

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

Minutes of : 2/2023–Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Friday, 26th May 2023
Commencement/Completion: 10.30 A.M./11.30A.M.
time of the meeting

Present :

Shri Kuldeep Ranka	Chairman RIICO
Smt. Veenu Gupta	ACS (Industries & Commerce)
Shri Sudhir Kumar Sharma	Managing Director RIICO
Shri Rajesh Kumar Meena	Managing Director RFC – Special Invitee

Shri D.K. Sharma, Secretary was in attendance. Shri Arun Garg, Advisor (Infra.) and Shri Manish Shukla, Financial Advisor 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.

Leave of absence: The Committee granted leave of absence to Shri Mahendra Kumar Parakh and Shri Omprakash Kasera.

Item 1: To note the minutes of last meeting of the IDC of the Board held on 14th February 2023.

The minutes of the last meeting of the Committee held on 14th February 2023 were noted and confirmed.

Item 2: Action taken report on the decisions of the previous meeting of the committee held on 14th February 2023.

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

- 1. Proposed settlement with Khatedars pertaining to land acquisition for expansion of industrial area Boranada:** The Committee was informed that presently status quo order of the Hon'ble High Court is on acquisition of only 581 Bigha land. The Committee suggested that learned Advocate General Rajasthan may be engaged to plead the case before the Court.

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2. **Allotment of land by government in lieu of transfer of land of I/A Ratangarh due to shifting of broad gauge railway line:** The matter be pursued with Revenue Department for allotment of land as per decision of the earlier decision of the Revenue Department.
3. **Development of Medical Device Park at I/A Boranada Extension:** Vigorous marketing of the park be done to bring-in anchor investors. Discussions may also be held with big suppliers of RMSCL to attract them to establish units in the Medical Device Park.

Item 3: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Tholai, Tehsil Jamwaramgarh unit office Jaipur(R).

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Tholai, Tehsil Jamwaramgarh unit office Jaipur(R), at an estimated cost of Rs. 5017.55 lac, as per details at 'Annexure-A' to the agenda note.

Item 4: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Nadol Phase-I, Tehsil Desuri, unit office, Pali.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Nadol Phase-I, Tehsil Desuri, unit office, Pali at an estimated cost of Rs. 1674.97 lac, as per details at 'Annexure-A' to the agenda note.

Item 5: To make a provision/explanation in the Form-J appended with RIICO Disposal of Land Rules, 1979 to the effect that no transfer fee shall be levied from the sub-lessees of the SPV for sub-leasing of land in cases of allotment of land to the SPV/Companies for development of the Cluster.

The Committee discussed the agenda and accorded approval for incorporation of following explanation just below the existing

  

provisions of rule (A)-3.1 of the Form-J appended with RIICO Disposal of Land Rules, 1979:

Explanation: No transfer fees shall be levied from the sub-lessees /members of the SPV for sub-leasing of land by the SPV to whom land is allotted on the sub-lease basis, however, subsequent purchasers of sub-lease hold rights have to pay the transfer fees as per rules.

The Committee further directed that this relaxation shall be applicable only on those cases where land was allotted to SPV as per the notified scheme of GoI and where, there is a provision of sub-lease in the scheme.

Item 6: To review the Continuous Production Incentive Scheme-2013.

The Committee discussed the proposal brought out in the agenda note. The Committee was informed that in case of seven backward districts of the State a higher benefit/rebate @ 50% is admissible as against 25% under Continuous Production Incentive Scheme-2013.

In view of above, the Committee accorded approval to discontinue the captioned scheme in respect to all the industrial areas for the allotment of industrial plots to be made w.e.f. 01.06.2023.

Item 7: Sub-division of plot no. SP-47 measuring 44101.17 sqm. at industrial area SKS Reengus, Sikar – Reviewing the condition imposed earlier by the constituted committee.

The Committee discussed the agenda and noted that the condition imposed by the Constituted Committee in its meeting held on 21.8.2012 was beyond the then prevalent rules, and further as per the present provision in Rule 17-E.2(iii) sub-division in phases is permissible.

In view of above, the Committee accorded in-principal approval of decision taken by the Land Plan Committee in its captioned matter in

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its meeting held on 28.03.2023 for further sub-division of plot retained with allottee, by reviewing the condition imposed earlier by the Constituted Committee.

Item 8: De-reservation of half of area of land of Industrial Area Sathana, District Ajmer from Ceramic Industries to plan the same for General Industries.

The Committee deferred the agenda with a note to check from the concerned Gas Company about their plans to supply gas in this industrial area or nearby areas.

Item 9: Review of the decision taken by the IDC vide item 6 of its meeting held on 24.08.2018 in case of JBS Alloy & Steel Pvt. Ltd., Industrial Area Growth Centre, Phase-II, Abu Road for consideration of time extension for commencement of production activity.

The Committee discussed the agenda and accorded approval to partially review the decision taken by IDC vide item (6) of its meeting held on 24.08.2018 to the extent that the action for cancellation of allotment be kept in abeyance till 31.08.2023 so that allottee may take action for commencement of production activity of Steel Tube manufacturing to avail benefits under RIICO Amnesty Scheme-2023. In case of failure to commence production activity on the plot up to 31.08.2023, action for cancellation of allotment will be taken as per rules by the Corporation. However, no change of product will be allowed.

Item 10: Partial amendment in the provision of rule 6(A) of RIICO Disposal of Land Rules, 1979 related to policy for allowing change of product in product specific zones of RIICO industrial areas.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provision of rule 6(A).1(i) of RIICO Disposal of Land Rules, 1979 as under:

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Existing provision	Amended provision
Allottee should have commenced production activity as per the original allotment at least 3 years before applying for change of product.	Allottee should have commenced production activity as per the original allotment at least 18 months before applying for change of product provided that the industrial area is also declared developed before 10 years from the date of such application.

However, in order to avoid likely misuse of the amended provision, the Committee revised the requisite charges from existing 5% to 10% of the prevailing rate of the industrial area concerned for application between 18 months to 36 months of production, for more than 3 years existing charges will be payable.

Item 11: To recover 50% upfront rebate allowed to the Company - Bhagwati Products Limited in rate of allotment in EMC zone at industrial area Karoli, Bhiwadi.

The Committee discussed the agenda, and considering the fact that the captioned allottee company wishes to avail benefit under RIICO Amnesty Scheme 2023, accorded approval for the following:

- (a) Authorizing the Unit Head concerned to first verify the entitlement of the allottee company as per the provisions of continuous production scheme in accordance with the office order No. IPI/P-6/Policy/05/2013/5437 (10/2015) dated 16.03.2015.
- (b) The allottee company shall withdraw the pending writ petition for availing the relief under RIICO Amnesty Scheme-2023, after being intimated of the decision to the allottee in the matter.
- (c) Unit Head concerned be advised to issue a single comprehensive demand notice after ensuring as per (a) & (b) above for recovery of 50% special upfront rebate allowed in rate of allotment of land from the company with interest as per IDC decision dated 24.08.2018 and after allowing rebate on the interest amount as per RIICO Amnesty Scheme-2023 and adjustment of the amount of premium of land to be reimbursed to the company as per RIICO Continuous Production Incentive Scheme.

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Item 12: Matter related to payment of premium of land for allotment of institutional plot no. 3, measuring 15,271 sqm at FINTECH Park, Jaipur in favour of RajCOMP Info Services Ltd, a Government of Rajasthan Undertaking, for setting up institutes viz. Rajasthan Institute of Advance Learning (RIAL) and Rajiv Gandhi Knowledge Service & Innovation Hub.

The Committee discussed the agenda and authorized the Managing Director of the Corporation to further discuss the aspects of cost of land and interest, if any, payable thereon, with the Managing Director RISL and put up the agenda before IDC for decision in the matter.

Item 13: Revision in Administrative Sanction for development scheme of Industrial Area Bithan Phase-I, District Jalore.

The Committee discussed the agenda and accorded approval for revision of Administrative Sanction for development of Industrial Area Bithan Phase-I, District Jalore from Rs. 996.83 lac to 1443.88 lac, as per Annexure-A to the agenda note.

The following agenda items, taken up with the permission of the Chair and the unanimous consent of directors present in the meeting, were approved unanimously.

Item 14: Execution of project approved under "PM Gatishakti" Industrial Area Light, Heavy and Marudhara I/A Jodhpur (Rajasthan) - Providing, laying and joining of conveyance system of carrying of waste water from textile industries of light, heavy and Marudhara industrial area at Jodhpur to common effluent treatment plant at Sangaria, Jodhpur through RUIDP as deposit work.

