

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

**Minutes of** : 2/2019 –Infrastructure Development Committee  
**Venue** : Udyog Bhawan, Jaipur  
**Day & Date** : Tuesday, the 6<sup>th</sup> August 2019  
**Commencement/Completion time of meeting** : 3.00 P.M. / 4.00 P.M.

**Present :**

Shri Kuldeep Ranka	Chairman
Shri K.K. Pathak	Commissioner Industries
Shri Gaurav Goyal	MD, RIICO & Commissioner(Inv. & NRI)
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 1<sup>st</sup> March 2019.**

The minutes of the last meeting of Committee were confirmed and signed by Chairman held on 1<sup>st</sup> March 2019.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 1<sup>st</sup> March 2019.**

The Committee noted the position brought out in the agenda note. The Committee was informed that a separate agenda on the issue relating to de-acquisition of 112.243 ha. private khatedari land of village Chak-14, SSW; Kohla Distt, Hanumangarh could not be put up before the Committee in this meeting, which shall be put up in the next meeting of the Committee.

**Item 3: Policy for providing land measuring 6x6 ft on Rent-cum-License basis for establishment of a Dairy Booth in the services area of RIICO Industrial Areas.**

The Committee discussed the agenda and, in view of the announcement by the Hon'ble Chief Minister for establishment of 5000 new "Saras Dairy Booths", accorded approval for providing land measuring 6x6 ft on Rent-cum- License basis for establishment of a Dairy Booth in the services area of RIICO Industrial Areas. The Committee also accorded approval to the modalities of providing land on Rent cum-License basis for establishment of dairy booths, annexed as Annexure-C to the agenda note.

**Item 4: 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.**

The Committee discussed the agenda and, in order to have a considered view on the matter, formed a sub-committee of Commissioner Industries and Commissioner (Investment & NRI) to examine the issue in light of the terms & conditions of MOU/terms of allotment, and give its recommendations. The recommendations will be placed before the Committee for consideration and approval.

**Item 5: To insert a proviso in the RIICO Disposal of Land Rules, 1979 for taking action against the defaulter allottee who has dumped Solid waste generated by the industrial unit including Product Waste/Ash/Stone Cutting Waste/Stone slurry/Sludge/Rubbish/Debris etc., in ROW of roads.**

The Committee discussed the agenda and, in order to maintain cleanliness of the industrial areas, accorded approval for suitably inserting following provisions in RIICO Disposal of Land Rules, 1979 for taking action against the defaulter allottee who has dumped solid waste generated by the industrial unit including product waste/Ash/Stone cutting waste/Stone slurry/ Sludge/Rubbish/ debris/ raw material/finished goods/by products etc. in ROW of roads:

- i) Every plot allottee shall be fully responsible to keep the area of ROW clean falling between the frontage of his allotted plot and upto the central line of the road.

- (ii) A registered A/D notice will be served upon the such defaulter allottees by the officer concerned for removal of the waste/rubbish/raw material etc. dumped outside the allotted plot in the area of ROW falling between the frontage of the plot and upto the central line of the road, within 15 days and will also impose fine of Rs. 2500/- against the such allottee. A copy of the said notice will also be sent to the Industries Association concerned for its information. However, such notices will not be served upon units under possession of F.I/any agency and units closed at site for operation.
- (iii) Photographs of the dumped waste/rubbish/raw material etc. will be taken and same will be kept in record before issuance of the above said notice and imposing fine.
- (iv) If the dumped waste/rubbish/raw material etc. is not removed within the 15 days notice period, then it will be removed by the Corporation at the cost of the allottee concerned along with imposing fine again equivalent to 100% of the cost incurred for its removal.
- (v) The officer concerned shall issue registered A/D demand notice to the allottee to deposit the cost incurred for removal of the dumped waste/rubbish/raw material etc. along with fine imposed as above within 15 days. It will also be mentioned in the said notice that if the payment is not made by the allottee within the above time period then the amount shall stand as outstanding miscellaneous dues of the Corporation against the allottee in books of account and interest @ 12% p.a. will be charged on the said amount till date of deposition.

