

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

Minutes of : 1/2023–Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Tuesday, 14th February 2023
Commencement/Completion: 1.00 P.M./ 2.00 P.M.
time of the meeting

Present :

Shri Kuldeep Ranka	Chairman RIICO
Smt. Veenu Gupta	ACS (Industries & Commerce)
Shri Mahendra Kumar Parakh	Commissioner (Industries & Commerce)
Shri Shivprasad Nakate	Managing Director RJICO
Shri Omprakash Kasera	Commissioner (BIP)

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 Shakti Singh Rathore .

Item 1: To note the minutes of last meeting of the IDC of the Board held on 12th December 2022.

The minutes of the last meeting of the Committee held on 12th December 2022 were noted and confirmed.

Item 2: Action taken report on the decisions of the previous meeting of the committee held on 12th December 2022.

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

Item 3: To accept time-barred options regarding the allotment of 20% developed residential/industrial + 5% developed commercial land to the writ petitioners at industrial area Salarpur in compliance with the judgment and order dated 04.09.2017 passed by Hon'ble Rajasthan High Court, Jaipur Bench.

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The Committee discussed the proposal brought out in the agenda note. The Committee was informed that award for acquisition of 411.44937 ha land was declared on 03.08.2012 wherein an option was given to khatedars/interested persons to submit their written options within a period of two months from the date of issuance of notice for allotment of 25% developed land. The prescribe time limit of two months was extended up to 31.10.2015 by the State Government as a generic policy decision. Reservation letters were issued favouring those khatedars who had opted for allotment of developed land within the prescribed/extended time limit, however, some of the khatedars/interested persons approached the Hon'ble High Court being aggrieved by their respective land acquisition proceedings. The Hon'ble High Court in two writ petitions bearing number 13507/2012 & 13580/2012 inter-alia directed that in case, the petitioners approach the respondents for allotment of 25% developed land in lieu of compensation, the respondents are directed to consider it. In the SBCW (13507/2012) there were a total of four khatedars who had applied for allotment of 25% developed land within a reasonable time after passing the judgement and order dated 04.09.2017 except for land of khasra no. 463, 464 and 465 for which options were submitted furnished on 07.10.2020 despite the fact that the concerned two co-petitioners were fully acquainted with order of the court dated 04.09.2017. The petitioner khatedars of SBCW no. 13580/2012 applied for allotment of developed land on 13.10.2017. It was further informed that compensation amount of khasra no. 463,464 & 465 of village Salarpur has been deposited in the concerned civil court and possession was taken by the LAO and thereafter handed over to RIICO. For the

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remaining land, the compensation is lying with the Corporation and reservation letters have not been issued for the want of decision of accepting aforesaid applications. Due to non-issuance of reservation letters, these khatedars are creating problem at the site in executing the development works and are demanding for allotment of 25% developed land in light of court orders.

Given the background the Committee accorded approval for the following:

1. To accept all options received from the writ petitioners of SBCW no. 1357/2012 and 13580/2012, including Legal Representatives of one deceased petitioner khatedars.
2. To refer the matter to the State Government for accepting time-barred options in compliance of the court orders and withdrawal of compensation amount from the Reference court to the extent of khasra number 463,464 & 465 of village Salarpur.

The Committee further directed that a general agenda be put up before the Committee in respect to similar time barred cases wherein option for getting allotment of developed land in lieu of compensation has not been submitted in the Corporation within the prescribed time period, acquisition of such land is essential for development of the area concerned etc., so that a holistic view may be taken in the matter.

The Committee also directed that compliance/Appeal of court orders, especially related to acquisition matters, should be ensured promptly after taking into consideration all the aspects related thereto and any inordinate delay as appeared in these cases shall be viewed seriously in future.



Item 4: Aspect of vertical development (height of building) in an industrial plot.

