

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

Minutes of : 8/2018 –Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Day & Date : Wednesday, the 12th December 2018
Commencement/Completion time of meeting : 11.30 A.M. /12.30 P.M.

Present :

Shri Rajeeva Swarup	Chairman & MD
Dr. Samit Sharma	Commissioner Industries & 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 Vijai Pal Singh, Advisor (Infra); Shri Rajendra Singh, GM(Civil); Shri S.K. Gupta, Addl. GM (P&D) and Shri D.K.Sharma, Sr.DGM (P&D) were also present.

LEAVE OF ABSENCE

The Committee granted leave of absence to Shri Ajitabh Sharma who had intimated his inability to attend the meeting.

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

Agenda notes were circulated at a period of less than seven days, therefore, the members present in the meeting unanimously agreed to waive the minimum notice period and took up all the items for consideration.

Item 1: To note the minutes of the last meeting of the Committee held on 08th October 2018.

The minutes of the last meeting of Committee held on 08th October 2018.

With the permission of the Chair, item 8 was taken up before item 2.

Item 8: Action Taken Report on the decisions of the previous meeting of the Committee held on 08th October 2018.

The Committee noted the position brought out in the agenda note. As regards issue of removal of encroachment on land, the Committee directed that industrial area wise detailed report be placed in the next meeting along with progress made.

Item 2: Partial amendment in the existing provision of the Rule 3(R) of RIICO Disposal of Land Rules,1979 related to rate of allotment of land for Warehousing & Logistics to the Central/State Warehousing Corporations and also to include Rajasthan State Beverages Corporation Ltd. under the said category.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provision of Rule 3(R) related to allotment of land to Central/State Warehousing Corporations as under:

Relevant clause of Office Order No. 04/2016 dt. 01.03.2016	Existing provision	Amended provision
(A)-3(c)	<p>Allotment of land to Central/State Warehousing Corporation: Allotment of plot to Central/State Warehousing Corporations in all categories of industrial areas(unsaturated/saturated) will be made on preferential basis at 1.5 times of</p>	<p>Allotment of land to Central/State Warehousing Corporation & Rajasthan State Beverages Corporation Ltd (RSBCL): Allotment of plot to Central/State Warehousing Corporations & RSBCL will be made on preferential basis at the following rates: (a) In unsaturated industrial area – 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p>

	prevailing rate of allotment of concerned industrial area	(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 & logistics/ Commercial warehousing, whichever is higher.
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Item 3: Partial amendment in various provision of RIICO Disposal of Land Rules, 1979 to the extent – Rate of allotment of land for supportive/promotional activities and to delete certain provisions which are appearing repeatedly under different rules.

The Committee discussed the agenda. With reference to the decision taken earlier by the IDC in its meeting held on 24.08.2018 regarding allotment of planned commercial plot for petrol pump, the Committee reviewed its earlier decision and amended the same to the extent that allotment of planned residential/commercial/institutional plots for petrol pump (retail out let) use may be considered by the Management at the reserve rate decided by the Reserve Price Fixation Committee headed by the Managing Director.

The Committee was inform that still there are various provisions in the RIICO Disposal of Land Rules, 1979 which provides for allotment of land for other supportive/promotional activities at the same rate of allotment in unsaturated as well as in saturated industrial areas, which needs to be reviewed and amended on the lines of decisions taken earlier by the IDC. The Committee also discussed in detail the statement of the existing provisions under various rules, prevailing rate of allotment & proposed amended rate of allotment annexed as annexure-D to the agenda note and accorded approval to the proposed amended rate of allotment as given in annexure-D with the following changes:

Rule 3 (E) (ii) (i) for Allotment of land for setting up of Educational Institute: For saturated industrial areas amended rate of allotment would

be highest auction rate of allotment of similar size of industrial plot in last 2 years or rate fixed by Reserve Price Fixation Committee(RPFC), if auction rate is not available.

Rule 3 (E-1) (c) for Land allotment for setting up of Spa & Nutrition Training Institute: For saturated industrial areas amended rate of allotment would be 1.5 times of highest auction rate of allotment of similar size of industrial plot in last 2 years or rate fixed by Reserve Price Fixation Committee(RPFC) if auction rate is not available.

Rule 3 (G)-2 Central Government Departments & State/ Central Government Corporations / Undertakings: For saturated industrial areas amended rate of allotment would be at Reserve rate of allotment to be fixed by the Reserve Price Fixation Committee, subject to minimum of 1.5 times of prevailing rate of allotment of industrial area.

Rule 3 (G)-3: This rule is deleted because rate of allotment for residential plot in any case is determined for industrial area.

Rule 3 (G)-9: this rule is deleted and to be replaced with policy for allotment of land for flatted factory complex as and when decided by the IDC.

Rule 3 (G)-11, Crèche: this rule is deleted as it is not a commercial venture. The management was directed to prepare a policy wherein a building or built up space in existing unit office complex or service area could be constructed by RIICO and thereafter the same could be handed over to NGO or Society or any such registered body for running the centre. The construction, maintenance and operational cost be borne by RIICO and to be covered under CSR activities of the Corporation.