While approving the above agenda, the Committee also desired that the Corporation should also set standard of cleanliness of its industrial areas.

**Item 6: Partial amendment in the existing provision of Rule 3 (R) of RIICO Disposal of Land Rules, 1979 related to allotment of land for Warehousing & Logistics to the Central/State Warehousing Corporation/Rajasthan State Beverages Corporation Ltd. and also to include Rajasthan State Ganganagar Sugar Mills Ltd. under the said category.**

The Committee discussed the agenda and noted that Rajasthan State Ganganagar Sugar Mills Ltd. has requested for allotment of land in RIICO's industrial areas for construction of depots at par with Central/State Warehousing Corporations. After discussions the Committee

accorded approval for partial amendment in the existing provision of Rule 3(R).3(c) related to allotment of land to Central/State Warehousing Corporations as under:

Amended provision
<p><b>Allotment of land to Central/State Warehousing Corporation/ Rajasthan State Beverages Corporation Ltd (RSBCL) &amp; Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML):</b></p> <p>Allotment of plot to Central/State Warehousing Corporations/RSBCL &amp; RSGSML will be made on preferential basis at the following rates:</p> <p>(a) In unsaturated industrial area – 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p> <p>(b) 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 &amp; logistics/Commercial warehousing, whichever is higher.</p>

**Item 7: Review of earlier decision of IDC dt. 23.10.2015 and decision vide item (9) of its meeting dt. 12.12.2018 related to procedure of allotment and allowing prevalent general scheme of giving upfront rebate/back-end incentive in EMC, Karoli (Bhiwadi).**

The Committee discussed the agenda and reviewed its earlier decisions taken in the meetings held on 23.10.2015 and 12.12.2018 and accorded approval for the following:

- (i) To make allotment of industrial plots in EMC Zone through the process of e-Auction also to the ESDM Industries, in place of allotment on preferential basis dispensing with requirement of inviting application through the advertisement/ sealed bids at the rate of allotment of industrial area whatever applicable at the time of allotment.
- (ii) Not to allow 25% upfront rebate on auction rate for the industrial plots allotted through the process of e-Auction in non-saturated industrial areas including EMC Zone under Special scheme for investment of Rs. 100 crore and more.

(iii) The Grant-in-Aid received will be retained by the Corporation and used for development and maintenance of the industrial area.

**Item 8: For apprising the decision taken by the management in respect of the earlier decision taken by the IDC vide item (5) of meeting dt.24.03.2003 in case of Smt. Sita Choudhary (Khatedar) regarding allotment of land measuring upto 1000 sqm. at Vishwakarma Industrial Area (Extension), Jaipur.**

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

**Item 9: Partial amendment in the decision taken by the IDC vide item (3) of its meeting dt. 13.08.2012 related to reserving the industrial area Kanth-Kalwar (Extn.) for non-polluting use i.e. for Information Technology (IT), institutional, hotel and not to allow any manufacturing activities.**

The Committee discussed the agenda and accorded approval for partial amendment in the earlier decision taken by the IDC vide Item (3) of its meeting dated 13.8.2012, to the effect that industrial Area Kanth Kalwar (Extn.) be reserved only for non-polluting use, i.e. IT, Institutional, Hotel, Warehousing & Logistics and no manufacturing activity shall be allowed in this area.

The Committee also accorded approval that vacant plots already planned for IT Industry and plots to be re-planned for Institutional and Warehousing & Logistics uses out of these IT Industry plots in this industrial area Kanth Kalwar (Extn.) may be allotted by e-auction, dispensing with the procedure prescribed in the rules for respective uses.

**Item 10: Apprising the IDC with regard to approving revised format of e-auction notice by the Managing Director as per the authorization given by the IDC vide item (6) of its meeting dt. 02.02.2018.**

The Committee noted the position brought out in the agenda note. The Committee directed that there is no need to place such matters before the Committee for noting, in future.

