

**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:12.00Noon./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 Osiyan Phase-I, Tehsil Osiyan, Unit Office Mandore.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Osiyan 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.

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
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.	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.
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.	Provided that no penalty would be leviable towards delay in execution of lease agreement in following cases: 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) 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) 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>

	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	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.	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.
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>

	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	<p>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.</p> <p>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</p>	<p>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</p>

	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.

(iii) In cases where 'strip of land/excess land' has been regularized/allotted till the date of hosting of the minutes of the said meeting to be uploaded on the RIICOs Website, will be treated as originally allotted plot for the purpose of considering one time allotment/regularization of strip of land/excess land under this rule.

(iv) In above cases, the allotment/regularization of the strip of land/excess land shall be made as per the following rates:

S. N.	Slab	Rate on which strip of land/excess land to be allotted/regularized			Authority
		Industrial/Institutional/W arehousing	Residential	Commercial	
1.	In case of the strip of land/excess land falls: (i) Up-to 3% of originally allotted area of plot, or (ii) Up-to 200 sqm ** whichever is less	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount. Provided, in case of allotment of plot to Khatedars in lieu of cash compensation under land acquisition the allotment rate will be considered as the then prevailing rate of allotment of industrial plot.	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount. Provided in case of allotment of plot to Khatedars in lieu of cash compensation under land acquisition the allotment rate will be considered as twice the then prevailing rate of allotment of industrial plot.	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount. Provided in case of allotment of plot to Khatedars in lieu of cash compensation under land acquisition the allotment rate will be considered as the then four times of prevailing rate of allotment of industrial plot.	Unit Head
2.	In case of the strip of land/excess land fall in the range of:	At the original allotment rate along with simple interest @ 12% per annum till date of deposition of payable amount.	At the original allotment rate with simple interest @ 12% per annum	At the original allotment rate with simple	Unit Head

	(i) >3% <= 10% of originally allotted area of plot or (ii) > 200 sqm <=300 sqm whichever is less ***	OR * Prevailing rate, whichever is higher.	till date of deposition of payable amount. OR twice the *prevailing rate of industrial plots OR The *prevailing rate of allotment of the housing colony, whichever is higher.	interest @ 12% per annum till date of deposition of payable amount. OR Four times the *prevailing rate of industrial plots, whichever is higher.	
3.	In case of the strip of land/ excess land fall in the range of: (i) >10% of originally allotted area of plot or (ii) > 300 sqm	Highest auction rate received for nearest size of similar category of originally allotted plot. OR Twice the * prevailing rate, whichever is higher	To be decided by HO level Reserve Price Fixation committee	To be decided by HO level Reserve Price Fixation committee	Managin g Director

Note:

- * In case Prevailing rate is not revised in last preceding year then prevailing rate of allotment would be brought to current financial year price level by allocation a weightage of 10% for every financial year;
- In case auction rate of institutional/warehousing plot is not available, then in such situation, the highest auction rate of nearest size of industrial plot shall be applicable.
- ** In case area of strip of land is more than 200 sqm., than it will be considered in totality in category at S.N. 2 or 3 as the case may be.
- ***In case area of strip of land is more than 300 sqm., than it will be considered in totality in category at S.N. 3.

(v) Where any strip of land is so located that it can be used by the lessee of more than one adjoining plots, such strip of land shall be disposed of by a limited bidding (Sealed) between the lessee of all the adjoining plots. For this purpose, the reserve rate of auction will be decided by the competent committee as per their delegation. The strip of land will be allotted to the highest bidder. However, in such auction, if single bid is received than the

strip of land shall be allotted by the Unit Head to the bidder at the rate offered by the single bidder subject to condition that the offered rate will not be less than the reserve rate;

- (vi) Before disposing of any strip of land, the building line shall be marked which shall be maintained;
- (vii) No strip of land shall be allotted/regularized/auctioned, if it endangers the public safety or is against traffic regulation.
- (viii) No excess land/strip of land will be allotted/regularized in Right of Way (RoW) of road;
- (ix) The allotment rate for the purpose of regularization, in case of concessional category entrepreneur, will be the allotment rate without concession;
- (x) The sub-divided plot will be treated as original plot for the purpose of calculating strip of land and allotment rate for the purpose of regularization will be the allotment rate at which plot was sub-divided/transferred, whichever is higher;
- (xi) In case of regularization of merged plots, the allotment rate would be considered highest rate of allotment amongst the merged plots;
- (xii) A supplementary lease deed will be executed for the strip of land/excess land allotted/regularized and the stamp duty/registration charges shall be paid by the lessee.

Item 18: For amendment in e-auction rules of SEZ to regularize delay in obtaining Letter of Approval (LOA) from SEZ authorities.

The Committee discussed the agenda and in order to promote ease of doing business, approval has been accorded that in case, the successful bidder fails to obtain Letter of Approval (LOA) within stipulated time period of 6 months from the issuance of offer of provisional allotment, then Managing Director, RIICO may be authorised to grant time extension/regularize delay period up-to 90 days beyond the stipulated time period with a penalty of 2% of the rate of allotment.

Item 19: Amendment in clause 8(A) of Form 'C' and Form 'D' of Lease Agreement (Under Rule 11 of RIICO Disposal of Land Rules, 1979).