Rule 3 (G)-14: Business centre: No change in rate of allotment in unsaturated I/A. For saturated industrial areas allotment would be through auction, at rate of allotment to be fixed by the Reserve Price Fixation Committee keeping in view the last auction rate of commercial plot of similar size in that industrial area.

Rule 3 (G)-15: Rule deleted being no more relevant.

Rule 3 (H): No change in rate of allotment in unsaturated I/A. In saturated industrial areas no allotment for residential purpose. For commercial use, the rate of allotment would be last auction rate of allotment of commercial

plot of similar size subject to not less than 4 times of prevailing rate of allotment.

Rule 3 S(1) 1.3: Rate of allotment in unsaturated I/A would be at prevailing rate of allotment of the industrial area concerned. For saturated industrial areas rate of allotment would be prevailing rate of allotment or highest auction rate of allotment of industrial plot, whichever is higher.

Rule 3(X)(iv): Rate of allotment in unsaturated I/A would be 1.1 times of prevailing rate of allotment of industrial area. No allotment permissible in saturated industrial areas.

The Committee also accorded approval for deletion of rule 3 (G)-7 and 3(Q) to avoid repetition of same provisions.

Item 4: To authorize Managing Director for approval of allotment of industrial land/plots through the process of e-auction on case to case basis even before the industrial area declared as saturated dispensing with the existing provision of allotment of industrial land/plots on “first come first serve” basis in unsaturated industrial area.

The Committee discussed the agenda and accorded approval to authorize Managing Director for allotment of industrial land/plots through the process of e-auction on case to case basis in fast moving industrial areas even before the industrial area is declared saturated by dispensing with the existing provision of allotment of industrial land/plots on "first come first serve" basis in unsaturated industrial area.

Provided that the preferential allotment of industrial land will continue as per provisions under rule 3(W) even after the decision is taken to allot industrial plot through e-auction in unsaturated industrial areas.

Provided further that un-allotted industrial plots reserved for different concessional category of entrepreneurs will also continue as per the prevailing provisions in the rules even after decision is taken to allot industrial plots through e-auction in unsaturated industrial areas. However, the rebate will be on the auction rate.

Item 5: Policy decision to allow the Industrial Association to sub-let the building constructed on allotted land in industrial areas for opening of bank and installation of ATM Machine.

The Committee discussed the agenda and accorded approval to incorporate a new provision under rule 16 of RIICO Disposal of Land Rules, 1979 so as to allow the Industries Association to sub-let the building constructed on the allotted plot for opening of bank and installation of ATM Machine provided that plot has been allotted to the Industrial Association on payment of full premium of land i.e. at the rate of allotment of the industrial area concerned. This is further subject to the condition that prior permission for construction of building for this purpose has been taken by the association from RIICO and shall pay one month rent to RIICO as agreed between the parties for each year of sub-letting as per rule.

Item 6: Policy for installation/Laying of Telegraph Infrastructure in Industrial Areas of Corporation (including Transferred Industrial Areas).

The Committee discussed the agenda and accorded approval to the policy for installation/Laying of Telegraph Infrastructure in Industrial Areas of Corporation (including Transferred Industrial Areas) as per the draft policy placed at annexure-C to the agenda note. The Committee also authorized the Managing Director to make necessary changes/modifications/amendments in this policy keeping in view the directions/guidelines of the State/Central Government and with a view to customize terms & conditions and parameters as may be required in context of RIICO and its industrial areas.

Item 7: Granting general time extension without retention charges for utilization of plot in favour of affected allottees of industrial area Bidsasar, Jhunjhunu who could not utilize the allotted plots due to non-registration of lease deed by Sub-Registrar, Bidasar.

The Committee discussed the agenda and accorded general time extension, up to 3 years from the date of this decision, beyond scheduled time period, without levy of retention charges, for utilization of plot in favour of fifty affected allottees of industrial area Bidsasar, Jhunjhunu, who could not utilize the allotted plots due to non-registration of lease deed by Sub-Registrar, Bidasar. No penalty will also be payable for delay in execution

of lease deed in favour of these effected allottees, provided that lease deed is executed up to February 2019.

The Committee 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, took up the item for consideration and approved unanimously.

Item 9: Review of earlier decision of the IDC dt. 23.10.2015 taken with regard to extend pro-rata grant/aid to the allottees by way of the reimbursement of land cost in EMC Zone, Karoli.

The Committee discussed the agenda and accorded approval for the modification in the decision taken earlier by the IDC on 23.10.2015 to the extent as under:

- (i) To allow prevalent general schemes of giving upfront rebate/back-end incentive in EMC, Karoli also, i.e.
 - (a) Upfront rebate under Special Scheme for investment of Rs. 100 crore and more.
 - (b) Back-end Incentive under Rule 3(W).
 - (c) Back-end Incentive under continuous production Incentive scheme.
- (ii) In the above cases - the Grant-in-Aid received may be retained by Corporation.
- (iii) For any other investor not availing upfront rebate/back-end incentive under the above schemes, then pro-rata Grant-in-Aid may be passed on by way of reimbursement of land premium.

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

CHAIRMAN

Place: Jaipur

Date:

