

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

Minutes of :3/2023–Infrastructure Development Committee
Venue :Udyog Bhawan, Jaipur
Date : Thursday, 21st September 2023
Commencement/Completion:12.00 Noon./1.30 P.M.
time of the meeting

Present :

Shri Kuldeep Ranka	Chairman RIICO
Smt. Veenu Gupta	ACS (Industries & Commerce)
Shri Sudhir Kumar Sharma	Managing Director RIICO & CI
Shri Rajesh Kumar Meena	Managing Director RFC

Sr. DGM (Law), Link officer to Secretary was in attendance. Shri Arun Garg, Executive Director, Shri Narendra Kumar Bansal, 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.

Item1: To note the minutes of last meeting of IDC held on 26th May 2023.

The minutes of the last meeting of the Committee held on 26th May 2023 were noted and confirmed.

Item 2: Action taken report on the decisions of the previous meeting of the committee held on 26th May 2023.

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

Item3: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Osayan Phase-I, Tehsil Osayan, Unit Office Mandore.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Osayan Phase-I, Unit office Mandore at an estimated cost of Rs. 2543.10 lac, as per details at 'Annexure-A' to the agenda note.







Item4: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Rajas, Tehsil Nawa, District Nagaur.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Rajas, Tehsil Nawa, District Nagaur at an estimated cost of Rs. 4563.42 lac, as per details at 'Annexure-A' to the agenda note.

Item5: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Umaria, Tehsil Dug, District Jhalawar.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Umaria, Tehsil Dug, District Jhalawar at an estimated cost of Rs. 3675.03 lac, as per details at 'Annexure-A' to the agenda note.

Item6: Administrative Sanction for development of new industrial area, Kunjbihariapura, Tehsil Phagi, Unit office- Jaipur (R).

The Committee discussed the agenda and accorded approval of Administrative Sanction for development of new Industrial area Kunjbihariapura, Tehsil Phagi, Unit office- Jaipur (R) at an estimated cost of Rs. 82,836.39 lac, as per details at 'Annexure-I' to the agenda note.

Item 7: Partial amendment of existing provisions of Rule 18(g) of RIICO Disposal of Land Rules, 1979 related to surrender/cancellation of plots allotted for any purpose such as industrial/ residential/ commercial/ institutional.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provision of rule 18(g) of RIICO Disposal of Land Rules, 1979 as follows:

Existing Rule 18 (g)	Amended Rule 18 (g)
Surrender/Cancellation of plots allotted for any purpose such as Industrial/ Residential /Commercial/ Institutional	Surrender/Cancellation of plots allotted for any purpose such as Industrial/ Residential /Commercial/ Institutional
In case of cancellation of allotment or surrender of allotted plot by the lessee, as the case may be,	(i) In case of cancellation of allotment or surrender of allotted plot by the lessee,

deduction shall be made, from the land premium/land cost deposited by the Lessee, @ 5% of the prevailing rate of allotment of the industrial area concerned. Whereas any rebate was allowed on allotment, the interest on the rebate amount shall also be recovered from the land premium/land cost deposited by the Lessee @ 9% simple interest, till the date of surrender/cancellation of allotment of plot.

Provided, the interest already deposited by the allottee, if any, shall not be refunded.

Further, dispatch of the cheque of refund of amount sent by registered AD post should be considered as refund of amount under the RIICO Disposal of Land Rules, 1979 irrespective of non-encashment or returning of the cheque by the concerned party to the Corporation.

The money shall be refunded only after the possession of the land is handed over by the party or possession is taken as per orders of the competent court/authority or deemed possession of the vacant plot.

as the case may be, deduction shall be made, from the land premium/land cost deposited by the Lessee, @ 5% of the prevailing rate of allotment of the industrial area concerned. Whereas any rebate was allowed on allotment, the interest on the rebate amount shall also be recovered from the land premium/land cost deposited by the Lessee @ 9% simple interest, till the date of surrender/cancellation of allotment of plot.

Provided, the interest already deposited by the allottee, if any, shall not be refunded.

(ii) (a) Refund to concerned party will be made through NEFT / RTGS / any electronic mode, and the debit from RIICO's bank account will be considered as refund to concerned party.

