

RIICO LIMITED, JAIPUR

CIN-U13100RJ1969SGC001263

No. A.3(2)5/266/19

Dated 15th January 2020.


All the members

Dear Sir/Madam,

Minutes of 3/2019 meeting of the Infrastructure Development Committee of the Board of the Corporation held on Monday 30th December 2019 at 3.00 P.M. are sent herewith for your kind perusal and record please.

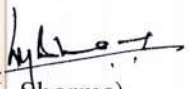
Thanking you,

Yours faithfully,


(D.K. Sharma)
Secretary

Encl.: As above.

Copy to: 1. Financial Advisor.
2. Advisor (Infra).
3. DGM(Computer) to host the minutes on the website.


(D.K. Sharma)
Secretary

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

Minutes of : 3/2019 –Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Day & Date : Monday, the 30th December 2019
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. Urmila Rajoria	MD RFC

All the above directors were present throughout the meeting.

Shri D.K.Sharma, Secretary was in attendance. Shri Ashok Pathak, Financial Advisor; Shri Pukhraj Sen, Advisor (Infra); Shri R.K. Limba, GM (Finance); Shri Rajendra Singh, GM(Civil) 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 last meeting of the Committee held on 6th August 2019.

The minutes of the last meeting of Committee held on 6th August 2019 were confirmed and signed by Chairman.

Item 2: To note the Resolution passed by circulation regarding Re-constitution of the sub-committee formed by the IDC vide item (4) of its meeting held on 6th August 2019.

The Committee noted the following Resolution passed by circulation which shall be deemed to have been passed on 6th December 2019:

RESOLUTION No. 1/2019:

“**RESOLVED** that approval be and is hereby accorded to review the decision of the IDC earlier taken vide item (4) of its meeting held on 06.08.2019 and to re-constitute the sub-committee comprising of MD, RIICO; MD, RFC & Commissioner, Industries to examine the issue

regarding policy decision for fixing rate of allotment to be considered for computation of various charges i.e. retention charges, sub-division charges, transfer charges in cases where land has been allotted stand alone on undeveloped basis to the private companies in light of the terms and conditions of MOU/ Terms of allotment, and give its recommendation. The recommendations of the sub-committee will be placed before the IDC for consideration and approval.”

Item 3: Partial amendment in the existing provision of Rule 3(G)-23 of RIICO Disposal of Land Rules, 1979 related to allotment of land for setting up of CNG Station.

The Committee discussed the agenda and accorded approval for amendment in the existing Rule 3(G)-23 related to allotment of land for setting up of CNG Station, of RIICO Disposal of Land Rules, as under:

Existing provision	Amended provision
<p>In unsaturated Industrial Area: At four times of prevailing rate of allotment of the industrial area concerned.</p> <p>In Saturated Industrial Area: At four times of the prevailing rate of allotment of the industrial area concerned or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to commercial use, whichever is higher. 10% corner charges, if applicable, shall be charged extra.</p> <p>The Managing Director is authorized for allotment of land for this purpose to RSPCL GAIL GAS Ltd. on preferential basis.</p>	<p>Allotment of land(planned plot or plot planned by re-planning of industrial/service area land) to Public Undertaking/ Private Companies will be made at four times of the prevailing rate of allotment of the industrial area concerned or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to commercial use, whichever is higher. 10% corner charges, if applicable, shall be charged extra.</p> <p>Provided that the applicant company should have grant of authorization by State Government/ Petroleum & Natural Gas Regulatory Board for undertaking city gas distribution network in the concerned region.</p> <p>The Managing Director is authorized for approving allotment of land for</p>

this purpose on preferential basis.

Note:

If request is made by the Applicant Company to allot planned commercial/ residential/ institutional plot for CNG Station then allotment of such planned plot for CNG Station will be considered at the reserve rate decided by the Reserve Price Fixation Committee headed by the Managing Director.

Item 4: Amendment in the relevant Rules of RIICO Disposal of Land Rules, 1979 to implement system of levy of one time Economic Rent instead of on annual basis.

