

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

Minutes of Committee : 5/2017 – Infrastructure Development
Venue : Udyog Bhawan, Jaipur
Date : 13th October 2017
Commencement/Completion time of meeting : 11.00 A.M. / 12.05 P.M

Present :

Shri Rajeeva Swarup	Chairman
Shri Kunji Lal Meena	Commissioner Industries
Dr. Tina Soni	MD, RIICO & Commissioner (Inv. & NRI)
Shri Anoop Khinchi	MD, RFC

All the above directors were present throughout the meeting.

Shri D.K. Sharma, Secretary was in attendance. Ms. Anupama Sharma, Financial Advisor; Shri Vijay Pal Singh, Advisor (Infra.); Shri Rajan Kapoor, GM (Civil), Shri S.K. Gupta, Sr. DGM (P&D); Shri D.K. Sharma, Sr. DGM (P&D) and Shri Sanjay Waghmare, STP, were also present.

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

The Secretary informed that due to some urgent matters requiring approval of the Committee, it was directed to convene the meeting as well as circulate the agenda notes at less than seven days time. The members were requested to condone the issuance of notice and circulation of agenda notes at shorter notice.

All the members present in the meeting unanimously agreed to waive the minimum notice period requirement for convening the meeting, as well as circulation of agenda notes and take up these items for consideration and approved unanimously.

Item 1: To note the minutes of the last meeting of the Committee held on 29th August 2017.

The Committee noted the minutes of the last meeting of the IDC held on 29.8.17. The comments sent by the then MD were also brought to the notice of the Committee. The Committee reiterated that the minutes issued were full in conformity with the deliberations held in the last

meeting. The members also expressed surprise at the comments submitted by the then MD which lacked conceptual understanding in regard to an advanced system for online land allotment. The officers present in the meeting also agreed that the system of land allotment currently applicable in RIICO is not fully online. Processing of the case and correspondence with the head office is still on file. All other issues raised have been suitably addressed in the minutes. It was decided that the comments received are not pertinent or relevant and may be filed.

As regards item 6 (f) of the minutes of the Committee held on 29th August 2017, the Committee decided that in the policy point no. (f) be renumbered as (f.1) and a new point (f.2) be inserted as below:

(f.2) If the concerned agency is a State or Central Government Department/Undertaking/Agency/Body including the Urban Local Body and has awarded an infrastructure project, a part of which comprises works related to laying of utilities/sewer line in RIICO area along with restoration of infrastructure, it may not be possible to segregate the work separately allocable to RIICO industrial area. In these circumstances the concerned agency may be allowed to undertake the restoration/reconstruction work subject to the following conditions:

- i. The concerned agency shall release the payment allocable to the contract awarding work in RIICO industrial area to the contractor engaged by them only after satisfactory completion of the restoration/reconstruction of infrastructure and certification to that effect by the RIICO Unit Head concerned.
- ii. The concerned agency would ensure that the contractor is liable for removal of defects and keeping the restoration/reconstruction works in satisfactory condition throughout the defect liability period as specified in the contract of related project through the contractor.
- iii. The concerned agency would refund the security deposit of the respective contractor after obtaining the certificate of Unit Head with regard to its satisfactory conditions during the defect liability period as specified in the contract of related project.

Item 2: Insertion of new Rules in RIICO Disposal of Land Rules, 1979 for issuing NOC to the applicants who apply under provisions 1C (i) & 1C(ii) of Chief Minister's Jan Awas Yojna-2015 as amended on 03.04.2017 related to RIICO.

The Committee discussed the agenda and decided that the procedure for issuing NOC under provision 1C(i) of Chief Minister's Jan Awas Yojna-2015, as amended on 03.04.2017, will be as per Annexure-1 and the procedure for issuing NOC under provision 1C(ii) of Chief Minister's Jan Awas Yojna-2015, as amended on 03.04.2017, will be as per Annexure-2, of the agenda note with a minor amendment that CGM/GM(Inv.) will confirm that there are no outstanding term loan/equity dues of RIICO against the applicant.

The Committee further decided to insert Rule 19(A) in RIICO Disposal of Land Rules, 1979, as under:

Rule 19A: Issue of NOC for cases under Chief Minister's Jan Awas Yojna-2015 (CMJAY-2015), as amended on 03.04.2017.

NOC may be issued for the cases covered under provision 1C(i) & 1C(ii) of CMJAY-2015 as amended on 03.04.2017 and subsequent amendments from time to time.

The procedure for issue of NOC under provision 1C (i) & 1C (ii) will be as per Form-'M' and Form-'N' respectively, appended to the Rules.

Item 3: Delegation of powers to Unit Heads for disposal of pending matters during "Special Drive" to be organized from 16.10.2017 to 30.11.2017.

The Committee discussed the agenda and was informed that a review meeting of Unit Heads is scheduled on 16.10.2017 wherein issues related to the grievances of entrepreneurs, pending matters at HO besides other issues will be discussed. As additional issues may come up for discussions/decisions, the Committee authorized the Managing Director to decide/delegate powers, in respect thereof, to the Unit Heads during the period of Special Drive, with prior approval of the Chairman. In view of above, the duration of Special Drive was decided to be from 23.10.2017 to 30.11.2017. The Committee also observed that regularization of strip of land/excess land more than 10% of total area allotted originally, particularly in case of large size plot, may be

substantial. Therefore, the Committee decided that Unit Heads shall be delegated with the powers of MD to regularize strip of land/excess land in accordance with the provisions of rule 12(B-2) (3) only for the originally allotted plot having area upto 2000 sqm. For larger size plot, the matter will be referred to HO.

After discussion, and in order to ensure early disposal of pending matters, the Committee accorded approval to delegate the following powers conferred presently with Managing Director, to Unit Heads during Special Drive to be organized from 23.10.2017 to 30.11.2017:

(i) Time extension for payment of cost of land:

All the unit heads will be empowered to accept the delayed payment with interest under rule 23-A (3) (except for allotment made under rule 3(W)), irrespective of period of default, subject to fulfillment of following parameters:

- (a) Plot is already utilized/commenced the activity and verified by the unit head as per rules and plot is not cancelled; or
- (b) Construction has been commenced on the allotted land; or
- (c) Plot could not be utilized due to death of allottee.

(ii) Time extension for delay in commencement of activities for which the plot is allotted.

All the unit heads will be empowered to grant the time extension under rule 23-C (1.1) (Except for allotment made under Rule 3(W)), in cases wherein 5 years or more period for completion and commencement of activity has already expired (as on 31.07.2014) and the plot has not been utilized by the Allottee.

(iii) Regularization of Strip of Land/Excess Land:

All the unit heads will be empowered to regularize the strip of land/excess land in accordance with provision of Rule 12(B-2) (3) of RIICO Disposal of Land Rules, 1979 wherein a strip of land/excess land is in possession of the Allottee and it is more than 10% of the total area allotted originally, subject to fulfillment of other stipulations/definition of strip of land as mentioned in the cited rule 12 (B).

However, regularization of strip of land/excess land at the level of Unit Head will be permissible only for the originally allotted plot

having area upto 2000 sqm. For larger size plot, the matter will be referred to HO.

Item 4: Ex-post-facto approval of the decision taken by the management on the process followed for sub-division and transfer of 15,000 sqm. land from Imasen Manufacturing India Pvt. Ltd. to Mikuni India Pvt. Ltd. at Japanese Zone, NIC (M), Neemrana.

The Committee discussed the agenda and accorded ex-post-facto approval of the procedure adopted for sub-division and transfer of 15,000 sqm. land from Imasen Manufacturing India Pvt. Ltd. to Mikuni India Pvt. Ltd. at Japanese Zone, NIC (M), Neemrana.

The Committee further noted that following agenda item was 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, take up this item for consideration and approved unanimously:

Item 5: Regarding provision of extending additional FAR and providing Green Building Incentives for promotion of Green Buildings in Industrial Areas.

The Committee discussed the agenda and, in order to promote energy efficiency and conservation of natural resources by constructing green building, accorded approval for adopting provision provided by UDH in letter dated 23.09.2014, and for subsequent amendments from time to time. Requisite provision be incorporated in Building Regulations as provided in RIICO Disposal of Land Rules, 1979.

The Committee further recommended to the Board for allowing Green Building Incentive of Rs. 1 lakh for loan upto Rs. 5 crores and of Rs. 2 lakhs for loan above Rs. 5 crores availed from RIICO, to any unit that builds 'Green Building' for its industry, on providing certificate as per point No. 1 (i) & (ii) of UDH letter dated 23.9.2014.

GENERAL OBSERVATION

The Committee was informed that numerous representations are being received from the entrepreneurs, industries associations and other stakeholders complaining about non-acceptance of payment of Corporation dues through the instrument of Cheque/DD on the pretext that the Corporation has gone cashless/digital. This has not only created inconvenience to those who deal with the Corporation but has also created a lot of accounting issues as financial

transactions done through digital mode could not be reconciled for the want of complete implementation of ERP software. In view of above, the Committee directed that though financial transaction by means of digital mode be promoted, however, transaction done through Cheque/DD may not be refused since these modes of payment are also in the "Cashless" category. Office Orders issued earlier in this regard be suitably amended.

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

CHAIRMAN