(b) In exceptional circumstances where refund of amount is to be made through cheque, then prior approval of the MD shall be taken. Further, dispatch of the cheque sent by registered AD post/speed post shall be considered as refund of amount under the RIICO Disposal of Land Rules, 1979 irrespective of non-encashment or returning of the cheque/amount by the

	<p>concerned party to the Corporation.</p> <p>(iii) The money shall be refunded only after the possession of the land is handed over by the party or possession is taken as per orders of the competent court/authority or deemed possession of the vacant plot.</p>
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Item 8: Ex-post-facto approval of decision taken for partial amendment in terms and conditions of allotment letter no. U(29)/2007-2008/2354 dated 08.08.2007 for allotment of land for development of Exhibition Ground in addition to the existing R&D cum Skill Up-gradation Center for Handicrafts and Guar-Gum Products etc. at EPIP, Boranada.

The Committee discuss the agenda and accorded ex-post-facto approval for partial amendment in the condition no. 1 & 2 of allotment letter no. U(29)/2007-2008/2354 dated 08.08.2007 communicated to Commissioner, (Industries &Exports), GoR by Regional Manager, Boranada in compliance to earlier decision of the IDC dated 08.08.2007 as follows:

1. To allow earlier allotted 5 acres of land for development of "Exhibition Ground" in addition to the existing use R&D Cum Skill Up-gradation Centre for Handicrafts and Guar-Gum Products. Commissioner Industries and Commerce, may decide at its own level about the area to be used for Exhibition Ground as well as for R&D Cum Skill Up-gradation Centre for Handicrafts and Guar-Gum Products.
2. The land will be on non-transferable basis and will not be used for any other purpose except "Exhibition Ground" and R&D Cum Skill Up-gradation Centre for Handicrafts and Guar-Gum Products. Provided Commissioner Industries and Commerce at its own level may decide the agency and modalities of development of "Exhibition Ground" as well as Setting up of R&D Cum Skill Up-gradation Centre for Handicrafts and Guar-Gum Products. The title of the land shall remain with the Commissioner, Industries and Commerce.

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Item 9: Partial amendment in the existing provision of Rule 11 of RIICO Disposal of Land Rules, 1979 related to waiver of penalty for delay in execution of lease agreement by the Government Departments/Corporations/Public Sector Undertakings.

The Committee discussed the agenda and accorded approval to partial amendment in the existing provision of Rule 11 of RIICO Disposal of Land Rules, 1979 as follows:

Existing Provision	Amended provision
<p>Unit Head concerned will have full powers to extend time limit of 90 days for execution of lease agreement after allotment either in Form-C or Form-D including other special type of the lease agreements on payment of ₹ 500/- per month as penalty towards delay in execution of lease agreement.</p> <p>Provided that no penalty would be leviable from the allottee khatedars towards delay in execution of lease agreement to whom developed land is allotted in lieu of cash compensation in Land Acquisition Proceedings.</p>	<p>Unit Head concerned will have full powers to extend time limit of 90 days for execution of lease agreement after allotment either in Form-C or Form-D including other special type of the lease agreements on payment of Rs. 500/- per month as penalty towards delay in execution of lease agreement.</p> <p>Provided that no penalty would be leviable towards delay in execution of lease agreement in following cases:</p> <ol style="list-style-type: none">1. From the allottee khatedars to whom developed land is allotted in lieu of cash compensation in land acquisition proceedings;2. Plots allotted to State/ Central Government Departments/Corporations/ Public Sector Undertakings/ Authorities /Board.

Item 10: Additional Administrative Sanction for Up-gradation of water supply scheme at Industrial Area Boranada.

The Committee discussed the agenda and accorded approval for up-gradation of Water Supply Scheme at Industrial Area Boranada Industrial Park as deposit work through PHED under additional AS head with total estimated cost of Rs. 532.36lac.

Item 11: Exemption from payment of service charges and interest thereon, for the plots allotted to Tilam Sangh at industrial area, Gangapur City, Sawaimadhopur.

The agenda has been withdrawn.

Item 12: To make a provision under Rule 21 and Rule 17 of RIICO Disposal of Land Rules, 1979 regarding transfer of leasehold right commencement of production activity with such changed product or transfer of leasehold rights of sub-divided plot (s) for which relaxation is provided in the rules.