The Committee discussed the agenda and accorded approval for amendment in the existing Rule 9 & 10 of RIICO Disposal of Land Rules 1979, as under, with a slight modification that the existing allottees would have an option to continue to pay the economic rent on annual basis:

Rule	Amended Rule
9	<p>Period of Lease and Economic Rent: The lease will be granted for a period of 99 years on payment of annual economic rent that may be prescribed by the Corporation from time to time. The lease period shall be commenced from the allotment date and obligations & liabilities under lease agreement shall be deemed to have commenced from that date.</p> <p>The economic rent by new allottees, with effect from 01.01.2020, shall be deposited one time in lump sum amount equal to the economic rent of 10 years calculated as per the rates applicable/prevaling on the date of payment, at the time of deposition of initial 25% payment towards land allotment premium.</p> <p>In case of existing allottees i.e. upto 31.12.2019, the economic rent will be deposited one time in lump-sum equivalent to 10 years rent, in addition to old outstanding economic rent along with interest when allottee approaches for the same. However, the existing allottees would have an option to continue to pay</p>

	the economic rent on annual basis as per prescribed rate.
10	<p>Revision of Economic Rent: The Corporation reserve the right to revise the rate of economic rent in every 5 years period, however the rent enhancement at each revision shall not exceed 25% of the rent payable for the period immediately preceding the revision. The quantum of rent determined by the Corporation shall be final, conclusive and binding on the allottee and it shall not be questioned in any court of law or otherwise.</p> <p>Prevailing rates of Economic Rent are available at Form "F".</p>

Item 5: Ratification of the order dt. 18.01.2018 issued as per decision taken by the management for implementation of Solid Waste Management Rules, 2016 and E-Waste Management Rules, 2016 in RIICO Industrial Areas.

The Committee discussed the agenda and accorded approval for ratification of office Order No. IPI/P-3/24(F)-1/1728 dated 18.01.2018 issued for implementation of Solid Waste Management Rules, 2016 and E-Waste Management Rules, 2016 in RIICO Industrial Areas. The Committee directed that no cancellation of plot shall be done by the Unit Head merely on pretext of non-removal of Solid Waste and e-Waste from outside of its demised premises.

Item 6: Allotment of land for establishment of Common Facility Center (CFC) to the SPV of Clusters of Micro & Small Enterprises in RIICO Industrial Areas.

The Committee discussed the agenda and constituted a Sub-Committee of MD RIICO and Commissioner Industries to examine the agenda and give its recommendation as regards to the size of plot, time zone of implementation, vesting of title after expiry of lease period, renewal of lease, terms and conditions etc; and give its recommendations.

Item 7: Review of IDC decision dated 05.12.2011 related to time extension without retention charges in the matter of M/s. Shree Ganesh Engineering Works, Plot No. G-1274(C), industrial area, Rampur Mundana.

The Committee discussed the agenda and, in view of the provisions of existing rules that the allottee of the industrial plot is allowed a period of three years from the date of possession or execution of lease agreement,

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whichever is earlier, to commence the production; decided that the effective date of allotment of plot in such cases should be reckoned from the date of handing over the possession of exchanged plot. This matter be decided accordingly.

Item 8: Ex-post-facto approval of the decision taken by the management to withdraw the Assurance Letter given to Continental Engines Limited for reservation of 25 acres land in Bhiwadi region as per IDC decision dated 13.08.2012.

The Committee discussed the agenda and accorded ex-post-facto approval to the decision of management to withdraw the assurance letter dated 25.05.2012 issued to Continental Engines Limited for reservation of 25 acres land in Bhiwadi region.

The Committee authorized the Managing Director for taking suitable action in other identical nature of cases, if any.

Item 9: Administrative Sanction for Development of new Industrial Area, Khoda, Distt. Ajmer.

The Committee discussed the agenda and accorded approval to the Administrative Sanction(AS) for development of new Industrial Area, Khoda, Distt. Ajmer, at an estimated cost of Rs.8441.12 lakh, as per the cost sheet attached to the agenda note. The Committee also authorized the MD to approve the downward revision of the AS, due to revision of the layout plan after removal of the peripheral road.

Item 10: Administrative Sanction for Development of new Industrial Area, Karanpura, Distt. Bhilwara.

The Committee discussed the agenda and accorded approval to the Administrative Sanction(AS) for development of new Industrial Area, Karanpura, Distt. Bhilwara, at an estimated cost of Rs.2688.29 lakh, as per the cost sheet attached to the agenda note. The Committee also authorized the MD to approve the downward revision of the AS, due to revision of the layout plan after removal of the peripheral road.



Item 11: Ex-post-facto approval to Additional Administrative Sanction for Upgradation of Infrastructure at Industrial area Ajeetgarh, Sikar under MSE – CDP Scheme of Government of India.

