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

Minutes of : 2/2020 –Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Day & Date : Thursday, 22nd October 2020
Commencement/Comple- : 3.00 P.M./3.45 P.M.
tion time of meeting

Present :

Shri Kuldeep Ranka	Chairman
Shri Ashutosh A.T. Pednekar	MD RIICO
Smt. Archana Singh	Commissioner Industries and Commissioner Investment & NRI

All the above directors were present throughout the meeting.

Dr. Sudipto Sen, Sr. DGM (Law), Link officer to Secretary, RIICO was in attendance. Shri Ashok Pathak, Financial Advisor; Shri Pukhraj Sen, Advisor (Infra), Shri Rajendra Singh, GM(Civil), Shri Anoop Mathur, GM (BP) and Shri S.K. Gupta, Addl. GM (P&D) were also present.

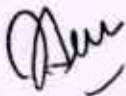
Quorum: The Chairman was present. As the quorum was present, the meeting was called to order.

Item 1: To note the minutes of the 1/2020 meeting of the Infrastructure Development Committee of the Board held on 24th June 2020.

The minutes of the last meeting of Committee held on 24th June 2020 were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Infrastructure Development Committee of the Board held on 24th June 2020.

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





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Item 3: De-Notification of part land of Sitapura SEZ-II, Jaipur for developing "Plug & Play" Facility- Implementation of Budget announcement.

The Committee accorded ex-post-facto approval on the following proposals:

1. De-notification of land of khasras nos. 351 min (0.0100 ha), 347 min(0.200 ha), 326 min(0.0200 ha),345 (0.1317 ha), 343 (0.0400 ha), 395 (0.1000 ha), 394 (0.0400 ha), 327 (0.0400 ha), aggregating land area of 4167 sqm (0.4167 ha) from notified area of SEZ-II, Sitapura, Jaipur which will be used for developing Plug & Play facility. After de-notification of land of these khasras, total area of notified SEZ-II would be 35.7633 hectares.
2. Authorizing Unit head, EPIP Sitapura, Jaipur to sign documents and/or to complete formalities and to appear on behalf of RIICO Ltd. in relation to de-notification of the part area (0.4167 hectare of notified SEZ-II, Sitapura) for the purpose of development Plug & Play facility, from the Ministry of Commerce & Industries, GoI or any other Authority.

Item4: Review of the existing procedure of normal allotment of industrial plots through online system on '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.

The Committee discussed the agenda. The Committee observed that two members of committee constituted to have a preliminary look on proposed new rules have been transferred and report was prepared four months back. Therefore, the consideration of the agenda item was deferred with the direction that proposal be re-looked by a Sub-committee of Managing Director, RIICO and Commissioner, Industries. The recommendations of the Sub-committee be placed before the IDC at earliest.

Item5: Partial amendment in the relevant clause in RIICO Building Regulations-2018 related to approval of building plans in which construction erected prior to approval of Building Plans.

The Committee deferred the consideration of the agenda item with a note that Model Rajasthan Urban Areas Building Regulations-2020 have been

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notified by the Urban Development & Housing Department, GoR, therefore, proposal submitted in said agenda be re-visited in light of recent notified Building Regulations - 2020 along with other suitable amendments, if required in context of RIICO. Accordingly, agenda be prepared and placed before the IDC in next meeting.

Item 6: Partial amendment in the existing provision of Rule 3 (G)-24 related to allotment of land for setting up of Receiving Terminal Station (RT Station).

The Committee discussed the agenda, and accorded approval for making amendment in the existing provision of Rule 3 (G)-24 as follows:

Existing Rule	Amended Rule
<p>Allotment of land to Public Undertaking/ Private Company for setting up of Gas Receiving Terminal Station (RT Station) on prevailing rate of allotment of the industrial area concerned in unsaturated industrial areas and on highest auction rate of allotment of industrial plot in saturated industrial area concerned (10% corner charges, if applicable, shall be charged extra) subject to condition that the applicant company should have Grant of Authorization by State Govt. / Petroleum & Natural Gas Regulatory Board (PNGRB) for undertaking city gas distribution network in the concerned region including industrial areas. However, the land requirement shall be</p>	<p>Allotment of land (plots planned by re-planning of industrial/ service area land) to Public Undertaking/ Private Company (CGD entity) for setting up of Gas Receiving Terminal Station (RT)/City Gate Station (CGS) on prevailing rate of allotment of the industrial area concerned in unsaturated industrial areas and on highest auction rate of allotment of industrial plot in saturated industrial area concerned and if highest auction rate of allotment of industrial plot in the industrial area is not available than on highest auction rate of allotment of industrial plot of adjacent industrial area (10% corner charges, if applicable, shall be charged extra) subject to condition that the CGD entity should have Grant of Authorization by State Govt. / Petroleum & Natural Gas Regulatory Board (PNGRB) for undertaking city gas distribution network and shall evacuate Gas from this RT/CGS and carry the same to their allocated GA (Geographical Area) in Rajasthan or adjoining states by means of an underground gas pipeline. However, the land requirement shall be assessed by the Corporation and allotment would be</p>

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<p>assessed by the Corporation and would be approved by MD".</p>	<p>approved by MD on preferential basis.</p> <p>Explanation:</p> <ol style="list-style-type: none"> 1. If plot is planned in commercial/residential/institutional land then allotment of such planned plot will be considered at the reserve rate decided by the Reserve Price Fixation Committee headed by the Managing Director. 2. Adjacent industrial area would mean an industrial area which is either contiguous or in close proximity to the industrial area concerned having same level of development.
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Item 7: Development of Medical Devices Park at Boranada Ext. I/A Jodhpur and Bulk Drug Park at Gundi Fatehpur I/ A, District Kota

The Committee noted the position brought out in the agenda note and directed to follow up with the concerned Ministry.

Item8: For apprising the decision taken by the Management to accord permission for allotment of 06 nos. industrial plots on First Come, First Serve" basis at I/A Naya Gaon, Pali to the applicants submitted their respective applications online.

The Committee directed that charge sheet served to delinquent officer/official from unit office be decided and Committee be apprised accordingly.

Item9: To apprise IDC regarding progress made for development of dedicated MSE industrial area in light of policy approved by IDC in its meeting dated 24.06.2020.

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

Item 10: Administrative Sanction for development of new Industrial area Rohat, Phase-I, Unit:- Pali.

The Committee discussed the agenda and observed that in all previous records and communication made by RIICO, it was called as Industrial Area Rohat, therefore, name of industrial area be retained as Industrial Area Rohat.

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The Committee* accorded approval for Administrative Sanction for development of new Industrial area Phase-I, Rohat, under jurisdiction of Unit Pali, at an estimated cost of Rs. 8491.93 lac.

Item 11: Administrative Sanction for development of new Industrial area Gogelav, Distt Nagaur Unit:- Nagaur.

The Committee discussed the agenda and accorded approval for Administrative Sanction for development of new Industrial area Gogelav, (Nagaur) under jurisdiction of Unit Office Nagaur, at an estimated cost of Rs. 11791.13 lac.

Item 12: Administrative Sanction for development of new Industrial area Sardarsahar(Extn.), Distt Churu, Unit:-Churu.

The Committee discussed the agenda and accorded approval for Administrative Sanction for development of new Industrial area Sardarsahar (Extension), Distt. Churu, under jurisdiction of Unit Office Churu, at an estimated cost of Rs. 27543.59 lac.

Item 13: Approval for Revision in Administrative Sanction for development of Industrial area VKIA Jaipur (North).

The Committee discussed the agenda and accorded approval for upward revision in Administrative Sanction of industrial area VKIA, Jaipur from Rs. 4464.02 lac to Rs. 9110.87 lac for development of newly planned land at Industrial area VKIA, under jurisdiction of Unit Office Jaipur (North).

Item 14: Additional Administrative Sanction for development works at I/A VKIA, unit office-Jaipur (North).

The Committee discussed the agenda and accorded approval for Additional Administrative Sanction at an estimated cost of Rs. 799.88 lac to undertake the development works at industrial area VKIA, under jurisdiction of Unit Office Jaipur (North).