The Committee discussed the agenda and accorded approval for inserting a new Rule 21.3.1 (F) in RIICO Disposal of Land Rules, 1979, relating to transfer of leasehold rights after commencement of production for the changed products and new Rule 17-(B)-2 (iii) related to transfer of leasehold rights of sub-divided plots after commencement of production for the changed products as follows:

Rule 21.3.1 (F)

"If the industrial plot has been originally allotted for manufacturing of a product having requirement of minimum 20% built up area with roof and subsequently allottee switched over to other product/ industry before commencement of production in which there is either:

- (i) No requirement of 20% built up area for considering utilization of the plot as per rule 21.3.1(C), or;
- (ii) In which 20% built up area is assessed including open or covered area being utilized by the allottee as mentioned in rule 21.3.1 (B), rule 21.3.1 (D), or;

- (iii) In case of allotment of land in which plot may be treated as utilized on commencement of activity for which plot is allotted irrespective of percentage of covered area as per rule 21.3.6 of RIICO Disposal of Land Rules, 1979, then in such cases;
- (1) Transfer of leasehold rights of plot may be permitted after 5 years from the date of commencement of production and transfer fee will be charged as per rule 18(b) (i) of RIICO Disposal of Land Rules, 1979.
- (2) In case transfer of plot takes place prior to above said period, the transfer premium will be payable at par with transfer fee of vacant plot as per rule 18 (b) (iii) of RIICO Disposal of Land Rules, 1979.

Rule 17-(B)-2 (iii)

"If the industrial plot has been initially allotted for manufacturing of a product having requirement of minimum 20% built up area with roof and subsequently allottee switched over to other product/industry before commencement of production in which there is either:

- (i) No requirement of 20% built up area for considering utilization of the plot as per rule 21.3.1(C), or;
- (ii) In which 20% built up area is assessed including open or covered area being utilized by the allottee as mentioned in rule 21.3.1 (B), rule 21.3.1 (D), or;
- (iii) In case of allotment of land in which plot may be treated as utilized on commencement of activity for which plot is allotted irrespective of percentage of covered area as per rule 21.3.6 of RIICO Disposal of Land Rules, 1979, then in such cases;
- (1) Sub-division of allotted land/plot may be permitted after 5 years from the date of commencement of production and transfer fee will be levied as prescribed in rule 17-(B)(2) of RIICO Disposal of Land Rules, 1979.
- (2) In case of sub-division of allotted land/plot takes place prior to above said period, transfer fee for transfer of sub-divided plot will be charged at par with transfer fee of vacant plot under rule 18 (b) of RIICO Disposal of Land Rules, 1979.

Item 13: Amendment/clarification in rule 6(B) and 16(1)-C upto the extent that sub lessees/subsequent sub lessees will be eligible for seeking permission of subletting under rule 6(B) and 16(1)-C for all supportive services.

The Committee discussed the agenda and accorded approval for amendments in Rule 6(B) of RIICO Disposal of Land Rules, 1979 as follows:

6(B) Permission on the allotted industrial plot for commencement of various supportive activities:		
	Existing Provision	Modified Provision
(i)	<p>Lessee of an industrial plot may be given permission for commencement of one or more of the following specified supportive activities to the extent of maximum 50% of the plot area subject to fulfilment of Town Planning norms:</p> <p>(a) Fuel Station (b) EV Charging Station (c) Gas Receiving Terminal Station (RT Station)</p> <p>Provided Managing Director is authorized to include any of such activity in the above list as may be considered appropriate based on demand from the entrepreneurs/ Industries Associations.</p>	<p>Lessee or sub-lessee, as the case may be, of an industrial plot be given permission for commencement of one or more of the following specified supportive activities to the extent of maximum 50% of the plot area subject to fulfilment of Town Planning norms:</p> <p>(a) Fuel Station (b) EV Charging Station (c) Gas Receiving Terminal Station (RT Station)</p> <p>Provided Managing Director is authorized to include any of such activity in the above list as may be considered appropriate based on demand from the entrepreneurs/ Industries Associations.</p>
(ii)	<p>Above such permission will be accorded by a Committee headed by the Managing Director comprising of Executive Director (whenever posted), Advisor (Infra), Controlling Officer of BP Cell and Technical Cell & concerned Unit Head as members and STP (Member Secretary).</p>	<p>Above such permission will be accorded by a Committee headed by the Managing Director comprising of Executive Director (whenever posted), Advisor (Infra), Controlling Officer of BP Cell and Technical Cell & concerned Unit Head as members and STP (Member Secretary).</p>
(iii)	<p>Above such permission will be subject to condition that the lessee should have set up</p>	<p>Above such permission will be subject to condition that the Lessee or sub-lessee, as the</p>

