

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

Minutes of :2/2021–Infrastructure Development Committee
Venue :Udyog Bhawan, Jaipur
Date :Wednesday, 25th August 2021
Commencement/Completion time of the meeting :10.30 A.M. / 11.30 A.M.

Present :

Shri Kuldeep Ranka	Chairman RIICO
Shri Ashutosh A.T. Pednekar	Managing Director & Secretary Industries
Smt. Archana Singh	Commissioner Industries and Commissioner (Investment & NRI)
Shri Shakti Singh Rathore	Managing Director RFC

Shri D.K. Sharma, Secretary was in attendance. Smt. Rukmani Riar, 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.

Item1: To note the minutes of last meeting of the Infrastructure Development Committee of the Board held on 21st January 2021.

The minutes of the last meeting of the Committee held on 21st January 2021 were confirmed.

Item 2: Action Taken Report on the decisions of the previous meeting of the Board held on 21st January 2021.

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

- 1. Item 2(1) regarding recommendations about encroached land:** Removal of encroachment over the Corporation's land is a continuous process; therefore, the Committee directed that it should be regularly monitored by the Management and need not be put up before the Committee in its subsequent meetings.

2. **Item 2(7) regarding acquisition of land for expansion of industrial area Boranda:** The Committee directed that AAG and the Corporation's Advocates be properly briefed of the chain of events including decisions taken at the level of cabinet sub-committee so that the matter may be properly contested before the Hon'ble High Court.
3. **Item 7 regarding development of Medical Device Park:** In order to get expedited the approvals from GoI, a request may be made to the Industries Department to send a letter from Hon'ble CM to Hon'ble Health Minister, GoI.
4. **Item 21 regarding Land Parcels belonging to Petroleum Companies:** A request may be made to the Industries Department to convene a meeting of the Committee at the earliest to decide the modalities.
5. **Item 7 (IDC dated 21.1.2021) regarding de-acquisition of 341.11 bigha land at village Ramsara, Churu:** The Committee directed that the matter be properly contested before the Court for early decision.

Item 3: To insert a new provisions in Rule 17(E) in RIICO Disposal of Land Rules, 1979 regarding time period to be allowed to sub-lessee(s) to utilize the plot.

The Committee discussed the agenda and accorded approval to insert following provisions in Rule 17 (E) of RIICO Disposal of Land Rules, 1979:

New Rule	Provisions
17-(E).2 (ix) (A)	The date of intimation by the Lessee to the Unit Office concerned regarding completion of infrastructure facilities may be considered as the date for the plot(s) as 'developed' subject to the approval of the Land Planned Committee (LPC) for release/sale/transfer of withheld plot(s).
17-(E).2 (xv)-(A)	(i) The sub-lessee shall complete construction and start production activity on the sub-divided plot within a period of 3 years from the date of transfer of plot. The period of 3 years shall be reckoned from the date of registered sub-lease deed in favour of sub-lessee for this purpose. Provided that in case sub-divided plot is sub-leased to sub-lessee prior to development of infrastructure facilities on the plot by the lessee, then above period of 3 years would be reckoned from the date of declaring the plot as 'developed'.

	<p>(ii) In case of failure of the sub-lessee to start production activity on the plot within stipulated period then time extension beyond stipulated period may be allowed as per rule 23-C of RIICO Disposal of Land Rules, 1979.</p> <p>(iii) In cases, where specific time period for commencement of production activity has already been mentioned in the transfer letter issued by unit office then the same shall be adhered to. However, in cases where no time period has been specified in the transfer letter/sub-lease agreement then in such cases sub-lessee(s) shall be allowed time period for commencement of production activity as per clause (i) above from the date of intimation by the unit office.</p>
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Item 4: Amendment in the existing provisions of Rule 3 (D) of RIICO Disposal of Land Rules, 1979 related to allotment of land for Nursing Homes/Hospitals.

The Committee discussed the agenda and accorded approval that plots planned for Nursing Homes/Hospitals in industrial areas may also be allotted through the process of e-Auction only irrespective of category of industrial area i.e. unsaturated/saturated. The Committee also accorded approval to the proposed amended Rule 3(D), annexed as Annexure-3 to the agenda note.

