

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

Minutes of : 1/2022-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Thursday, 27th January 2022
Commencement/Completion : 11.30 A.M./12.15 P.M.
time of the meeting

Present :

Shri Kuldeep Ranka	Chairman RIICO
Smt. Archana Singh	Managing Director RIICO
Shri Shakti Singh Rathore	Managing Director RFC
Shri Inderjeet Singh	Commissioner (BIP) - Special Invitee
Shri Mahendra Kumar Parakh	Comm. Industries - Special Invitee

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.

Item 1: To note the minutes of last meeting of the Infrastructure Development Committee of the Board held on 22nd October 2021.

The minutes of the last meeting of the Committee held on 22nd October 2021 were confirmed.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 22nd October 2021.

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

1. **Acquisition of land for expansion of industrial area Boronada:** The Committee directed that actions be initiated as per the decision of the Hon'ble High Court and opinion of AAG Rajasthan regarding land acquisition.

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2. **Development of Medical Device Park at industrial area Boranda Extension:** The Committee advised to vigorously follow up the matter with the Central Government for approval.
3. **Land parcels belonging to Oil Companies adjacent to industrial area Sitapura:** The Committee directed that the decision regarding revenue sharing be get expedited and matter may also be pursued at higher level in Oil Companies.
4. **Operation of existing provisions of Rule 20-C:** The Committee directed to seek opinion of AG Rajasthan and put up the matter before Committee for further decision.
5. **Amendment in the existing provision of Rule 8, with retrospective effect:** The Committee directed to reconvene the meeting of sub group early and put up the recommendations before the Committee in its next meeting, for decision.
6. **Non-deposition of cost of acquisition by private companies in respect to private khatedari land acquired for their projects:** The Committee noted that opinion of AAG Rajasthan has been obtained and directed to place the matter before the Committee in its next meeting for decision.
7. **Proposed amendment in Rule 17-C, with retrospective effect:** The Committee directed to reconvene the meeting of sub group early and put up the recommendations before the Committee in its next meeting, for decision.
8. **Fixing rate of allotment where land allotted on undeveloped basis which were exclusively acquired by RIICO for the entrepreneurs/private companies as per government directives:** The Committee directed to reconvene the meeting of sub group early and put up the recommendations before the Committee in its next meeting,for decision.
9. **Compliance of judgment and decree dated 18.5.1995 passed by the competent court in the matter - "GanpatLal and Another's v/s RIICO":** The Committee noted that opinion of AAG Rajasthan has been obtained and directed to place the matter before the Committee in its next meeting for decision.

Item3: Ex-post-facto approval of Administrative Sanction for development of new industrial area MathasulaPh-I, Unit office Jaipur (R).

The Committee discussed the agenda and accorded Ex-post-facto approval of Administrative Sanction for development of new industrial area MathasulaPh-I, Unit office Jaipur (Rural), at an estimated cost of Rs. 4378.70 lac, as per Annexure -A to the agenda note.

Item4: Ex-post-facto approval of Administrative Sanction for development of new industrial area Nimodia Tehsil Chaksu, Unit office EPIP Sitapura, Jaipur.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Nimodia Tehsil Chaksu, Unit office EPIP Sitapura, Jaipur at an estimated cost of Rs. 4007.32 lac, as per Annexure -A to the agenda note.

The Committee observed that there is resistance from the villagers regarding the approach road to the industrial area passing through the village. The Committee suggested that the issue be suitably addressed/resolved and till then the plots of this area may not be put to auction.

Item5: Ex-post-facto approval of Administrative Sanction for development of new industrial area Hukkan Tehsil Chaksu, Unit office EPIP Sitapura, Jaipur.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Hukkan Tehsil Chaksu, Unit office EPIP Sitapura, Jaipur at an estimated cost of Rs. 3372.57 lac, as per Annexure -A to the agenda note

Item6: Ex-post-facto approval of Administrative Sanction for development of new industrial area TalabGaon, Tehsil Hindoli, District Bundi, Unit Kota.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area TalabGaon, Tehsil Hindoli, District Bundi, Unit

Kota, at an estimated cost of Rs. 1577.23 lac, as per Annexure -A to the agenda note.