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	industrial unit on the plot and on payment of lump-sum charges @ 2 times of prevailing rate of allotment of the industrial area concerned.	case may be , should have set up industrial unit on the plot and on payment of lump-sum charges @ 2 times of prevailing rate of allotment of the industrial area concerned.
(iv)	The Lessee shall obtain necessary license/authorization from the concerned authority/agency for commencement of activity for which permission is accorded as per clause (ii) above.	The Lessee or sub-lessee, as the case may be , shall obtain necessary license/authorization from the concerned authority/agency for commencement of activity for which permission is accorded as per clause (ii) above.
(v)	In case the plot is mortgaged with any financial institution then Lessee shall have to submit no objection certificate from the financial institution for proposed activity.	In case the plot is mortgaged with any financial institution then Lessee or sub-lessee, as the case may be , shall have to submit no objection certificate from the financial institution for proposed activity.

The Committee also accorded approval for amendment in Rule 16(1)-C of RIICO Disposal of Land Rules, 1979 as follows:

16(1) -C	Existing Provision	Modified Provision
1	Allotment of an industrial plot may sublet part plot/constructed building not exceeding 50% of the plot area with prior approval of Committee headed by the Managing Director comprising of Advisor (Infra), Controlling Officer of BP Cell & Technical Cell, STP (Member Secretary) and concerned Unit Head as members in accordance with norms of the concerned	Lessee/sub-lessee, of an industrial plot may sublet part plot/constructed building not exceeding 50% of the plot area with prior approval of Committee headed by the Managing Director comprising of Advisor (Infra), Controlling Officer of BP Cell & Technical Cell, STP (Member Secretary) and concerned Unit Head as members in accordance with norms of the concerned statutory bodies for

	<p>statutory bodies for the following supportive uses;</p> <p>(a) Petrol Pump (Retail outlet/LPG Godown to IOC, BPCL, HPCL, Private Oil Companies (like Reliance etc.) or licensees of these Companies.</p> <p>(b) CNG/LNG Station</p> <p>(c) Gas Receiving Terminal Station (RT Station)</p> <p>(d) Basic Telecom/Cellular Phone Services Certification Centers/R&D Centers/ Testing laboratory, related to industries.</p>	<p>the following supportive uses;</p> <p>(a) Petrol Pump (Retail outlet/LPG Godown to IOC, BPCL, HPCL, Private Oil Companies (like Reliance etc.) or licensees of these Companies.</p> <p>(b) CNG/LNG Station</p> <p>(c) Gas Receiving Terminal Station (RT Station)</p> <p>(d) Basic Telecom/Cellular Phone Services Certification Centers/R&D Centers/Testing laboratory, related to industries.</p>
2	<p>Such approval will be subject to condition that allottee should have set up industrial unit on the plot and on payment of Lump-sum charges @ two times of prevailing rate of allotment of the industrial area concerned.</p>	<p>Such approval will be subject to condition that Lessee/sub-lessee, should have set up industrial unit on the plot and on payment of Lump-sum charges @ two times of prevailing rate of allotment of the industrial area concerned.</p>
3.	<p>The allottee after approval, shall submit copy of registered rent agreement duly executed with Tenant mentioning the condition that tenant shall abide by RIICO Disposal of Land Rules, 1979 and also submit copy of permission/license of concerned Authority in case of CNG/RT Station/Petrol Pump/Cellular Phone Services within a period of 120 days from the date of issuance of such approval.</p> <p>In case allottee fails to submit copy of registered rent agreement duly executed</p>	<p>The lessee/sub-lessee after approval shall submit copy of registered rent agreement duly executed with the tenant mentioning the condition that the tenant shall abide by RIICO Disposal of Land Rules, 1979 and also submit copy of permission/license of concerned Authority in case of CNG/RT Station/Petrol Pump/Cellular Phone Services within a period of 120 days from the date of issuance of such approval.</p> <p>In case lessee/sub-lessee fails to submit copy of registered rent agreement duly executed</p>