Item 5: To insert new proviso in Rule 21 of RIICO Disposal of Land Rules, 1979 related to assessment/relaxation in the minimum 20% build up area requirement for considering utilization of the plot allotted for various specified supportive services and for some specific industrial units.

The Committee discussed the agenda and accorded approval for the following:

- (a) To insert new proviso in Rule 21 of RIICO Disposal of Land Rules, 1979 as under;

New Rule	Use of plot	Minimum built up area
21.3.1.D	Industrial plot	In case of following industrial units in which substantial plot area is utilized for plant & machineries and storage tank without roof, the

		requirement of minimum 20% built up area with roof may be assessed by taking also into account the area being utilized for plant & machineries and storage tank without roof:
		(i) Cement Plant
		(ii) Refinery
		(iii) LPG Bottling Plant
		(iv) RMC Plant
21.3.5	Centre for R&D/ Innovation for Automotive Plant	In case of allotment of land for Centre for R&D/ Innovation for Automotive Plant with test track, requirement of minimum 20% built up area with roof may be assessed taking into account also the land area being utilized by the allottee as test track area.
21.3.6	Supportive Services :	In case of allotment of land for the following supportive services, allotted plot may be treated as utilized on commencement of activity for which plot is allotted irrespective of percentage of covered area.
		(i) Grid Sub Station/Power Plant
		(ii) Police Out Post
		(iii) Inland Container Depot
		(iv) Water-Supply Complex
		(v) Erection of Tower/Mast
		(vi) EV charging station, Gas Receiving Terminal Station, Laying of Gas Pipeline
		(vii) Common Effluent Treatment Plant/Sewerage Treatment Plant/Water Treatment Plant

Explanation: The above provisions shall be made applicable with retrospective effect i.e. from the date of allotment in such cases. However, the cases wherein retention charges have already been deposited shall not be re-opened.

- (b) To replace the word 'Petrol Pump' in Rule 21.3.2.B(ii) by the word 'Fuel Station' which includes but not limited to Petrol,

Diesel, Natural Gas, Liquid Petroleum Gas or similar type of fuel station.

Item 6: Review of existing provisions of Rule 18(g) of RIICO Disposal of Land Rules, 1979 related to deduction of cost of land on cancellation of allotment /surrender of allotted plot.

The Committee discussed the agenda and, in order to simplify the existing rule and taking into consideration the proposal given in the agenda item, it was decided to replace the existing provisions of rule 18 (g) as under:

‘18(g) - In case of cancellation of allotment or surrender of allotted plot by the Lessee, as the case may be, deduction shall be made, from the land premium/land cost deposited by the Lessee, @ 5% of the prevailing rate of allotment of the industrial area concerned. Where any rebate was allowed on allotment, the interest on the rebate amount shall also be recovered from the land premium/land cost deposited by the Lessee @ 9% simple interest, till the date of surrender/cancellation of allotment of plot.

Provided, the interest already deposited by the allottee, if any, shall not be refunded.

Further, dispatch of the cheque of refund of amount sent by registered AD post should be considered as refund of amount under the RIICO Disposal of Land Rules, 1979 irrespective of non-encashment or returning of the cheque by the concerned party to the Corporation. The money shall be refunded only after the possession of the land is handed over by the party or possession is taken as per orders of the competent court/authority or deemed possession of the vacant plot.

Item 7: Amendment in the existing provisions of Rule 3(I-a) of RIICO Disposal of Land Rules, 1979 related to allotment of land to Industries Associations in the industrial area.

The Committee discussed the agenda and accorded approval for amendment in the existing provisions of Rule 3(I-a) of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Provision	Amended provision
3(I-a)	1. Land measuring up to 500 sqm to one Industries Association in the industrial areas,	1. Land measuring up to 500 sqm to one Industries Association in the industrial areas,