The Committee discussed the agenda and accorded ex-post-facto approval for :

1. engaging RUIDP for execution of the project entitled "Industrial Area Light, Heavy and Marudhara Industrial Area Jodhpur (Rajasthan) - Providing, laying and joining of conveyance system of carrying of

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waste water from textile industries of Light, Heavy and Marudhara Industrial Area at Jodhpur to common effluent treatment plant at Sangaria, Jodhpur" as deposit work having estimated cost of Rs. 17.98 cr. plus consultancy & supervision charges.

2. to release full amount of Rs. 17.98 cr., i.e. 100% of the estimated cost, as an advance to RUIDP.

The Committee further accorded approval to bear the remaining cost of the project Rs. 5.83 cr. by RIICO and also to provide the consent to RUIDP for execution of the project on revised cost envisaged by RUIDP i.e. Rs. 23.81 cr. including agency charges @ 9% of estimated cost of project.

Item 15: To make provision under Rule 21 of RIICO Disposal of Land Rules, 1979 regarding transfer of leasehold rights after commencement of production activity with such changed product for which relaxation in minimum 20% constructed area requirement is provided in the rule.

The Committee deferred the consideration of the agenda with a note to further examine the issue to block likely misuse of the proposed amended rule.

Item 16: To consider allotment of 25% of developed land to the khatedars/ interested persons towards 1.60 ha. land used for industrial area Bagru (Extn) Jaipur under the generic policy framed by the IDC for compensating deprived khatedars whose land has been taken in possession by RIICO without making payment of compensation.

The Committee discussed the agenda, and in the light of the legal opinion given by the learned Advocate General Rajasthan, decided for accepting surrender of Khatedari as well as Gair-khatedari rights of the subject land in favour of the State Government and in-turn allotment of land by the

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State Government in favour of RIICO. The Committee further accorded approval for the following:

1. Reviewing the earlier decision passed in the meeting of the IDC held on 12.5.2016 to the extent of the acquisition of 1.60 ha. of private land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
2. Ex-post-facto approval for allotment of 20% industrial + 5% commercial developed land in the land reserved for Khatedars and Gair-Khatedars in industrial area Bagru Extension under the aforementioned policy, in order to compensate the khatedars/gair khatedars in lieu of cash compensation of their land **subject to the condition that rights of Gair-Khatedars are accepted by the Tehsildar Sanganer by way of surrender of their respective land.**

Item 17: Allotment of 700 sqm mtr. of land in industrial area Bindayka (Jaipur) pursuant to the resolution passed by the IDC in its meeting held on 24.3.2022 with commercial land use.

The Committee deferred the consideration of the agenda with a note that the issue of allotment of land for commercial use and other similar cases be first examined and put up before the Committee to take a holistic view in the matter.

Item 18: To accord permission for allotment of 1 (one) land of khasra no. 857 of village Gothra (Nawalgarh: Jhunjhunu) for the building of a Police Station in compliance with Budget Announcement (2023-24), which is part of the allotted land to Shree Cement Ltd.

The Committee discussed the agenda and, in view of request received from the District Collector Jhunjhunu, accorded approval to allot 01 (one) ha. of industrial land of khasra nos. 857 of village Gothara (Nawalgarh)

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for construction of a building for Police Station on mainly the following terms & conditions, apart from the general terms and conditions:

1. That allotment of said land would be made on a token premium of Rs. 1/- to the Home Department through Superintendent of Police, Jhunjhunu for the Police Station on a lease basis for a residual period of 99 years.
2. That the said land should be used only for the building of the Police Station and staff quarters and no other use shall be permitted, otherwise, the land shall revert to RIICO without payment of any cost.
3. That expenditure to be incurred on execution and registration of the lease agreement towards the said one-hectare land and construction of building thereon shall be borne by the Allottee Department.
4. That the Allottee Department shall abide by the provisions of RIICO Disposal of Land Rules, 1979 as amended from time to time.
5. That neither any cost shall be refunded to Shree Cement Ltd. (SCL) towards the aforesaid 01 (One) hectare land of Khasra no. 857 of village Gothara nor SCL shall raise any demand/claim for any alternative land in lieu of aforesaid one-hectare land as SCL has given its consent for allotment.
6. That aforesaid land shall be surrendered by SCL in favour of RIICO and the Amended Lease Agreement for the remaining land measuring 140.30 hectares shall be executed by SCL with RIICO on its cost and expenses.
7. That RIICO shall not be answerable for any changes in the planning and execution of the cement plant due to the surrender of said one-hectare land for the Police Station.

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


CHAIRMAN