Item 15: Downward Revision of existing Administrative Sanction for Development of New Industrial Area, Mau, Shrimadhapur, Unit Sikar.

The Committee discussed the agenda and observed that the State Government has taken a policy decision to make available industrial land

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on affordable price for accomodating small and medium category entrepreneurs across the State. Further, specifications for developing the industrial area are varying from industrial area to industrial area depending upon requirement of infrastructure as per Industries as well as Environmental Compliances. Therefore, keeping in view polling for rationalization of allotment rate as approved by the Board on 22.01.2020, the proposal for downward revision seems justified and therefore, accorded approval for the following:

- a. Downward revision of A.S. of industrial area Mau from Rs. 2562.70 lac to Rs. 2320.18 lac.
- b. Fixing the allotment rate of industrial area Mau from Rs. 2900/- per sqm to Rs. 2220/- per sqm.
- c. To withdraw the earlier decision of IDC to grant concession/rebate @ Rs. 900/- per sqm upto 25% of the saleable area.

Item16: Ex-Post-Facto approval for Additional Administrative sanction for up-gradation of infrastructure at I/A Jaisalmer, Boranada under MSE-CDP Scheme.

The Committee discussed the agenda and accorded ex-post-facto approval for Additional Administrative Sanction for up-gradation of infrastructure at I/A Jaisalmer under jurisdiction of Unit Office Boranada under MSE-CDP Scheme, at an estimated cost of Rs. 538.41 lac, in which share of RIICO will be Rs. 186.41 lac and rest amount of Rs. 352.00 lac will be received by way of grant from GoI under MSE-CDP Scheme.

Item17: Ex-Post Facto approval for Administrative Sanction for development of new Industrial Area Bandapur (Chopanki-extn.), Distt. Alwar, unit Bhiwadi-II.

The Committee discussed the agenda and accorded ex-post-facto approval for Administrative Sanction at an estimated cost of Rs. 6595.25 lac for development of new Industrial Area Bandapur (Chopanki-extn.), under jurisdiction of Unit Office Bhiwadi-II.

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Item 18: Ex-Post-Facto approval for Additional Administrative sanction for up-gradation of infrastructure at Industrial Area Boranada, Ph-IV, District Jodhpur under MSE-CDP Scheme.

The Committee discussed the agenda and accorded ex-post-facto approval for Additional Administrative Sanction for up-gradation of infrastructure at I/A Boranada, Ph-IV, District Jodhpur, at an estimated cost of Rs. 993.41 lac in which share of RIICO will be Rs. 585.93 lac and remaining amount of Rs. 407.48 lac will be received by way of grant from GoI under MSE-CDP Scheme.

Item 19: To apprise the progress of industrial area Bagru-Chitroli in furtherance of earlier decision taken vide Item (28) dt. 24.6.20.

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

Item 20: Refund of keeness money deposited on account of acquisition of 147-03-16 Bigha private land at village Amla, Tehsil Pindwara, Distt. Sirohi.

The Committee discussed the agenda. The Committee noted that Industries (Gr-1) Department, GoR has informed vide letter dated 30.09.2020 regarding decision taken by the Competent Authority for making refund of keeness money of Rs. 15,27,200/- to the Company UltraTech Nathdwara Cement Ltd. (erstwhile Binani Cement Ltd.) after deducting a sum of Rs. 1,11,298/-, towards expenses incurred on the process of acquisition of identified land for the company. Accordingly, Committee decided for making refund of keeness money as per approval of the State Government.

Item 21: To apprise the status of the land parcels belonging to IOCL, BPCL & HPCL adjacent to I/A Sitapura and utilization thereof in the interest of the State.

The Committee discussed the agenda and accorded approval to refer the matter to the Industries Department, GoR with request to convene a meeting in which all are stakeholders invited for further action in the matter.

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Item22: Partial amendment in the existing provision of RIICO Disposal of Land Rules, 1979 for taking action against the defaulter allottee who has dumped Solid Waste generated by the industrial unit including Product Waste / Ash/ Stone Cutting Waste/Stone slurry/Sludge Rubbish/Debris etc. in ROW of roads.