	<p>depending upon their representative nature, involvement in industrial development etc. may be allotted for construction of the Association building:</p> <ol style="list-style-type: none"> 2. At Rs. 1/- per sqm if a minimum investment of Rs. 500 crores has been catalysed in the area. 3. At 50% rate of allotment where Rs. 500 crores invested has not been catalysed in the area. 4. Land over and above 500 sqm shall be allotted at full prevailing industrial rate 5. Land for other Industrial Associations may be allotted on the prevailing rate of allotment of the industrial area. 	<p>depending upon their representative nature and involvement in industrial development etc., may be allotted for construction of the Association building at Rs. 1/- per sqm, dispensing with the process of e-Auction. Land over and above 500 sqm shall be allotted at prevailing rate of allotment of the industrial area concerned.</p> <ol style="list-style-type: none"> 2. Land to other Industrial Associations in the same industrial area may be allotted on the prevailing rate of allotment of the industrial area concerned, dispensing with the process of e-Auction. 3. Managing Director is authorized to approve allotment of land on preferential basis for the purpose mentioned herein above.
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Item 8: Partial amendment in one of the existing provisions of Rule 3(U) related to deposition of keenness money for permitting of RIICO Buildings/ community centre/parks for development & maintenance by Association/ Society in RIICO Industrial Areas.

The Committee discussed the agenda and accorded approval for amendment in Rule 3(U) (13), as under:

Existing Provision	Amended provision
<p>Before permission for use of land/building/park for the purpose defined above, keeness money as decided by the Corporation shall be deposited by the applicant Association/Society. In case, any amount is to be paid by RIICO to any other agency towards allotted land/ premises/ park, the amount shall be adjusted from the keeness money.</p>	<p>Before permission for use of land/ building/ park for the purposes defined above, following amount of keeness money be deposited by the applicant Association/ Society/ Agency</p> <p>(a) For permitting and handing over land for construction of Recreation Club/ Community Centre - Amount equivalent to the premium of land to be calculated at prevailing rate of allotment of industrial area concerned</p> <p>(b) For handing over constructed RIICO Building – Amount equivalent to the premium of land to be calculated at prevailing rate of allotment of industrial area concerned + cost of building as per prescribed norms.</p> <p>(c) For handing over parks/ gardens/ rotaries/circles/ medians/road side plantation etc. – No keeness money be levied.</p> <p>Provided that the 50% amount of keeness money be refunded without interest, if land</p>

	& constructed building are handed over back to RIICO by the concerned Association/ Society at any point of time, with the approval of the Managing Director.
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Item 9: Amendment in the existing provision of the Rule 8 of RIICO Disposal of Land Rules, 1979 related to taking physical possession of the allotted plot by the allottee concerned and making applicable the provision of deemed possession with retrospective effect.

The Committee discussed the agenda and accorded approval for amendment in the existing provision of the Rule 8 of RIICO Disposal of Land Rules, 1979 as under:

(a) The existing provision of Rule 8 of RIICO Disposal of Land Rules, 197 may be amended as under:

Existing Provision	Amended provision
(i) 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.	(i) The physical possession of the allotted plot will be taken by the allottee within 30 days from the date of allotment irrespective of mode of payment of balance 75% premium amount i.e. on cash down basis/ instalment basis.
(ii) However, in exceptional cases Managing Director may allow to hand over possession of the industrial plots before payment of full cost of land.	(ii) In case possession of plot is not taken during prescribed period of 30 days, the plot possession shall be deemed to have been taken on 31 st day of date of allotment.
(iii) In case of payment of balance 75% cost of land in instalments, possession of the plot shall be taken over within 30 days from the date of allotment.	
(iv) It shall be necessary that the allottee will take physical possession of the plot within	

<p>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.</p> <p>Note: 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 unauthorized 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. In case, the dispute as cited above is not reported within the above period, then the subsequent request of the allottee for waiver of any charges will not be entertained.</p>	<p>(iii) In cases where possession could not be handed over due to court order or dispute with Khatedar or any other reason, the Managing Director shall be authorised to approve handing over the possession to the allottee, on merit of each case by condoning the delay and to waive levy of applicable charges and interest on land cost up to the date of handing over the possession.</p>
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- (b) As regards, applicability of deemed possession of the plot on the next date of the due date, **with retrospective effect**, the Committee formed a sub-group of Commissioner Industries, ED RIICO and Advisor (Infra) RIICO to re-examine the proposal and give their recommendations.

Item 10: Ratification of the circular dt. 27.3.2018 issued as per decision taken by the management regarding exceptional cases of recovery of old charges (retention charges, transfer charges etc.) to be placed before the Land Allotment Committee (Waiver Committee) constituted under RIICO Disposal of Land Rules, 1979 for decision on merits.

The Committee deferred the agenda with a note that the earlier decision taken by the Management for not to file appeal against

the order passed by learned Single Bench of Hon'ble High Court in aforesaid matter be revisited and explore the possibilities for filing of appeal and action be taken in next 7 days positively. In case, filing of appeal is not possible due to one or other reasons at this juncture, the matter be again put up before the Land Allotment Committee for appropriate decision and, if required, the decision of the said Committee may be placed before IDC for ratification.

Item 11: Guidelines for issuing transfer permission for transfer of leasehold rights in favour of purchaser of the leasehold rights of the plot by way of registered sale documents.

The Committee discussed the agenda and accorded approval for the guidelines for transfer of leasehold rights of the plot in favour of the purchaser who has purchased the leasehold rights of the plot by way of registered document. Accordingly, the draft circular, with slight amendment as above, annexed as Annexure-D to the agenda note was also approved.

Item 12: Partial amendment in the earlier decision taken vide item 13 in the meeting held on 24.6.2020 in the matter of auction of plots and transfer of assets in SEZ areas.

The Committee discussed the agenda and accorded approval for review and amendments in clause 2 of the decision taken vide item (13) of IDC meeting held on 24.06.2020, as under:

Existing Clause	Amended Clause
The vacant plots in the area be allotted through e-auction only. The successful bidder will have to make payments in accordance with e-Auction Rules (amended from time to time). After deposition of pre-requisite amount, the provisional offer of allotment be issued to successful bidder with the condition that applicant has to obtain Letter of Approval from concerned Development Commissioner, SEZ within 6 months from the date of issuance of provisional offer of allotment. Subsequent to approval of LOA by the Development Commissioner, final allotment shall	The vacant plots in the area be allotted through e-auction only. The successful bidder will have to make payments in accordance with e-Auction Rules (amended from time to time). After deposition of pre-requisite amount, the provisional offer of allotment be issued to successful bidder with the condition that applicant has to obtain Letter of Approval (LOA) from concerned Development Commissioner, SEZ within 6 months from the date of

<p>be made. Provided, if the applicant failed to obtain LOA, the provisional offer of allotment be withdrawn and deposited amount be refunded without interest.</p>	<p>issuance of provisional offer of allotment. Subsequent to approval of LOA by the Development Commissioner, final allotment shall be made. Provided, if the applicant failed to obtain LOA within stipulated time period, the provisional offer of allotment be withdrawn and after deducting amount equivalent to EMD from the deposited amount, remaining amount shall be refunded to the applicant without interest.</p>
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The other clauses of the decision of item (13) of IDC meeting dated 24.06.2020 will remain same.

The Committee also accorded approval for insertion of a provision for transfer of plots as Rule 18 (a-v) in Rule 18 (a) of RIICO Disposal of Land Rules, 1979, as under:

“**Rule 18 (a-v)** – Transfer of plots in SEZ Area:

In case, assets and liabilities are being allowed to be transferred under Rule 74(A) of SEZ Rule-2006 by Development Commissioner, SEZ in favour of the transferee for a particular plot in SEZ area, then leasehold rights of such plot may also be considered for transfer in favour of such transferee subject to comply with other provisions of RIICO Disposal of Land Rules, 1979 and on payment of applicable transfer fee as per Rules.”

Item 13: General guidelines/terms and conditions for handing over earmarked plot on license basis to Trust/Society for setting up of Medical Oxygen Manufacturing Plant.

The Committee discussed the agenda and accorded approval to the following general terms and condition for handing over industrial plot on licence basis for setting up of Medical Oxygen Manufacturing Plant. The permission for handing over planned industrial plot(s) will be granted by the Managing Director to the Trust/Society concerned on license basis for

establishment of Medical Oxygen Manufacturing Plant initially for 10 years on following broad terms and conditions:

- (i) The title of the plot(s) shall remain with RIICO.
- (ii) The Licensee shall pay one time license fee @ 25% of the prevailing rate of allotment of the industrial area concerned.
- (iii) Any statutory taxes like GST, any charges, fees, cess etc. if applicable by virtue of operation of law, shall be paid over and above the one time license fee at its own level.
- (iv) The plot will be utilized exclusively for establishment of medical oxygen manufacturing plant for which plot will be handed over to the Licensee. The expenses so incurred on establishment of such unit shall be borne by the Licensee.
- (v) The Licensee shall obtain Consent to Establish (CTE) & Consent to Operate (CTO) from RSPCB as per the terms and conditions of consent to Establish/Operate issued by RSPCB from time to time.
- (vi) The Licensee shall also obtain Environmental Clearance from concerned authority if required as per EIA notification 2006 & amendments made therein from time to time.
- (vii) The Licensee shall adhere the provision of EP Act, Water Act, Air Act, Orders, Circulars & Guidelines issued by Hon'ble NGT/MOEF/CPCB/RSPCB or any other Competent Authority.
- (viii) The Licensee shall hire a technically expert agency/person for setting up/running of plant, if the Licensee does not have adequate experience in relevant field for establishment of medical oxygen manufacturing plant.
- (ix) The Licensee shall indemnify RIICO against all liabilities and claims, which may be arose on RIICO on account of any default made during the period with the Licensee.
- (x) All other charges such as Government Taxes, Electricity Charges, Water charges etc. shall be borne by the Licensee and RIICO will not liable to make payment of any such charges in any manner.
- (xi) Requisite License/permissions required for operation of activities permitted on the plot from other department of the State Government/Central Government, shall be obtained by the Licensee at its own level.
- (xii) RIICO will not be responsible, if any condition of license is violated/breached by the Licensee or its members. The Licensee or its members shall be responsible for the same.

- (xiii) In case of any dispute among members of the Licensee and managing committee or any outsider, RIICO shall not be a party in such disputes. Further, RIICO shall not be liable for any damages/losses, if arising, consequent upon of such disputes.
- (xiv) An undertaking of Rs. 500/- non-judicial stamp paper shall be furnished by authorized person on behalf of Licensee to the effect that they shall abide by the terms and conditions of this permission and also liable for all type of expenses towards establishment of plant.
- (xv) In case of any dispute between RIICO and Licensee, decision of RIICO shall be final and same shall be binding on Licensee.
- (xvi) The Licensee shall bound to make the unit functional at the site within one year from the date of taking over physical possession of the plot failing which action will be taken to revoke the license without payment of any cost/damages.
- (xvii) RIICO will be free to take over the possession of the plot, in case any unauthorized activity is found to be performed and or no activity on the plot for two consecutive years, or term of license is expired. After expiry of the period of license, the same may be further extended by the Managing Director in stages (not exceeding 5 years at a time) with mutual consent based on performance of the Licensee, however, this is exclusively depending on discretion of RIICO.
- (xviii) The Licensee shall submit a copy of plans/maps to the concerned unit office of RIICO for record purpose before taking up the work for establishment of unit.
- (xix) The Licensee shall execute license deed with the Corporation within 90 days of issue of permission letter and get it registered with concerned Registration Authorities. The expenses towards registration and stamp duty shall be borne by the Licensee.
- (xx) The permission for handing over plot on license basis will be granted on non-transferable basis.
- (xxi) The permission given to Licensee to use plot on license basis may be withdrawn for any breach of above terms and conditions of this permission after issuing a 30 days registered notice. After expiry of license period/withdrawal of license, the physical possession of

the plot shall be handed over by Trust/Society to RIICO without any objection.

The above general terms and condition for handing over the plot be inserted as new rule 3(AI) in RIICO Disposal of Land Rules, 1979, as under:

“**Rule 3(AI):** General Terms and condition for handing over industrial plot on license basis for setting up Medical Oxygen Manufacturing Plant.

The Corporation may hand over industrial plot on license basis in the industrial area for setting up medical oxygen manufacturing plant on such terms and conditions as prescribed in Form-S appended with these rules”.

Item 14: Interpretation of the provision of rule related to certificate required to allow upfront concession in rate of allotment in case of industrial plot allotment to the SC/ST Category entrepreneurs.

The Committee discussed the agenda and decided that upfront concession in rate of allotment in case of industrial plot allotment to the SC/ST Category entrepreneurs, in future, shall be done on the basis of certificate issued by the competent Revenue Authority of the State of Rajasthan only and the rule 3(A) be amended accordingly. The Committee, however, regularized old cases where concessions have been allowed on the basis of certificate issued by the competent authority of other state(s). A suitable reply may be sent to CAG accordingly, in the reported case.

Item 15: To restore the provisions of Rule 3 (W) of RIICO Disposal of Land Rules, 1979 with retrospective effect from 22.01.2021.