The Committee discussed the agenda and accorded ex-post-facto approval for Additional Administrative Sanction of Rs.533.51 lakh, for up-gradation of Infrastructure at Industrial Area, Ajeetgarh, Sikar.

Item 12: Development of new Industrial Area Chopanki Extension Tehsil Tijara (Alwar) in phased manner.

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

- i) To develop industrial area on 24.54 hectares acquired land which is presently available with the Corporation in first phase and this area would be known as Industrial Area Chopanki (Extension) Phase-I.
- ii) Whenever remaining land would be available, second phase be developed by the Corporation and be known as Industrial Area, Chopanki (Extension) Phase-II, by taking adequate measures for preventing encroachment on remaining land of the Corporation.

Item 13: Second Appeal filed by Sh. Ashit Jain, Director Nidhikamal Automobiles Pvt. Ltd. against the cancellation of plot no. B-302, 303 & 304, Industrial Area, Ajavmeru, Palra, issued by Unit Head Ajmer on 04.11.2014 and decision dated 30.04.2019 of First Appellate Authority (Chairman RIICO) under rule 24(2) (b) (2) (ii) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and also held discussions with the representatives of the appellant allottee company. After detailed discussions, decision on agenda item was deferred with a direction to put up again along with present site status.

Item 14: Action Taken Report on the decisions of the previous meeting of the Committee held on 6th August 2019.

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

Item 15: Partial amendment in one of the provisions of e-Auction rules related to payment of premium of land.

The Committee discussed the agenda and accorded approval for partial amendment in the provision of clause 3 (c) of e-Auction rules, as under:

Amended provision

In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited on account of EMD may be forfeited without affording any opportunity to the bidder.

Provided, if the bidder approaches for time extension to deposit the outstanding amount, then the Managing Director may grant time extension/regularize delay period upto 30 days for deposit of such amount with interest beyond the stipulated period.

Provided further that the Managing Director may grant further time extension / regularize delay period upto 150 days beyond the above 30 days period on payment of interest @ 18% p.a. depending upon merit of the each case.

The Committee further decided that the relevant terms and conditions of payment in the modalities of e-Auction, approved by the IDC earlier, will also get amended accordingly.

Item 16: Partial amendment in the existing provision of the Rule 3(H-1) of RIICO Disposal of Land Rules, 1979 related to preferential allotment of land to Departments/Undertakings/Organizations of the Rajasthan State Government for industrial purpose so as to incorporate Departments/Undertakings/Organizations of Central Government also.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provisions of Rule 3(H-1) of RIICO Disposal of Land Rules 1979, as under:

Amended provision

Preferential allotment of land to Departments/ Undertakings/ Organizations of the State / Central Government for industrial purpose:

Preferential land allotment for industrial purpose will be made to the Departments/Undertakings/Organizations of the State/Central Government at the following rates;

- (a) At prevailing rate of allotment of concerned industrial area in unsaturated industrial areas.

- (b) On highest auction rate of allotment of industrial plot or prevailing rate of allotment of the concerned industrial area, whichever is higher, in saturated industrial areas.
- (c) The Managing Director is authorized for approving the above land allotments.

Item 17: Partial amendment in the existing provision of Rule 3 (R) of RIICO Disposal of Land Rules, 1979 related to allotment of land to Warehousing & Logistics.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provisions of Rule 3(R)-2 & 3(R)-3 of RIICO Disposal of Land Rules 1979, as under:

Relevant provision under Rule 3(R)	Existing Provision	Amended provision
3(R)-2	<p>Rate of allotment: Warehousing and Logistics is classified as service enterprises. Land allotment for this purpose will be made at 1.5 times of prevailing rate of allotment of concerned industrial area in unsaturated industrial areas. However, if land allotment is made in saturated industrial areas then the reserve rate of auction (sealed bids) will be decided by 'Reserve Price Fixing Committee' headed by the Managing Director</p>	<p>Reserve rate of allotment for e-Auction: Warehousing & Logistics is classified as service enterprises. Allotment of planned plots for all type of warehousing, e-warehousing, fulfillment centers and modern warehousing will be made through e-Auction in all category of industrial areas (unsaturated/ saturated) at the reserve rate fixed by the Reserve Price Fixation Committee headed by Managing Director, subject to the condition that the reserve rate so fixed shall not less than 1.5 times of the prevailing rate of allotment of the concerned industrial area.</p>