Item 7: Ex-post-facto approval of Administrative Sanction for development of new industrial area Chauhtan, District Barmer, Unit Balotra.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Chauhtan, District Barmer, Unit Balotra, at an estimated cost of Rs. 2680.88 lac, as per Annexure -A to the agenda note.

Item 8: Ex-post-facto approval of Administrative Sanction for development of new industrial area Amlī, Phase- I, Tehsil Malvli, Unit Udaipur.

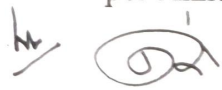
The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Amlī, Phase- I, Tehsil Malvli, Unit Udaipur, at an estimated cost of Rs. 1418.28 lac, as per Annexure -A to the agenda note.

Item 9: Ex-post-facto approval of Administrative Sanction for development of new industrial area Kuraj, Tehsil Railmagra, Unit Rajsamand.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Kuraj, Tehsil Railmagra, Unit Rajsamand, at an estimated cost of Rs. 4591.07 lac, as per Annexure -A to the agenda note.

Item 10: Ex-post-facto approval of Administrative Sanction for development of new industrial area Pipela, Rohida- 1st Phase, Tehsil Pindwara, District Sirohi, Unit Abu Road.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Pipela, Rohida- 1st Phase, Tehsil Pindwara, District Sirohi, Unit Abu Road, at an estimated cost of Rs. 1160.98 lac, as per Annexure -A to the agenda note.



Item 11: Ex-post-facto approval of Administrative Sanction for development of new industrial area Toonga Phase-I, Tehsil Bassi, Unit office Jaipur (South).

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Toonga Phase-I, Tehsil Bassi, Unit office Jaipur (South), at an estimated cost of Rs.6049.70 lac, as per Annexure -A to the agenda note.

Item 12: Additional Administrative sanction for construction of flatted factory complex with Plug & Play facility at Special Economic Zone Ph-II EPIP, Sitapura, Jaipur.

The Committee discussed the agenda and directed that the purpose/product for which build up area is being developed be first broadly assessed so as to develop the area accordingly.

Item 13: Ex-post-facto approval of Administrative Sanction for development of new industrial area Chosla, 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 Chosla, District Tonk, Unit Sawai Madhopur, at an estimated cost of Rs. 1099.53 lac, as per Annexure -A to the agenda note.

Item 14: Ex-post-facto approval of Administrative Sanction for development of new industrial area Badli, Tehsil Bhinai, Unit Ajmer.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Badli, Tehsil Bhinai, Unit Ajmer, at an estimated cost of Rs. 1941.26 lac, as per Annexure -A to the agenda note.

Item 15: Ex-post-facto approval of Administrative Sanction for development of new industrial area Dhola Jagir, Unit office Pali.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new

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industrial area Dhola Jagir, Unit office Pali, at an estimated cost of Rs. 2670.19 lac, as per Annexure –A to the agenda note.

Item 16: Ex-post-facto approval of Administrative Sanction for development of new industrial area Bewanja (Extension), Tehsil Nasirabad, Unit Ajmer.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Bewanja (Extension), Tehsil Nasirabad, Unit Ajmer, at an estimated cost of Rs. 2368.96 lac, as per Annexure –A to the agenda note.

Item 17: Ex-post-facto approval of Administrative Sanction for development of new industrial area Kalesara, Phase-I, Tehsil Pisangan, Unit Ajmer.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Kalesara, Phase-I, Tehsil Pisangan, Unit Ajmer, at an estimated cost of Rs. 2068.82 lac, as per Annexure –A to the agenda note.

Item 18: Administrative Sanction for development of Fintech Park at Jaipur.

The Committee discussed the agenda and directed that first efforts should be made to identify potential sectors and anchor clients and then appropriate planning should be done to develop the Park. Senior officers of RIICO may also visit similar parks in the country for better understanding of the subject.

Item 19: Approval for allotment of plot no. SP2-43, measuring 24,000 sqm at Japanese Zone NIC (M), Neemrana District Alwar to Daikin Air conditioning India Pvt. Ltd. for setting up of Research & Development Centre.