**Item 11: Informing IDC about new Form of Lease-Agreement approved by the Managing Director for khatedars/interested persons to whom land was allotted in lieu of cash compensation and for residential plots allotted to other than khatedars.**

The Committee noted the position brought out in the agenda note. The Committee also reviewed its earlier decision to the extent that there is no need to inform IDC as regards to approval of Lease Agreement Forms or amendments made therein.

**Item 12: Regarding provision of parking in allotted industrial plot in wake of new Building Regulation.**

The Committee discussed the agenda and accorded approval for inserting a generic clarification for provision of parking under parking clause no. 9 of RIICO Building Regulations-2018 for Industrial building, as follows:

“Parking provision for additional BAR shall be permitted as per new Building Regulations keeping existing parking provisions as per earlier rules”.

**Item 13: Handing over existing water supply infrastructure to CETP Trust Balotra for use of re-cycled water of CETP including operation & maintenance.**

The Committee discussed the agenda, and in view of the directives of Hon’ble National Green Tribunal, New Delhi and also to facilitate supply of permeate water to the entrepreneurs of the area, accorded approval for handing over existing water supply infrastructure of the Corporation to M/s. Balotra Water Pollution Control Treatment & Research Foundation Trust (CETP Trust Balotra) for conveyance of permeate coming from RO plants for its re-use by industrial units of the area, and also for its operation and maintenance either by CETP Trust Balotra themselves or through by an outside agency. The Committee also accorded approval to the list of WSS structures at I/A Balotra proposed to be handed over, the terms & conditions on which the assets will be handed over to the Trust and the draft MoU to be executed between RIICO & CETP Trust, as enclosed as Annexure 4,5 and 6 respectively, to the agenda note subject to the condition that its operation and maintenance may be done either by CETP Trust Balotra themselves or through by an outside agency.

**Item 14: Administrative Sanction for development of new Industrial Area, Khoda, Distt. Ajmer.**

The Committee discussed the agenda and authorized the Managing Director to constitute a Committee at HO to examine the feasibility of the industrial area in light of nearby habitation and residential areas. The Committee shall also recommend which type of industries can be permitted in this area.

**Item 15: Administrative Sanction for development of new Industrial Area, Gajner, Distt. Bikaner.**

The Committee discussed the agenda and accorded approval to the Administrative Sanction for development of new Industrial Area, Gajner, Distt. Bikaner, at an estimated cost of Rs. 29,594.54 lakh, as per the cost sheet attached to the agenda note.

**Item 16: Additional Administrative Sanction for various infrastructure improvement works at Industrial Area, IPIA, Kota.**

The Committee discussed the agenda and accorded approval to the additional Administrative Sanction for execution of various infrastructure improvement works at Industrial Area, IPIA, Kota, at an estimated cost of Rs. 758.20 lakh, as per the cost sheet attached to the agenda note.

**Item 17: Additional Administrative sanction for various infrastructure improvements works at Industrial Area, Khushkhera, Bhiwadi-II.**

The Committee discussed the agenda and accorded approval to the additional Administrative Sanction for execution of various infrastructure improvement works at Industrial Area, Khushkhera, Bhiwadi- II, at an estimated cost of Rs. 928.94 lakh, as per the cost sheet attached to the agenda note.

**Item 18: Additional Administrative Sanction for various infrastructure improvement works at Industrial Area, Kuber (Extn.), Ranpur, Kota**

The Committee discussed the agenda and accorded approval to the Additional Administrative Sanction for execution of various infrastructure improvement works at Industrial Area, Kuber (Extn.), Ranpura, Kota at an estimated cost of Rs.1574.59 lakh, as per the cost sheet attached to the agenda note. The Committee also accorded approval for the revised

Reserve Price (Allotment Rate) of Rs. 2950/- psqm. of this area, for future allotment and also for all other purposes for all the allottees.

