

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

Minutes of : 4/2021–Infrastructure Development Committee  
Venue : Udyog Bhawan, Jaipur  
Date : Friday, 22<sup>nd</sup> October 2021  
Commencement/Completion : 10.30 A.M./11.30 A.M.  
time of the meeting

**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 Sihag, 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 27<sup>th</sup> September 2021.**

The minutes of the last meeting of the Committee held on 27<sup>th</sup> September 2021 were confirmed.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 27<sup>th</sup> September 2021.**

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

**Item 3: Revision in Administrative Sanction for I/A Growth Centre, Phase –I, Abu Road.**

The Committee discussed the agenda and accorded approval of revision in Administrative Sanction from Rs. 253.06 lac to





Rs. 587.24 lac for development of newly planned land at industrial area Growth Centre, Phase-I, Abu Road, as per Annexure -A to the agenda note.

**Item 4: Ex-post-facto approval for revision in Administrative Sanction for I/A MTC, Phase III, Ajmer.**

The Committee discussed the agenda and accorded ex-post-facto approval of revision in Administrative Sanction from Rs. 238.04 lac to Rs. 507.15 lac for development of industrial area MTC, Phase-III, Ajmer, as per Annexure - A to the agenda note.

**Item 5: Ex-post-facto approval for Administrative Sanction for development of new I/A Jayal, District Nagaur Unit Nagaur.**

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of industrial area Jayal, Unit Nagaur, at an estimated cost of Rs. 2037.82 lac, as per Annexure - A to the agenda note.

**Item 6: Compliance of judgment and decree dated 18.5.1995 passed by the court of Addl. Civil Judge and Judicial Magistrate, Jaipur-2 in the Civil Suit No. 284/94 titled as "Ganpat Lal and Another's V/s RIICO.**

The Committee discussed the agenda in detail and directed to seek legal opinion from the concerned AAG Rajasthan looking to complexity of matter.

**Item 7: To insert a new provision in RIICO Disposal of Land Rules, 1979 relating to refund of EMD/Land premium amount, waiver of retention charges etc. in cases where applicant/allottee proprietor is expired before/after issuance of allotment letter.**

The Committee discussed the agenda and accorded approval for insertion of new provisions as Rule 23-G in RIICO Disposal of Land Rules 1979, as under:

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Rule 23-G: Relaxations in the applicable rules for the cases where the applicant/allottee proprietor is expired before/after issuance of allotment letter.

In those cases where the applicant/allottee proprietor is expired before/after issuance of allotment letter, as the case may be, then in such cases, Managing Director is authorized to approve refund of deposited amount, waiver of interest/retention charges etc. by relaxing the relevant provision of the rules in favour of the legal heir(s) of the deceased applicant /allottee proprietor as under:

- (i) Refund of EMD.
- (ii) Refund of deposited premium amount/land cost without any deductions in case of surrender of allotment of plot.
- (iii) Waivers of interest on outstanding dues up to the date of deposition of principal dues in one go.
- (iv) Waiver of retention charges leviable for granting time extension to utilize the plot for the period from scheduled/earlier extended date and up to maximum one year from the date of application.

**Item 8: Guidelines for issuing NOC to the financial institutions in respect of switching over of loan by way of mortgage of lease agreement for availing financial assistance or collateral security by the allottee of the plot.**

The Committee discussed the agenda and accorded approval to the guidelines for the unit offices for issuing NOC to the financial institutions for switching over the loan by way of mortgage lease agreement for availing financial assistance or collateral security by the allottee/lessee of the plot. Accordingly, the draft circular annexed as Annexure-B to the agenda note was also approved.

**Item 9: Partial amendment in one of the provisions of e-Auction rules related to payment of 25% 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, with certain modifications, as follows:

Clause no. of e-Auction rule	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 Unit Head may grant time extension/regularize delay period up to 30 days for deposit of such amount with interest @ <b>11% per annum</b> beyond the stipulated period.</p> <p>Provided further that the Managing Director may grant further time extension/regularize delay period up to 30 days beyond the above 30 days period on payment of interest @ <b>11% per annum</b> subject to clear recommendations made by Unit Head concerned and on merit of the case.</p>

The Committee also accorded approval for amending the relevant terms and condition of payment in the modalities for e-Auction Rules in RIICO Disposal of Land Rules 1979.

**With the permission of the Chair, the following agenda notes were also taken up for consideration:**

**Item 10: Providing funds to Gram Panchayats to facilitate obtaining NOC from Panchayats for allotment of pasture (Charagah) land.**

The Committee discussed the agenda, and in pursuance to decision taken by IDC in its meetings held on 9.6.2011 and 5.9.2011, and

to facilitate obtaining NOC from Panchayats for allotment of pasture (Charagah) land by way of offering 10% premium amount of the pasture land to be paid by RIICO for development works in the area falling under the jurisdiction of Gram Panchayat concerned; the Committee accorded approval for payment of additional amount equivalent to **10% of the premium to be paid by RIICO towards Pasture (Charagah) land** to the concerned District Collector.

**Item 11: Administrative Sanction for development of Fintech Park, at Jaipur.**

The Committee discussed the agenda and observed that the development in this Park will be made vertically, unlike in case of other industrial areas being developed by the Corporation, therefore, there would be substantial pressure on the roads, drains, power & water supply schemes, sewerage systems and additional expenditure has to be incurred on watch & ward etc.. The Committee therefore directed that the cost of development of the Fintech Park be re-worked out. As the land use in this Park would be for **multiple activities related to Fintech**, therefore, it was further directed that the allotment rate would be four times of the allotment rate so worked out as per the prevailing norms of the Corporation, as an exception.

**Item 12: Partial amendment in the existing provisions of Rule 17-(B) (ii) (a) of RIICO Disposal of Land Rules, 1979 related to sub-division of the allotted plot.**

The Committee discussed the agenda and accorded approval for partial amendment in the existing provisions of Rule 17-(B) (ii) (a) as follows:



<b>Existing Provision</b>	<b>Amended provision</b>
"Sub-division of the original plot will be allowed maximum in four parts in phases. However, subsequent sub-division of transferred sub-divided plot will not be permitted".	Sub-division of the original plot will be allowed maximum in four parts in phases. However, subsequent sub-division of transferred subdivided plot will not be permitted.  Provided that subsequent sub-division of the transferred sub-divided plot may be permitted if sub-divided plot/land is proposed to be transferred and merged into adjoining plot for the purpose of expansion related activities of the existing unit on adjoining plot.

**Item 13: Regarding decision on the representation of Medical Design India Pvt. Ltd. and Usha Air Conditioners & Refrigerator Prop. Shri Varun Khandelwal for re-allotment of plot no. F-28 (N), Malviya Industrial Area, Jaipur under Rule 24 (4) of RIICO Disposal of Land Rules, 1979.**

The Committee discussed in detail the facts brought out in the agenda note as well as the representations/applications of Medical Design India Pvt. Ltd. through Shri Anil Kumar Tambi dated 14.12.2020 and request dated 24.12.2020 of Shri Varun Khandelwal Prop. Usha Air Conditioners & Refrigerator filed in terms of judgement dated 7.12.2020 by Division Bench of Hon'ble High Court Jaipur.

After detailed discussion, the Committee found that both the applicants have mentioned misleading facts in their respective applications in support of their claims however the same are contrary to the records. It was further observed that there is no merit in both the representations/applications for re-allotment of plot no. F-28(N) Malviya Industrial Area, Jaipur under Rule 24(4) of RIICO

Disposal of Land Rules, 1979, accordingly, both the requests were rejected.

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



**CHAIRMAN**