The Committee discussed the agenda and accorded approval for making amendment in the existing provisions of Rule 28-A of RIICO Disposal of Land Rules, 1979 as under;

Rule	Existing Rule	Partially amended rule
28-A	<p>ACTION AGAINST DEFAULTER ALLOTTEE WHO DUMPED SOLID WASTE IN ROW OF ROADS:</p> <p>"Every plot allottee shall be fully responsible to keep the area of ROW clean falling between the frontage of his allotted plot and upto the central line of the road. Action against the defaulter allottee who has dumped solid waste generated by the industrial unit including product waste/ Ash/ Stone cutting waste/ Stone slurry/ Sludge/Rubbish/ Debris/ Raw material/ Finished goods/ By-products etc. in ROW of roads will be taken as follows;</p> <p>(i) A registered A/D notice will be served upon the such defaulter allottees by the officer concerned for removal of the waste/rubbish/raw material etc. dumped outside the allotted plot in the area of ROW falling between the frontage of the plot and upto the central line of the road, within 15 days and will also impose fine of Rs. 2500/-</p>	<p>ACTION AGAINST DEFAULTER ALLOTTEE WHO DUMPED SOLID WASTE IN ROW OF ROADS:</p> <p>"Every plot allottee shall be fully responsible to keep the area of ROW clean falling between the frontage of his allotted plot and upto the central line of the road. Action against the defaulter allottee who has dumped solid waste generated by the industrial unit including product waste/ Ash/ Stone cutting waste/ Stone slurry/ Sludge/Rubbish/ Debris/ Raw material/ Finished goods/ By-products etc. in ROW of roads will be taken as follows;</p> <p>(i) A registered A/D notice will be served upon the such defaulter allottees by the officer concerned for removal of the waste/rubbish/raw material etc. dumped outside the allotted plot in the area of ROW falling between the frontage of the plot and upto the central line of the road, within 15 days and will also impose fine of Rs. 5000/-</p>

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against the such allottee. A copy of the said notice will also be sent to the Industries Association concerned for its information. However, such notices will not be served upon units under possession of F.I./any agency and units closed at site for operation.

(ii) Photographs of the dumped waste/rubbish/raw material etc. will be taken and same will be kept in record before issuance of the above said notice and imposing fine.

(iii) If the dumped waste/rubbish/raw material etc. is not removed within the 15 days notice period, then it will be removed by the Corporation at the cost of the allottee concerned along with imposing fine again equivalent to 100% of the cost incurred for its removal.

(iv) The officer concerned shall issue registered A/D demand notice to the allottee to deposit the cost incurred for removal of the dumped waste/ rubbish/ raw material etc. along with fine imposed as above within 15 days. It will also be mentioned in the said notice that if the payment is not made by the allottee within the above time period then the amount shall stand as outstanding miscellaneous dues of the Corporation against the allottee

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in books * of account and interest @ 12% p.a. will be charged on the said amount till date of deposition.	in books of account and interest @ 12% p.a. will be charged on the said amount till date of deposition.
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The Committee noted that following agenda items were placed on the table with the permission of the Chair, therefore the Directors present in the meeting unanimously agreed to waive the minimum notice period, took up the item for consideration and approved unanimously.

Item 23: Status Note with reference to Compliance of Resolution passed by the IDC in its meeting held on 24.6.2020 on item No. 8.

The Committee noted the position brought out in the agenda note. The Committee decided to drop the matter with direction to follow up with Revenue Department for seeking permission to purchase land through negotiation under Section-46 of Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.

Item 24: Partial amendment in the provision of Rule 3(AA) of RIICO Disposal of Land Rules, 1979 related to allotment of land at concessional rates for setting up of training centers/ institutions.

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

Rule	Existing provision	Amended provision
3(AA)	Allotment of Land at concessional rates for setting up of training centers/ institutes, to the Societies, Trusts, Non-Profit Earning Companies (Companies registered under Section 25 of Companies Act) and also to the State/Central Government Organizations. Land measuring up-to 4000 sq. meter maximum, can be allotted	Allotment of Land at concessional rates for setting up of training centers/ institutes, to the Societies, Trusts, Non-Profit Earning Companies (Companies registered under Section 25 of Companies Act, 1956/under Section 8 (except sub-section 9) of Companies Act, 2013) and also to the State/Central Government Organizations. Land measuring up-to 4000 sq. meter maximum, can be allotted to

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to the specific applicants for setting up of a training centre/institute as under:-

- a) The land for the above purpose will be allotted to the Societies, Trusts, Non-profit earning Companies or to the State/Central Government Organizations only having objective to impart training for promoting skill of their members, having facility of Training Hall, Library, Mini Test Laboratory, Audiovisual Auditorium, Computer Training etc.
- b) Initial 1000 sqm. land will be allotted @ 25% of the prevailing rate of allotment of the industrial area concerned and land over and above 1000 sq. mtr will be allotted @ 50% of the prevailing rate of allotment of the industrial area concerned.
- c) The allotment will be made with the specific condition that the allottee will commence construction within a period of 6 months, and will make the training

the specific applicants for setting up of a training centre/institute as under:-

- a) The land for the above purpose will be allotted to the Societies, Trusts, Non-profit earning Companies or to the State/Central Government Organizations only having objective to impart training for promoting skill of their members, having facility of Training Hall, Library, Mini Test Laboratory, Audiovisual Auditorium, Computer Training etc.
- b) Initial 1000 sqm. land will be allotted @ 25% of the prevailing rate of allotment of the industrial area concerned and land over and above 1000 sq. mtr will be allotted @ 50% of the prevailing rate of allotment of the industrial area concerned.
- c) The allotment will be made with the specific condition that the allottee will commence construction within a period of 6 months, and will make the training institute functional

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<p>institute functional within a period of 2 years from the date of the land allotment after completing the requisite quantum of construction. General provisions of the RIICO Disposal of Land Rules, 1979 will also be applicable to such allotments.</p> <p>d) The allotment of land will be made on non-transferable basis and any subsequent request for change in land use will not be entertained.</p> <p>e) In the eventuality, the allottee not adhering to the time schedule prescribed as above for setting up of the centre/institute, the Corporation will be at liberty to cancel the allotment and accordingly, the land will get reverted back to the Corporation.</p> <p>f) The Managing Director is authorized to approve the allotment of the land for such Training Centers/ institutes on merits of each case.</p>	<p>within a period of 2 years from the date of the land allotment after completing the requisite quantum of construction. General provisions of the RIICO Disposal of Land Rules, 1979 will also be applicable to such allotments.</p> <p>d) The allotment of land will be made on non transferrable basis and any subsequent request for change in land use will not be entertained.</p> <p>e) In the eventuality the allottee not adhering to the time schedule prescribed as above for setting up of the centre/institute, the Corporation will be at liberty to cancel the allotment and accordingly, the land will get reverted back to the Corporation.</p> <p>f) The Managing Director is authorized to approve the allotment of the land for such Training Centers/ institutes on merits of each case.</p>
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Item25: Time extension for utilization of industrial plots beyond stipulated period of 5 old allottees of industrial area Apparel park, Jaipur on payment of retention charges.

The Committee discussed the agenda and directed for sending guidance of the State Government.

Item26: Insertion of new Rule 16(1)-C in RIICO Disposal of Land Rules, 1979 related to sub-letting of a allotted industrial plot/building for various supportive service.

The Committee deliberated on the proposal given in the agenda and observed that due to sluggish growth of economy in past and also impact of COVID-19 specially in industrial sector, there is a need of facilitating industries as per mandate of the State Government. The Committee also taken into consideration the industrial park assessment parameters defined by Govt. of India in which there is a provision for supporting services and rating system of industrial area is also linked with the facilities to be provided in an industrial area.

In light of above, the Committee accorded approval for insertion of new provision with slight modification i.e. to increase maximum plot area for sub-letting purpose from 40% to 50% in existing Rule 16 which shall be numbered as Rule 16(1)-C in RIICO Disposal of Land Rules, 1979 related to sub-letting of an allotted industrial plot/building for various supportive services as under:

Rule 16(1)-C

1. *Allottee of an industrial plot may sublet part plot/ constructed building not exceeding 50% of the plot area with prior approval of Committee headed by the Managing Director comprising of Advisor (Infra), Controlling Officer of BP Cell & Technical Cell and concerned Unit Head as members in accordance with norms of the concerned statutory bodies for the following supportive uses;*
 - a. *Petrol Pump (Retail outlet)/LPG Godown to IOC, BPCL, HPCL, Private Oil Companies (like Reliance etc.) or licensees of these Companies.*
 - b. *CNG/LNG Station*
 - c. *Gas Receiving Terminal Station (RT Station)*

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- d. * Basic Telecom/ Cellular Phone Services
 - e. Certification Centers/ R&D Centers/ Testing laboratory, related to industries.
2. Such approval will be subject to condition that allottee should have set up industrial unit on the plot and on payment of Lump-sum charges @ two times of prevailing rate of allotment of the industrial area concerned.
 3. The allottee after approval, shall submit copy of registered rent agreement duly executed with Tenant mentioning the condition that tenant shall abide by RIICO Disposal of Land Rules, 1979 and also submit copy of permission/license of concerned Authority in case of CNG/RT Station/Petrol Pump/ Cellular Phone Services within a period of 120 days from the date of issuance of such approval.

In case allottee fails to submit copy of registered rent agreement duly executed with tenant along with requisite permission/ license of the concerned authority within 120 days then permission for sub-letting may be withdrawn by the Managing Director and deposited amount will be refunded without interest after deducting 10% amount.

The Committee also accorded approval for making amendment in the existing provision of Rule 16 (1)-A pertaining to sub-letting of industrial building for commercial warehousing to the extent of maximum 50% of the plot area instead of existing provisions of 40% of the plot area.

Item 27: Approval for exchange of allotted plots to 12 affected allottees due to shifting of Broad-gauge Railway Line from Ratangarh to Sardarshahar at I/A Ratangarh, Churu.

The Committee discussed the agenda and accorded in-principle approval for allotment of plots of equivalent area (to the extent possible) by way of exchange to those 12 affected allottees whose land had been taken in laying of Broad-gauge Railway Line, by way of planning of land at alternative location at industrial area Ratangarh, Churu. However, the Committee directed that the appropriate location and planning of land be approved by the Management at its own level.

The Committee also directed to follow up the matter of allotment of land measuring 21-00 bigha to be allotted in favour of RIICO by the State

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Government free of cost in lieu of RIICO's land utilized for Broad-gauge Railway Line.

Item 28: To take appropriate view on operation of existing provisions of Rule 20-C of RIICO Disposal of Land Rules, 1979 in the light of directives issued by Hon'ble RHC in DB Civil Writ Petition No. 1554/2004 titled as Gulab Kothari Vs. State of Rajasthan & others.

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

- i. The request be made to the State Government to seek direction/fresh guidelines for allowing change of use/activity on the plot/premises allotted in industrial areas in light of directives issues by Hon'ble High Court in the case of Gulab Kothari Vs. State of Rajasthan & Others read with observations of the Hon'ble High Court in the matter of D.B. Civil Writ Petition No. 19102/2018 titled as Ravindra Sharma Vs State of Rajasthan and Others.
- ii. After receiving the guidelines and/or directions of the State Government, RIICO should place its stand before the Hon'ble High Court in pending cited PIL No. 19102/18 through its counsel.
- iii. In the meantime, it is not desirable to make any amendment in the existing provisions of rule 20-C of RIICO Disposal of Land Rules, 1979 till the final outcome of pending writ petition or any fresh order is passed by the Hon'ble Court in context of its earlier observation related to jurisdiction of RIICO under rule 20-C in its industrial areas.

Item 29: Interpretation of two decision taken by the IDC vide item (24) dated 02.03.2015 and vide item 13 dated 09.09.2015 in the case of Bhurji Super-Tek Industries Ltd., Plot No. SP-4(A) and SP-5(B) at I/A Kaharani.

The Committee discussed the agenda note and directed Managing Director to take appropriate decision in the matter.

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



CHAIRMAN

Place: Jaipur.

Date: 12/11/20