**Item 19: Approval for Revision in Administrative Sanction for I/A Salarpur, Bhiwadi-II.**

The Committee discussed the agenda and accorded approval for upward revision in the Administrative Sanction of I/A Salarpur from Rs. 1,02,512.46 lakh to Rs. 1,22,933.43 lakh, as per the cost sheet enclosed to the agenda note. The Committee also accorded approval for the revised Reserve Price (Allotment Rate) of Rs. 7200/- psqm. of this area.

**Item 20: Rate of service charges for Allottees for Financial Year 2019-20.**

The Committee discussed the agenda and also perused the recommendations of the In-house committee as regards to revision in service charges. After detailed discussions the Committee accorded approval, as follows:

1. To continue with the existing policy of increasing the service charges by 10%, of the prevailing rate of the previous year, on annual basis, for the Financial Year 2019-20 and onwards. The rate of service charges so arrived-at be rounded off to nearest ten paise.
2. In case of industrial areas falling in category-‘C’ where water supply scheme was planned/commenced earlier but subsequently abandoned, service charges be levied at revised rates of service charges worked out as per (1) above or Rs.5/- per sqm., whichever is less. The revised rates shall be applicable with effect from 1<sup>st</sup> April 2019 for the Financial Year 2019-20, and for subsequent years the rate of service charges shall stand increased by 10%, of the prevailing rate of the previous year, on annual basis. Accordingly, the Committee also approved the revised reduced rate of service charges, for FY 2019-20, for eight industrial areas of Category-‘C’, as per the statement attached to the recommendations of the constituted Committee in this regard.

**Item 21: To re-organize the Fast Track Disposal Camps and to delegate powers of the Managing Director & Advisor (Infra) to the Unit Heads during these Camps for disposal of pending matters**

The Committee discussed the agenda, and looking to the fact that the entrepreneurs of RIICO industrial areas could not fully avail the benefit of

Fast Track Disposal Camps earlier organized during 1.3.2019 to 30.6.2019 due to imposition of Model Code of Conduct for Lok Sabha Election during this period, accorded approval, with modifications, for the following:

- (i) To re-organize the Fast Track Disposal Camps for the period commencing from the date of issue of order in this regard and upto 31<sup>st</sup> October 2019.
- (ii) To delegate following powers of the Managing Director and Advisor (Infra) to the Unit heads during the period of Fast Track Disposal Camps, as under;
  - (a) **Time extension for payment of Premium of land:**  
All the Unit Heads will be empowered to accept the delayed payment with interest under Rule 23-A(2) & (3) (except for allotment made under rule 3(W)), irrespective of period of default.
  - (b) **Time extension due to delay in commencement of activities for which the plot is allotted.**

All the Unit Heads will be empowered to grant time extension/regularization of old delay under Rule 23-C (1.1)-(1,2,3) & 23-C (1.2)-(3,4) (Except for allotment made under Rule 3(W)), for completion of construction and commencement of activities.

**Item 22: Allotment of land by Government in lieu of transfer of land of Industrial Area Ratangarh, District Churu due to shifting of broad-gauge railway line from Ratangarh to Sardarshehar.**

The Committee discussed the agenda and accorded ex-post-facto approval for exchange of land as conveyed to the Revenue Department in cited letter dated 20.5.2014. The Committee also directed that ACS (Industries) be requested to convene an inter-departmental meeting to expedite the resolution of pending issues between the various departments in this matter.

**Item 23: To provide additional options in the matter of allotment of developed land to khatedar in lieu of cash compensation of their respective acquired land.**

The Committee discussed the agenda and formed a sub-committee of Commissioner Industries, Managing Director RIICO, Advisor (Infra) and LAO RIICO to discuss the issue and give their recommendation. The

recommendation of the sub-committee be placed before the Committee for consideration and approval.

**GENERAL OBSERVATION/DIRECTIONS**

1. The allotment of plot shall commence only after construction of roads and demarcation pillars, in order to ensure proper demarcation of plot.
2. The allotment of plot should be free from all encumbrances to avoid any litigation in this regard.
3. The reserve price fixed for e-auction for industrial plot need not be changed just on the ground that higher bid has been received for a few cases of industrial plots on account of its location or other distinct advantage.

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

**CHAIRMAN**