The Committee discussed the agenda and reviewed its earlier decision taken vide item 9 of the meeting IDC held on 21.01.2021, to the extent of point no.(3) relating to deletion of Rule 3(W).

It was decided that in place of ‘deletion’ of Rule 3(W) of RIICO Disposal of Land Rules, 1979, from the date of issue of order, i.e. 22.01.2021, the same be ‘restored’ to its original position, with effect from 22.01.2021, and all actions, decisions, permissions etc., if any, taken/granted from 22.01.2021 till date,

shall be treated, as if Rule 3(W) is existed so that such actions, if any, to be treated as taken under the said rule.

The Committee further accorded approval that henceforth no preferential allotment under Rule 3(W) of RIICO Disposal of Land Rules, 1979 shall be made so as to ensure allotment of plots through e-Auction in terms of Sub-Committee recommendations dated 21.12.2020.

Item 16: Penalty to be imposed on 5 old allottees of industrial area Apparel Park, Jaipur to whom time extension has been granted by State Government vide Industry Department letter dated 04.03.2021.

The Committee discussed the agenda and decided that an amount equal to 25% of the applicable retention charges, in the respective case, shall be recovered as penalty, in addition to levy of retention charges as per rules, from these five allottees, as per directives of the State Government.

Item 17: Revision in Administrative Sanction for development scheme of Industrial Area NID, Ratangarh, Churu.

The Committee discussed the agenda and accorded approval for upward revision in Administrative sanction for development scheme of industrial area, NID Ratangarh, from Rs. 274.59 lac to 1332.61 lac, as per Annexure –I to the agenda note.

Item 18: Revision in Administrative Sanction for Industrial Area Silora, Ajmer.

The Committee discussed the agenda and accorded approval for revision in Administrative Sanction from Rs. 597.08 lac to Rs. 1346.18 lac for development of newly planned land at industrial Area Silora, Ajmer as per Annexure to the agenda note.

Item 19: Revision in Administrative Sanction for I/A Dhoinda Rajsamand.

The Committee discussed the agenda and accorded approval for revision in Administrative Sanction from Rs. 1091.88 lac to Rs. 1641.15 lac for development of newly planned land at industrial Area Dhoinda, Rajsamand as per Annexure to the agenda note.

Item 20: Administrative sanction for development of new I/A Sopada, Tehsil Bhopalgarh, District Jodhpur, Unit Jodhpur.

The Committee discussed the agenda and accorded approval for Administrative Sanction for development of new industrial area Sopada, Tehsil Bhopalgarh, District Jodhpur at an estimated cost of Rs. 1459.43 lac as per Annexure –A to the agenda note.

Item 21: Revision in Administrative Sanction for development scheme of I/A, Kanya- Kheri, Bhilwara.

The Committee discussed the agenda and accorded approval for upward revision in Administrative sanction for development scheme of industrial area, Kanya- Kheri, Bhilwara from Rs. 57.89 lac to Rs. 292.85 lac, as per Annexure –I to the agenda note.

Item 22: Phased development of Industrial Area Salarpur, Bhiwadi.

The Committee noted the position brought out in the agenda note.

Item 23: Administrative sanction for development of new industrial area Fatehpur- Sameliya Tehsil Shahpura Distt. Bhilwara.

The Committee discussed the agenda and accorded approval for Administrative Sanction for development of new industrial area Fatehpur- Sameliya Tehsil Shahpura Distt. Bhilwara at an estimated cost of Rs. 4232.04 lac as per Annexure –A to the agenda note.

Item 24: 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 directed that opinion may be taken from the concerned AAG, Rajasthan in the matter besides examining the possible other options. As MoUs were executed by the Corporation on the instructions from the State Government, fresh directions may be taken from the State Government on future course of actions in light of the opinion to be rendered by the AAG.

Item 25: Second Appeal of Shri Dilip Kumar Agarwal in respect of Plot No. C-330 to 333, Housing Colony Abu Road under Rule 24(2) (b) (2) (ii) of RIICO Disposal of Land Rules, 1979.

The Committee deferred the agenda due to paucity of time as lot of discussions are required in light of building bye-laws and settled position of law.

The following agenda items were placed before the table and taken up for consideration with the permission of the Chair.

Item 26: Amendment/Review of existing provisions under Rule 12 (B-2)- (i)-(b) & 12 (B-2)-(iii) of RIICO Disposal of Land Rules, 1979 related to allotment/regularization of strip of land/excess land.