The Committee discussed the agenda. The Committee was informed that the company has its existing manufacturing facility on 52.53 acres of land at Japanese Zone NIC (M), Neemrana having 1.5 million installed capacities to manufacture room air conditioners. The company has made an investment of Rs. 1800 Cr. till date & achieved turnover of Rs. 1900 cr. for the FY 2021 and is

providing employment to about 3500 persons. The proposed R&D centre envisages investment of Rs. 294 cr. and will boost further investment in the area.

In view of above the Committee accorded approval for allotment of plot no. SP2-43, measuring 24,000 sqm(approx.), under rule 3(B), for setting up of Research & Development Centre at Japanese Zone NIC (M), Neemrana District Alwar to Daikin Air conditioning India Pvt. Ltd. at prevailing rate of allotment of this industrial area.

Item 20: Ex-post-facto approval of Administrative Sanction for development of new industrial area Shahdod, District Alwar, Unit Bhiwadi-I.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Shahdod, District Alwar, Unit Bhiwadi-I, at an estimated cost of Rs. 5793.43 lac, as per Annexure -A to the agenda note.

Item 21: Ex-post-facto approval of Administrative Sanction for development of new industrial area Bapawar, Tehsil Sangod, District Kota, Unit Kota.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new industrial area Bapawar, Tehsil Sangod, District Kota, Unit Kota, at an estimated cost of Rs. 1066.96 lac, as per Annexure -A to the agenda note.

Item 22: To prescribe standard Performa for taking site report of the allotted plot.

The Committee discussed the agenda and directed that such matters be decided at the level of the Managing Director and need not be placed before the Committee in future.

Item 23: One Time Relaxation in the provisions of Clause 5(C) of e-Auction Rules related to pre-requisite payments for the specific nature of cases wherein as per terms and conditions of offer later, the due date for depositing such payments by the

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successful bidder in e-auction was falling after imposition of lockdown due to 2nd waive of Covid-19.

The Committee discussed the agenda and accorded approval for the following, looking to abnormal circumstances created due to Covid-19 and imposition of second spell of lockdown:

(A) One time relaxation in the existing provisions of clause 5 (c) of e-Auction rules as amended vide IDC decision dated 22.10.2021, as under:

(i) In cases where offer letter issued on or before 17.04.2021 and due/extended date of deposition of pre-requisite payments is falling after 17.04.2021, then in such cases, the Managing Director is authorized to grant one time extension from due/earlier extended date and up to 60 days from the date of application by the successful bidder to deposit the due premium amount with interest @ 15% p.a. that remained outstanding after adjustment of payable interest amount for delay in deposition of pre-requisite payments in accordance with the provision of clause 5 (c) of e-auction rules prevalent on the date of issue of offer letter subject to fulfilment of following stipulations:

(a) The applicant has already deposited pre-requisite payments demanded as per the offer letter before the expiry of 180 days period from the stipulated date irrespective of approval of time extension.

(b) Such successful bidder has not accepted the refundable amount.

(c) The plot has not been re-allotted.

(ii) On deposition of full and final amount within the extended period as per clause (i) above, the Unit Head shall withdraw the order issued for forfeiture of EMD and for refund of the deposited money before issuing allotment letter.

(B) In cases of such successful bidders to whom offer letters were issued prior to hoisting of minutes of IDC decision dated 22.10.2021 for amendment in clause 5(c) of e-auction rules i.e. on-01.11.2021 than such successful bidders will be governed with the time limits for extension for deposition of pre-

requisite payments as per the clause 5 (c) of e-auction rules which was in force at the time of issuance of offer letter.

Item 24: Partial amendment in the existing provision of Rule 16(1)-A of RIICO Disposal of Land Rules, 1979 related to sub-letting of a allotted industrial plot/building for various supportive uses.

The Committee discussed the agenda and accorded approval for partial amendments in the existing provisions of Rule 16(1)-A to the extent to include sub-letting of industrial plot/building for opening of offices of State/Central Government Departments as supportive use. However, other provisions of Rule 16(1)-A shall remain unchanged.

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



CHAIRMAN

Date: .2.2022

Place: Jaipur