The Committee discussed the agenda and recommended to the Board for approval, partial amendments in clause 7.1 & 7.4 of RIICO Building Regulation 2021, and insertion of new clause 7.5, with a directive that permissible maximum height of industrial building shall be permitted up to 18 m and with minor amendments as follows:

Clause No.	Existing Provision	Amended Provision
7.1	Maximum height of Industrial building shall be upto 15 m only without restriction of number of floors.	Maximum height of Industrial building shall be up to 15 m only without restriction of number of floors. Provided, height of the Industrial building may be permitted up to 18 m by concerned Unit Head at the time of approval of building plan, subject to condition that NOC is obtained from other concerned authorities like Fire Fighting and Air Port Authority (if required), plot is located on road having ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m.
7.4	The Land Plan Committee (LPC) may consider to approve construction of building structures as per project need, beyond maximum permissible height of 15 m, subject to obtaining of NOC from other concerned authorities, like Fire Fighting and Air Port Authority, if	The Land Plan Committee (LPC) may consider to approve construction of building structures as per project need, beyond 18 m, on submission of building plan and thereafter its approval subject to condition that NOC is obtained from other concerned authorities like Fire Fighting and Air Port Authority (if required), plot is located on road having ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m.

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Clause No.	Existing Provision	Amended Provision
	required. However, in cases where construction is existed (beyond 15 m height) prior to the approval of height of building by LPC and approval of building plan, same may be considered by depositing fees as per point 4.7.	Provided, in cases where construction is existed (beyond 15 m height) prior to the approval of height of building by LPC and approval of building plan, same may be considered on merit by depositing fees as per point 4.7 .
7.5 (new insertion)		To avail building height more than 15 m, betterment charges shall be leviable at the rate of 10% of prevailing allotment rate of concerned Industrial Area for constructed area beyond 15 m.

The Committee further recommended to the Board to accord approval for partial amendment in clause no. 10 of Building Regulations (Form 'E') of RIICO Disposal of Land Rules, 1995 for EPIP, in order to have similarity in general Industrial areas as well as Export Promotion Industrial Park (EPIP):

Clause No.	Existing Provision	Amended Provision
10	Maximum height shall not exceed 15 m, including stair case head room. Provided that height shall not exceed double the set-backs distance or double the width of	Maximum height of the Industrial building a. Maximum height of Industrial building shall be up to 15 m only without restriction of number of floors. Provided, height of the Industrial building may be permitted up to 18 m by concerned Unit head at the time of approval of building plan, subject to condition that NOC is obtained from other concerned authorities like Fire Fighting and Air Port Authority (if required), plot is located on road having

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	shaft/chowk, where any working space depends for lighting and ventilation on open spaces of such set-backs, shaft or chowk	ROW of 18 m & above and on payment of betterment levy for construction beyond 15 m. b. To avail building height more than 15 m, betterment charges shall be leviable at the rate of 10% of prevailing allotment rate of EPIP concerned.
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Item 5: Additional Administrative Sanction for Up-gradation of road infrastructure at Industrial Area MIA, Alwar.

The Committee discussed the agenda and accorded approval for issuance of additional administrative sanction for up-gradation of road infrastructure at new industrial area MIA, Alwar with total estimated cost of Rs. 860.98 lac, as per details in the agenda note.

Item 6: Restructuring of the Standing Committee for valuation for structures/trees/ tube-wells/crops etc. on the private land acquired from khatedars for industrial areas.

The Committee discussed the proposal brought out in the agenda note and accorded approval for restructuring the Standing Committee for Valuation for structures/trees/tube-wells/crops etc., existing on the private land acquired from khatedars for development of industrial areas, with certain amendments, as follows:

1. OSD (Land),
2. Head of Civil Wing of RIICO but not below the rank of Sr. RM.,
3. Representative of the Finance Wing of HO but not below the rank of Manager (Finance) of RIICO,
4. Concerned Unit Head.

As regards, payment of structures/trees/tube-wells/crops etc. existing on the private land acquired from khatedars for development of





industrial areas, the Committee was informed that in some of the cases the valuation could not be done at the time of acquisition of land for the reasons such as protest by the khatedars, non-availability of concerned khatedars at the time of visit of survey team, premises was found locked etc. As a consequence, the compensation for structures, trees etc. could not be determined by the LAO, therefore the concerned khatedars/land occupiers do not allow to undertake development works at site. The Committee was further informed that in respect to acquisition proceedings of land for expansion of I/A Boranada and industrial area Kakani (Jodhpur), the final awards of which were declared on 24.05.2013 and 04.08.2015 respectively, without determining the compensation of structures/trees/tube-wells/crops etc., however, the concerned khatedars are now demanding compensation for the same. In case of industrial area Salarpur, compensation of structures/trees/tube-wells/crops etc. in respect to 20-25 persons could not be determined due to one or another reason. It was also informed to the Committee that in case of Kakani Industrial area, the State Government has also issued direction to the Corporation for making payment of structures/trees/tube-wells/crops etc. as draft award for compensation towards structures/trees/crops etc. was not approved at the level of the State Government.

In view of above, the Committee Authorized the Managing Director, RIICO to give administrative approval for making payment of left out structures/trees/crops, etc. to the concerned khatedars/interested persons on the basis of recommendations of the Standing Committee, reconstituted as above.

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Item 7: Partial amendment in the provisions of rule 17-E of RIICO Disposal of Land Rules, 1979 related to sub-division of large size of industrial plots.

The Committee discussed the agenda and accorded approval for partial amendments in certain existing provisions of rule 17-E of RIICO Disposal of Land Rules, 1979, as follows, with modifications in minimum size of sub-divided plot looking to the fact that small size plots are also in demand in the areas where such small size plots are not available for allotment by the Corporation:

- (a) To partially amend the existing provision of Rule 17-E.2(ii) of RIICO Disposal of Land Rules, 1979, as under:

Existing Rule	Amended rule
Minimum size of a sub-divided plot will not be less than 500 sqm.	Minimum size of a sub-divided plot will be 1000 sqm. or 5% of original plot area, whichever is higher. Explanation: The cases wherein sub-division plan(s) has been approved previously under this rule then in such cases, the part area of plot retained by the allottee for further sub-division henceforth, will be treated as original plot area for the purpose of deciding the minimum size of sub-divided plot.

- (b) To partially amend the existing provision of rule 17-E.2 (vii) of RIICO Disposal of Land Rules, 1979, as under with modifications:

Existing Rule	Amended rule
The Lessee will be under obligation to develop and provide all the required basic infrastructure facilities like	The Lessee will be under obligation to develop and provide all the required basic infrastructure facilities like road, storm water drains, power

road, storm water drains, power line, street light, rain water harvesting system, water supply scheme etc. and other required services like GSS and CETP at his own cost to such sub-divided plots/land. Allottee/developer will develop infrastructure facilities as per specifications approved by RIICO and shall be surrendered and handed over to RIICO after completing the above infrastructure development.	line, street light, Rain Water Harvesting System, water supply scheme etc. and other required services like GSS at his own cost to such sub-divided plots/land. Minimum 10% of the original plot area shall be kept for services etc. and shall be surrendered to RIICO after completing services etc. Allottee/developer will develop infrastructure facilities as per specifications approved by RIICO and shall be surrendered and handed over to RIICO after completing the above infrastructure development.
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Item 8: Carrying out Geospatial Drone Survey and Development, Implementation and Maintenance of Enterprise Geospatial Solution for RIICO Industrial Areas (IAs).

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

Item 9: Revision in Administrative Sanction for I/A Sarneshwar, Sirohi, Unit office Abu Road.

The Committee discussed the agenda and accorded approval for revision in Administrative Sanction from Rs. 420.25 lac to Rs. 918.57 lac for development of re-planned area at industrial area Sarneshwar, Sirohi unit office Abu Road, as the cost sheet attached to the agenda note.

Item 10: Administrative sanction for development of new industrial area Poogal, unit office Bikaner.

The Committee discussed the agenda and accorded approval for Administrative Sanction for development of new Industrial Area Poogal, unit office Bikaner at an estimated cost of Rs. 1112.47 lac as the cost sheet attached at Annexure-A to the agenda note.

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Item 11: Additional Administrative sanction for various civil & street light works at industrial area Vishwakarma, Jaipur.

The Committee discussed the agenda and accorded approval for Additional Administrative sanction for various civil & street light works at industrial area Vishwakarma, Jaipur at an estimated cost of Rs. 889.39 lac, as per details in the agenda note.

Item 12: Revision in administrative sanction for industrial area Sirohi Road, unit office Abu Road.

The Committee discussed the agenda and accorded approval of revision in administrative sanction from Rs. 225.97 lac to Rs. 390.25 lac for development of re-planned area at industrial area Sirohi Road, unit office Abu Road, as the cost sheet attached to the agenda note.

Item 13: Approval of the policy decision for fixing rate of allotment to be considered for computation of various charges, i.e. retention charges, sub-division charges, transfer charges and for granting time extension for utilizing the allotted land in case where land has been allotted stand alone on undeveloped basis to the Private Companies.

The Committee discussed the agenda and accorded approval for issuance of office order, draft of which is annexed as Annexure-III to the agenda note.

Item 14: Partial amendment in some of the existing provisions of rule 3(AB)-1 of RIICO Disposal of Land Rules, 1979 related to policy for allotment of land to provide Plug & Play facility.

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

- (i) The proposed amendments in the existing provisions incorporated in Form- K of rule 3(AB)-1 of RIICO Disposal of Land Rules, 1979 as per the statement annexed as Annexure-B to the agenda note.

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- (ii) Deleting the existing provisions incorporated in Form-L of rule 3(AB)-1 related to policy for existing plot allottee to provide Plug & Play facility and the existing industrial plot allottees shall not be permitted to provide plug & play facility. This policy will only be applicable for future allotments to be made for providing Plug & Play facility.

With the permission of the Chair, following agenda items were also taken up for consideration:

Item 15: Development of RPZ (Rajasthan Petro Zone) at Pachpadra, District Barmer.

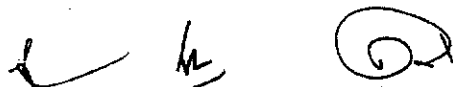
The Committee discussed the agenda and formed a sub-group of Commissioner (Industries), MD RIICO and Commissioner (BIP) to examine the proposal in detail and give its recommendations to the Committee.

Item 16: To review the Continuous Production Incentive Scheme-2013.

The Committee was informed that the captioned scheme was implemented in pursuance to State Budget announcement of FY 2013-14 and made effective for industrial plots allotted from 01.06.2013. It was further informed that the scheme has almost fulfilled its purpose for promoting industrialization in the State as evident from fast pace of allotments during last two years.

The Committee observed that the proposal requires more discussions; therefore, the same was deferred for the next meeting.

Item 17: Approval for exchange of allotted plots to 5 affected allottees due to shifting of Broad-gauge Railway Line from Ratangarh to Sardarshahar at I/A Ratangarh, Churu.



The Committee discussed the agenda and accorded in-principal approval for exchange of earlier exchanged plots with the proposed another plots as per the consent given by the concerned allottees, in respect to following five affected allottees, as Railway Authorities are objecting on construction works on Railway Land:

Sr. No.	Name of Allottee	Original allotted plot no.	Original allotted area (sqm.)	Earlier exchanged plot no.	Proposal of unit office as per consent given by allottee
1.	Nirmala Blocks Pvt. Ltd.	E-173 & F-183	6000	C-323	C-320
2.	Shiv Shakti Thermal Blocks Pvt. Ltd.	E-174	4000	E-324	E-309
3.	M/s Mantri Industries	E-175	4000	E-327	E-307
4.	M/s Santosh Polymer	E-175	4000	E-325	E-308
5.	Green Aero Cemento Pvt. Ltd.	E-193	4000	E-325	E-310

General Observations:

While discussing the proposals regarding approval of Administrative Sanction/Additional Administrative Sanction and Revision in Administrative Sanction, the Committee directed that the respective proposals for sanction/revision in AS should be need based and estimates thereof have to be reasonably appropriate & justifiable and, wherever required, the justifications of proposal should be checked/verified by undertaking site visits, analysing images/maps of site etc. by the Technical Wing of the HO before recommending the same for approval.

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



CHAIRMAN