing rate of allotment for commercial plot will be **two times** of the prevailing rate of allotment of industrial area concerned.
- IV. The Lessee/applicant shall be under obligation to pay other charges, if applicable such as outstanding dues along with interest, retention charges, annual charges and interest thereon etc., in addition to payment of restoration charges.
- V. After receipt of restoration charges, interest, retention charges, dues etc. and removal of breach of terms and conditions, cancellation letter shall be withdrawn and allotment of plot shall be restored on the terms and conditions mentioned in allotment letter/lease deed or further prescribed by the Corporation.
- VI. **Restoration charges will be recovered in one category only**

which is highest out of the individual applicable restoration charges in cases where allotment of plot has been cancelled due to more than one default.

VII. In case any amount of GST has been deducted from the deposited amount and same is deposited to the concerned department then the amount equal to the GST amount so deposited shall also be recovered in addition to the other applicable charges/dues etc. before restoration of allotment of cancelled plot.

VIII. Cases decided earlier will not be re-opened.

The Committee also accorded approval to the draft Office Orders to be issued in respect to above budget announcements and amendments in the respective rules as above, as per drafts attached as Annexure-4, 5 & 6 to the agenda note.

The following agenda items taken up with the permission of the Chair and the consent of directors present in the meeting were approved unanimously:

Item 13: Status of non-deposition of cost of acquisition and other charges by private companies pertaining to private khatedari land acquired for their projects.

The Committee discussed the agenda and also perused the opinion of Learned AAG, Rajasthan in the matter. The Committee accorded approval for the following:

1. To recommend to the State Government for de-acquisition of the respective acquired land in terms of Section 48 of the Act of 1894, in view of failure of respective companies to deposit the amount of award in spite of several notices and demands by the Corporation.
2. Before recommending de-acquisition, issuing a final demand notice to the respective companies to deposit the payable amount as per MoU, and further notifying the respective

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companies vide the same demand notice that failure to deposit the payable amount would result into RIICO's recommendation to the State Government for de-acquisition of the respective acquired land.

3. Forfeiting the keeness money/deposit of the respective companies since the companies have breached their respective MoUs in case of recommending to the State Government for de-acquisition of acquired land.

Item 14: Policy for permitting laying of Gas Distribution Pipelines in RIICO Industrial Areas.

The Committee discussed the agenda and allowed modification in the existing policy dated 12.05.2008 on the subject and accorded approval to the revised policy for permitting laying of Gas Distribution Pipelines in RIICO Industrial Areas (including transferred industrial areas), as per Annexure –D to the agenda note. The Committee also authorized the Managing Director to make any changes/modifications in this policy in the context of RIICO, in future as may be considered appropriate from time to time.

Item 15: To seek approval for the acquisition of 166-17 Bigha private khatedari land of left out khasras of village Kharabera-Purohitan and Jambeshwar Nagar and seeking allotment of 07-11-09 Bigha government land of Jambeshwar Nagar from JoDA for industrial area Kakani (Jodhpur).

The Committee discussed the agenda and accorded approval for the acquisition of 166.17 Bigha private land of left out khasra under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Settlement Act, 2013 and

getting allotment of 07-11-09 Bigha government land of
Jambeshwar Nagar (Kakani) from Jodhpur Development Authority.

The meeting concluded with a vote of thanks to the Chair.



CHAIRMAN