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	with tenant along with requisite permission/license of the concerned authority within 120 days then permission for sub-letting may be withdrawn by the Managing Director and deposited amount will be refunded without interest after deducting 10% amount.	with tenant along with the requisite permission/license of the concerned authority within a period of 120 days then permission for sub-letting may be withdrawn by the Managing Director and deposited amount will be refunded without interest after deducting 10% amount.
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Item 14: Amendment in rule 24(1) of RIICO Disposal of Land Rules, 1979 to replace the word "Estate Officer" in place of "Estate Officer Court"

The Committee discussed the agenda and accorded ex-post-facto approval for amendment in rule 24(1) of RIICO Disposal of Land Rules, 1979 to replace the word "Estate Officer" in place of "Estate Officer Court".

Item 15: Inclusion Data Center in the definition of IT Industry and parking norms & time period for utilization of the allotted plot for the purpose of Data Center.

The Committee discussed the agenda and accorded approval to include Data Centre in the definition of IT Industry following additional clause (d) in rule 2(xxii) of RIICO Disposal of Land Rules, 1979 as follows:

Rule 2	DEFINITION
(xxii)	"IT Industry" shall mean and include:
(d)	'Data Centre' is a sub sector of IT/ITeS sector and is a dedicated secure space within a building/centralized location where computing and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing or allowing access to large amounts of Data.

The Committee also accorded approval to extend following provisions related, to parking provisions exclusively for establishment of Data

Centre and insert a new provision under Rule 11 of RIICO Building Regulations -2021 as under:

New Clause 11.9 in Form 'E' of RIICO Building Regulations-2021:

Parking area requirement for Data Center Units will be 1 ECU per 100 sqm of designated office area OR 1 ECU per 300 sqm of total built up area.

The committee further accorded approval for adding provision in rule 21 as Rule 21.3.1(F) of RIICO Disposal of Land Rules, 1979 as follows:

Rule 21.3.1(F): In case of plot allotted exclusively for the purpose of Data Centre, a period of 3 years will be allowed to lessee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of possession or from the date of declaration of industrial area as developed, whichever is later for considering unit as functional. Time extension /regularization of delay in achieving intermediate Mile Stone will be considered on payment of retention charges calculated @ 0.5% per quarter or part thereof on the total land cost of plot. While granting time extension /regularization of intermediate Mile Stone, the stipulated time period of final Mile Stone will not be extended.

The committee also accorded approval for amendment in 1st Para of Rule 23.2 of Obligations of the transferee in case of transfer of utilized industrial plot of RIICO Disposal of Land Rules, 1979 as under:

Rule	Existing Provision	Modified Provision
23.2	All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of leasehold rights. If the transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed at Sub-Rule 1.2	All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of leasehold rights. In case transferee exclusively sets up 'Data Centre' than a period of 3 years will be allowed to transferee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of transfer

	above.	of lease hold rights for considering unit as functional. If the transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed at Sub-Rule 1.2 above.
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Item 16: Administrative and Financial sanction under special maintenance fund for transfer of funds to JDA for implementation of Budget Announcement(Point no.87(iii)) related to Mahapura SEZ.

The Committee discussed the agenda and, in order to implementation of Budget Announcement (Point no. 87(iii)) of Hon'ble Chief Minister, RIICO in collaboration with JDA has identified work of road repair at an estimated cost of Rs. 12 crores. JDA has given Financial and Administrative approval and has invited Bid for the same. As RIICO will deposit 60% of the estimated cost of Rs.7.20 crores which is 5.00 crores more than proposal work.

In view of the above, the Committee accorded approval for up-gradation of roads related to Mahindra SEZ as development work through JDA under Special Maintenance Head with an estimated cost of Rs. 7.20 crores as RIICO's share.

Item 17:Amendment/Review of existing provisions under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979 related to allotment/regularization of strip of land/excess land.

The Committee discussed the agenda and accorded approval for Amendment/Review of existing provisions under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979 as follows:

- (i) All allotments/regularizations of strip of land shall be made only for the purpose for which the original plot of the lessee was made.
- (ii) Allotment/Regularization of strip of land/excess land of the plot will be done one time only.