The Committee discussed the agenda and accorded approval for amendment in Rule 12 (B-2)-(i)-(b) & 12 (B-2)-(iii) of RIICO Disposal of Land Rules, 1979, and the amended rules are as under:

Rule 12(B-2)-(i)-(b): Allotment/Regularization of strip of land/ excess land will be done first time only by Unit Head concerned irrespective of area of strip of land/ excess land. However, if allotment/regularization of the strip of land/excess land is to be done second time or more, then in such cases, Managing Director will be the competent authority.

Rule 12(B-2)-(iii): In above cases, the allotment/regularization of the strip of land/excess land shall be made as per the following rates:

S. No	Category	Rate on which strip of land/ excess land to be regularized
1.	Industrial/ Institutional/ warehousing	In case of land is falling strictly in the definition of strip of land/excess land, then it may be regularized at twice the prevailing rate of allotment of industrial plots OR highest auction rate received for nearest size of similar category of plot, whichever is higher, in the industrial area concerned. Provided that in case auction rate of institutional/ warehousing plot is not available, then in such situation, the highest auction rate of nearest size of industrial plot shall be applicable.
2.	Residential	In case of land is falling strictly in the definition of

		strip of land/ excess land, then it may be regularized at three times of the prevailing rate of allotment of industrial plots OR the prevailing rate of allotment of the housing colony OR the highest auction rate received for nearest size of residential plot, whichever is higher, in the industrial area concerned.
3.	Commercial	In case of land is falling strictly in the definition of strip of land/excess land, then it may be regularized at six times of the prevailing rate of allotment of industrial plots OR the highest auctioned rate received for nearest size of commercial plot, whichever is higher, in the industrial area concerned.

Other provisions of rule 12 (B) shall remain unchanged.

Item 27: Taking an appropriate view in respect of interim order passed by Revenue Board Rajasthan, Ajmer (Bench Jaipur) on 26.8.2019 in Revision Petition No. 8396/2016 title as Manoj Kumar & Ors. V/s. Regional Manager, RIICO & others.

The Committee noted the position brought out in the agenda note and decided to await the decision of the Revenue Board in the matter.

Item 28: RIICO Building Regulations - 2021 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules -1979).

The Committee discussed the agenda and accorded approval to the recommendations made by the Constituted Committee for adoption of Model Rajasthan Urban Areas Building Regulation - 2020, with certain amendments. The Committee also accorded approval to the RIICO Building Regulations - 2021, as attached to the agenda note, by replacing the existing RIICO Building Regulations - 2018.

GENERAL OBSERVATIONS:

- 1) The Committee while discussing Item no. 9 took serious note of putting the plots to auction by the unit offices without prior verifying the exact size of plot, encumbrance free possession and title of plot with the Corporation, no infringement due to passing of power/ water/telephone/gas lines, encroachment of any nature etc. The Committee directed that an office order shall be issued

under signature of Advisor (A&M) in this regard clearly mentioning that if such instances are noticed, in future, disciplinary action will be initiated against the concerned Unit Head, who had put the plot to auction. Such delinquencies in duty shall be viewed seriously thus inviting major penalty including suspension.

- 2) The Committee also observed that in numerous cases lease agreement has not been got executed by the allottees even after elapsing of substantial time, therefore, directed that information be compiled to check in how many cases lease deed has not been executed so far.

The Committee further directed that it shall be the duty of the Unit Heads to ensure that the lease deed is executed by the allottee invariably within 90 days as per rule. In the case the allottee does not come for execution of lease agreement in spite of best efforts by the unit office, the matter be referred to HO for further directions. An administrative order shall be issued in this regard, under signature of Advisor (A&M), to the effect that any complacency/failure on the part of Unit Head shall be viewed seriously inviting major penalty including suspension.

- 3) The Committee while discussing agenda 22, regarding Phased Development of industrial area Salarpur, Bhiwadi, suggested that possibilities be explored to develop this area as DMIC project. Developing the area as DMIC project will enable equity support from NICDIT.

The Committee also suggested that similar strategy may also be adopted in case of other potential industrial areas of NCR, Jodhpur and Pali Region.

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

CHAIRMAN

Date: 09.09.2021

Place: Jaipur