

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

**Minutes of** :1/2021–Infrastructure Development Committee  
**Venue** :Udyog Bhawan, Jaipur  
**Date** :Thursday, 21<sup>st</sup> January 2021  
**Commencement/Completion** :10.30 A.M. / 11.30 A.M.  
**time of meeting**

**Present :**

Shri Kuldeep Ranka	Chairman RIICO
Shri Ashutosh A.T. Pednekar	Managing Director RIICO
Shri Pallakonda Ramesh	Managing Director, RFC
Smt. Archana Singh	Commissioner Industries and Commissioner Investment & NRI

Shri D.K. Sharma, Secretary was in attendance. Shri Ashok Pathak, Financial Advisor; Shri Pukhraj Sen, Advisor (Infra.); Shri S. K. Gupta Addl. G.M. (P&D), Shri Sudipto Sen Sr.DGM (Law), Shri Vivek Khandelwal DGM (Law) and Shri Sanjay Waghmare, STP 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.

**Item 1: To note the minutes of last meeting of the Infrastructure Development Committee of the Board held on 22<sup>nd</sup> October 2020.**

The minutes of the last meeting of the Committee held on 22<sup>nd</sup> October 2020 were confirmed and have been signed by the Chairman.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Board held on 22<sup>nd</sup> October 2020.**

The Committee noted the position brought out in the agenda note. The Committee also directed that requisite follow up be made at GoR/GoI levels to expedite decisions.

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**Item 3: Case of M/s Hema Khattar, Plot No. B-35(B-3) at I/A, Khushkhera regarding exchange of allotted plot**

The agenda was withdrawn by the Management.

**Item 4: Partial amendment in one of the provisions of e-Auction rules related to payment of premium of land.**

The Committee discussed the agenda and accorded approval for partial amendment in the existing provision of clause 5(c) of e-Auction rules being part of RIICO Disposal of Land Rules, 1979, as under:

Clause no. of e-Auction rule	Existing provision	Amended provision
5 (c)	<p>"In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited earlier (on account of EMD) shall be forfeited without giving any further notice.</p> <p>Provided that the Managing Director may grant time extension/regularize delay period up to 30 days for deposit of such amount with interest beyond the stipulated period.</p> <p>Provided further that the Managing Director may grant further time extension/regularize delay period up to 150 days beyond the above 30 days period on</p>	<p>"In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited earlier (on account of EMD) shall be forfeited without giving any further notice.</p> <p>Provided that the Unit Head may grant time extension/regularize delay period up to 90 days for deposit of such amount with interest @ 11% p.a. beyond the stipulated period.</p> <p>Provided further that the Managing Director may grant further time extension/regularize delay period up to 90 days beyond the above 90 days period on payment of interest @ 15% p.a.</p>



	payment of interest @ 18% p.a. depending upon merit of the each case.	depending upon merit of the each case.
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The relevant terms and conditions of payment in the e-auction rules and the modalities be amended accordingly.

**Item 5: In-principal approval for the project of Carrying out Geospatial Drone Survey and Development, Implementation and Maintenance of Enterprise Geospatial Solution for RIICO I/A (IAs).**

The Committee discussed the agenda and accorded in-principal approval for taking up proposed project of 'Carrying out Geospatial Drone Survey and Development, Implementation and Maintenance of Enterprise Geospatial Solution for RIICO Industrial Areas', in phases. Management may further examine modalities as per existing rules for implementation of the project.

**Item 6: Second Appeal under Rule 3(W) 3.17 read with 24 (2)(b) of RIICO Disposal of Land Rules, 1979 filed by M/s Rajtech Automotive Pvt. Ltd. against cancellation of allotment issued on 28.08.2018 by unit head Bhiwadi-II in respect of Plot No. SP 3-802 (A), I/A Pathredi and rejection of first appeal by Chairman vide order dt. 06.07.2020.**

The Committee perused the appeal of Rajtech Automotive Pvt. Ltd. and also heard the submissions made by the applicant Company's representatives.

After detailed discussions, the Committee approved restoration of cancelled plot subject to payment of applicable charges i.e. restoration charges, additional cost of land, retention charges and other outstanding dues within 30 days of issue of demand notice and also to make committed investment latest by 31<sup>st</sup> March 2022.

**Item 7: For taking appropriate view on de-acquisition of 341-11 Bigha Private Khatedari Land of Village Ramsara (Churu).**

The Committee discussed the agenda and observed that a writ petition is pending before the Hon'ble High Court, Jodhpur Bench, wherein acquisition proceedings have been challenged on various

grounds, which are being contested by the State Government and RIICO. In view of above, the Committee decided to await for the orders of the Hon'ble court.

**Item 8: Partial amendment in the decision taken by the IDC vide item (20) of its meeting dated 07.12.2000 related to sanction of all sizes of water connection in RIICO I/A.**

The Committee discussed the agenda and accorded approval for partial amendment in the decision taken by the Committee in its meeting held on 07.12.2000 vide item (20), as under;

Existing provision	Amended Provision
Allowing unit heads to sanction all sizes of water connection from water-supply distribution lines of the Corporation after examining the technical feasibility of size of water connection.	Allowing unit heads to sanction all sizes of water connection from water-supply distribution lines of the Corporation after examining the technical feasibility of size of water connection to the allottees. However, Advisor (Infra) is also authorized to sanction all sizes of water connection to such allottees who applied for the same in "One Stop Shop" established in BIP.

The office order dated 13<sup>th</sup> December 2000 delegating the powers to Unit Heads be amended accordingly.

**Item 9: Review of the existing procedure of normal allotment of industrial plot through online system of "First Come First Serve" basis till the industrial area attains saturation level, existing provisions related to upfront concession/reservation of industrial plots, existing policy regarding housing facility to entrepreneurs and industrial labours in various industrial area and existing provision for allotment of land for setting up educational institutes.**

An agenda was placed in the matter before IDC in its meeting held on 22.10.2020. The IDC then formed a sub-committee of MD RIICO & Commissioner Industries to give its recommendations. A meeting of the sub-committee was held on 21.12.2020, a recommendation of

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which as placed at **Annexure-A-3** to the agenda note were deliberated at length.

After detailed discussions, the Committee accorded approval for the following;

1. Existing Rule 3, 3 (A), 3(E) & 3(S) of RIICO Disposal of Land Rules, 1979 be amended and substituted by the respective amended provisions as recommended by the sub-committee in its meeting held on 21.12.2020, annexed as Annexure-A-3, to the agenda note.
2. Relevant provision of deposition of application fee, in cases of e-Auction of industrial plots, be deleted in e-Auction Rules and in the modalities.
3. To delete Rule 3(W) of RIICO Disposal of Land Rules, 1979, with effect from the date of issue of order in this regard. Any preferential allotment of industrial land shall henceforth be done as per the amended Rule-3 of RIICO Disposal of Land Rules, 1979.
4. Special scheme to allow upfront rebate in rate of allotment for setting up of industries in unsaturated industrial areas envisaging of investment of Rs. 100 crore and above approved by IDC in its meeting held on 30.6.2015 and was validated up to financial year 2019-20, be withdrawn.
5. The existing Rule 3(AB) related to reservation of industrial land and Rule 3(AD) of RIICO Disposal of Land Rules, 1979 related to allotment of industrial land prior to opening of industrial area, be deleted, with effect from the date of issue of order in this regard.