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3(R)-3	<p>Procedure for land allotment:</p> <p>(a) In unsaturated industrial area: Applications will be invited after advertising the availability of plot in the news papers. IN case there being more than one applicants then allotment of plot will be made through draw of lots.</p> <p>(b) In saturated industrial areas: In saturated industrial areas, allotments will be made through auction by way of inviting sealed bids, keeping the reserve rate as decided by the 'Reserve Price Fixing Committee'.</p> <p>(c) Allotment of land to Central/State Warehousing Corporation/ Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd., (RSGSML): Allotment of plot to Central/State Warehousing Corporations/RSBCL and RSGSML will be made on preferential basis at the following rates:</p> <p>(i) In Unsaturated industrial area: 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p> <p>(ii) In Saturated industrial</p>	<p>Deleted</p> <p>Deleted</p> <p>(c) Allotment of land to Central/State Warehousing Corporation/ Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd., (RSGSML): Allotment of plot to Central/State Warehousing Corporations/RSBCL and RSGSML will be made on preferential basis, by dispensing with the e-auction procedure, at the following rates:</p> <p>(i) In Unsaturated industrial area: 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p>
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	<p>area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to warehousing & logistics/commercial warehousing, whichever is higher.</p>	<p>(ii) In Saturated industrial area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to warehousing & logistics/commercial warehousing, whichever is higher.</p> <p>(iii) Managing Director is authorized to approve allotment.</p>
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Item 18: To take a view for the Development of Industrial area, Kunjbiharipura in view of recommendation given by EAC, MoEF in their 214th meeting of Expert Appraisal Committee.

The consideration of the agenda item was deferred with a note that a Sub-Committee of MD RIICO; MD RFC; and Advisor (Infra.) to examine the issue in detail particularly stake of the Corporation already involved, status of environment clearance in light of Abdul Rehman Judgement and other connected cases.

Item 19: For taking appropriate view on de-acquisition of 112.243 Bigha Private Khatedari Land of Village Chak-14, SSW Kohla, District-Hanumangarh.

The Committee discussed the agenda and decided to reject the proposal for de-acquisition of 112.243 Bigha Private Khatedari Land of Village Chak-14, SSW Kohla, District-Hanumangarh.

With the permission of the Chair, the following agenda item was taken up for consideration:

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Item 20: Certain relaxations in the existing provisions of Rules in RIICO Disposal of Land Rules, 1979 as an "Amnesty Scheme".

The Committee discussed the agenda and in view of the fact that there is overall economic recession and slow-down in manufacturing sector, decided to launch an Amnesty Scheme with the following relaxation in the existing relevant rules of the RIICO Disposal of Land Rules, 1979:

(i) Waiver of interest on outstanding service charges:

In case of default in payment of outstanding dues of service charges, interest @ 14% p.a. was leviable which was reduced to 6% in the earlier Amnesty Scheme February 2009 in case of industrial areas developed by the Corporation whereas 100% waiver of interest was allowed in case of transferred industrial areas. In view of this background, the Committee accorded approval for waiver of interest to the extent of 75% of recoverable interest amount and decided as under:

If the allottee deposits the outstanding principal dues of service charges in one go latest by 31.03.2020 then the unit head may accept the above dues by waiving 75% recoverable interest on the outstanding principal dues. However, the cases wherein the outstanding dues with interest has already been deposited, shall not be re-opened.

(ii) Waiver of interest on outstanding Economic Rent:

If the allottee deposits the outstanding principal dues of economic rent in one go latest by 31.03.2020 then the unit head may accept the above dues by waiving 75% recoverable interest on the outstanding principal dues. However, the cases wherein the outstanding dues with interest has already been deposited, shall not be re-opened.

The proposal regarding waiver in the amount of applicable Transfer charges and retention charges may first be examined by a Committee of MD RIICO, MD RFC, FA RIICO and DGM(Law) RIICO.

GENERAL OBSERVATION:

The Committee observed that IDC in its meeting held on 6th August 2019, vide item 20, decided to charge the service charges at the reduced rate with effect from 1st April 2019, in case of 8 industrial areas falling in category-'C' where water supply scheme was planned/commissioned earlier but subsequently abandoned.

In view of the demand from the industrialists of these industrial areas to levy the service charges at the reduced rates from retrospective effect, the Committee formed a sub-group of MD RIICO; MD RFC; Advisor (Infra.) and FA, to examine the issue and give its recommendations.

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

CHAIRMAN

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