**Item 10: To re-organize the Fast Track Disposal Camps and to delegate powers of the Managing Director & Advisor (Infra) to the unit heads during these Camps for speedy disposal of pending matters.**

The Committee discussed the agenda and accorded approval to the following, keeping in view the demand of Industries Associations besides speedy disposal of pending matters:

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- (i) To organize the Fast Track Disposal Camps for the period from 25<sup>th</sup> January 2021 to 31<sup>st</sup> March 2021.
- (ii) To delegate following powers of the Managing Director and Advisor (Infra) to the Unit Heads during the period of Fast Track Disposal Camps as under:
- (a) **Time extension for payment of Premium of land:**  
To accept the delayed payment with interest under Rule 23-A (2) & (3) (except for allotment made under rule 3(W)), irrespective of period of default.
- (b) **Time extension due to delay in commencement of activities for which the plot is allotted.**  
To grant time extension/regularization of old delay under Rule 23-C-(1.1) and 23-C-(1.2) (Except for allotment made under Rule 3(W) for completion of construction and commencement of activities.

**Item 11: Additional Administrative sanction for construction of flatted factory complex for Apparel units at I/A Apparel Park, Jaipur (South).**

The Committee discussed the agenda and accorded approval to the proposal for construction of flatted factory complex for Apparel units at I/A, Apparel Park, Jaipur (South) at an estimated cost of Rs 1754.97 lac.

**Item 12: Second Appeal filed by Shri Ashit Jain, Director Nidhikamal Automobiles Pvt. Ltd. against the cancellation of plot nos. B-302, 303 & 304, I/A Ajaymeru, Palra issued by unit head, Ajmer on 04.11.2014 and decision dated 30.04.2019 of First Appellate Authority (Chairman, RIICO) under Rule 24(2) (b)(2)(ii) of RIICO Disposal of Land Rules, 1979.**

The Committee perused the appeal of Nidhikamal Automobiles Pvt. Ltd. and also heard the submissions made by the applicant Company's representatives. The representatives of the Company made some suggestions for utilization of the allotted land and also to achieve the committed investment. Accordingly, the Committee decided that the applicant company shall submit proposal in this regard within 30 days of issue of letter of intimation and the



proposal of the company so received shall be placed before the Committee in its next meeting.

**Item 13: Revised Administrative Sanction for development of Industrial Area Bagru, Chhitroli, Jaipur.**

The Committee discussed the agenda. With reference to the decision of the Committee in its meeting held on 09.09.2015, vide item (10), the Committee accorded approval for de-reserving the area for Dyeing and Printing Units and opening the area for general industries and accordingly to downward revise in the administrative sanction for development of industrial area Bagru, Chhitroli, Jaipur from Rs. 34,632.69 lac to Rs. 18,933.55 lac. The Committee also accorded approval for the revision in the rate of allotment from Rs. 7800/- per sqm to Rs 5300/- per sqm.

**Item 14: Second Appeal of Shri Dilip Kumar Agarwal in respect of Plot No. C-330 to C-333, Housing Colony Abu-Road, under Rule 24(2) (b) (2) (ii) of RIICO Disposal of Land Rules, 1979.**

The Committee discussed the agenda and also heard Shri Dilip Kumar Agarwal. After detailed discussions, IDC formed a Committee comprising of GM (Civil), STP and Unit Head Abu-Road to check and report the facts on ground about construction of building vis-à-vis approved building plan, unauthorized construction, construction in the setback etc. The Committee will also examine and give report about the actions, if any, taken by the unit office to check and stop any violation of approved building plan and other related issues.

The following agenda item was placed before the Committee for consideration with the approval of the Chairman.

**Item 15: RIICO Building Regulations 2021 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules, 1979)**

The IDC discussed the agenda and formed a Committee of Managing Director RIICO, Commissioner Industries, Advisor (Infra) and STP to study the proposal and give their recommendations. STP will be the Member Secretary of the Committee.

**Item 16: Partial amendment in the provisions of Rule 16(1)-C related to sub-letting of part plot/constructed building for the various supportive uses i.e. Petrol Pump, CNG Station, RT Station etc.**

The Committee discussed the agenda and accorded approval to partially amend Rule 16(1)-C to include STP as a member of constituted Committee formed by the IDC in its meeting held on 22.10.2020 vide Item 26. STP will be the Member Secretary of the Committee.

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

 CHAIRMAN