The Committee discussed the agenda and since the matter was already deliberated in-house and a decision was taken to allow transfer of Plot No. H-87 at Industrial Area, Ghiloth in favour of purchaser without recovery of concessional amount as the plot was sold by Punjab National Bank under the provisions of SARFAESI Act, 2002 accordingly, the lease hold rights of the plot have already been transferred in favour of purchaser by the Unit Office, Ghiloth. Therefore, after taking into consideration the development taken place, the Committee accorded approval for the transfer and also allowed Amendment in clause 8(A) of Form-C and Form-D of the Lease Agreement (under rule 11 of RIICO Disposal of Land Rules, 1979) and also accorded approval to insert a new (second) proviso in the existing provisions of the clause 8(a) of the Lease Agreement just after existing proviso as under:

"Provided further that in case the allotment of plot has been made on concession under concessional category entrepreneurs viz; members of SC/ST, Ex-Serviceman, Dependents of deceased armed forces service personnel/Paramilitary personnel, Person with Benchmark Disabilities, Women entrepreneur, or such category as may be included in future in rule 3A of RIICO Disposal of Land Rules, 1979, then in case of transfer of plot from concessional category to general and other category prior to five years from the date of commencement of production activity, then the concessions given in the rate of allotment shall be recovered with interest along with transfer premium payable as per rules.

The Committee further discussed the matter and issue guidelines to all the Unit Offices as follows:

- i. Before issuance of NOC to the concerned Bank/Financial Institution, a letter for consent/acceptance will be sent to Bank/Financial Institution as per Annexure-'3' to the agenda note.
- ii. After receiving the assurance letter from the Bank/Financial Institution concerned, the Lease Deed shall be mortgaged with the conditions as per format annexed as Annexure-'4' to the agenda note.

Item 20: Issuance of NOC and transfer of 3.11 hectares of land of village Dorai (Ajmer) allotted to RIICO for setting up the industrial area, MTC III Phase in favor of Nagar Nigam, Ajmer/ Ajmer Development Authority.

The Committee discussed and accorded ex-post facto approval for the request already made to the Industries & Commerce Department, GoR to accord approval to issue NOC for transferring the above-mentioned 3.11 hectares of encroached land to Nagar Nigam, Ajmer/Ajmer Development Authority subject to payment of the proportionate premium amount of Rs. 6.72 lakh along with 12% interest thereon till the date of payment and to issue revised allotment letter of 3.21 hectares of land in favour of the Corporation.

The Committee also accorded approval to transfer the aforesaid 3.11 hectare encroached land after receiving NOC as shown in red color in the Layout Plan of the area i.e. Annexure-'3' of the agenda note in favour of Nagar Nigam, Ajmer or Ajmer Development Authority, as the case may be, on such terms and conditions as may be imposed by the State Government in the NOC.

Item 21: Modification in the policy for providing land on rent cum license basis for establishment of a Dairy Booth in the service area of RIICO Industrial Areas.

The Committee discussed the agenda and accorded approval for partial modification in the policy regarding modalities of providing land on Rent cum License basis for establishment of Dairy Booth as under:

रीको औद्योगिक क्षेत्रों में सरस दुग्ध विक्रय केन्द्र (डेयरी बूथ) स्थापित करने हेतु भूमि किराया अनुज्ञप्ति के आधार पर दिये जाने की नीति:

Policy No.	Existing Provision	Modified Provision
2	भूमि किराया अनुज्ञप्ति आधार पर दिये जाने से सम्बन्धित प्रक्रिया:	
(i)	प्रत्येक औद्योगिक क्षेत्र में उपलब्ध सर्विसेज हेतु नियोजित/आरक्षित रिक्त भूमि में एक सरस डेयरी बूथ हेतु अधिकतम 6 x 6 फीट का स्थान इकाई कार्यालय स्तर पर इस प्रकार से चिन्हित कर नियोजित किया जायेगा जिससे कि सर्विसेज की भूमि की उपयोगिता बाधित ना हो। एक औद्योगिक क्षेत्र में एक से अधिक सरस डेयरी बूथ स्थान नियोजन के लिए न्यूनतम 200 मीटर	प्रत्येक औद्योगिक क्षेत्र में उपलब्ध सर्विसेज हेतु नियोजित/आरक्षित रिक्त भूमि में एक डेयरी बूथ हेतु सरस दूध एवं दुग्ध उत्पादों की सम्पूर्ण श्रृंखला के भण्डारण एवं कोल्ड चेन की सुनिश्चितता हेतु अधिकतम 8 x 8 फीट का स्थान इकाई कार्यालय स्तर पर इस प्रकार से चिन्हित कर नियोजित किया जायेगा जिससे कि सर्विसेज की भूमि की उपयोगिता बाधित ना हो। एक औद्योगिक क्षेत्र में एक से अधिक डेयरी बूथ

	रेडियस दूरी का मापदण्ड लागू होगा।	स्थान नियोजन के लिए न्यूनतम 200 मीटर रेडियस दूरी का मापदण्ड लागू होगा।								
(vi)	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड द्वारा प्रत्येक बूथ के लिए रीको मे किराया ₹ 1,000/- प्रति माह की दर से अग्रिम त्रैमासिक किराया जमा कराना होगा। उक्त किराये की दर में प्रत्येक 3 वर्ष में 10 प्रतिशत की बढ़ौतरी की जावेगी। किराया राशि का भुगतान नही करने पर डेयरी बूथ हेतु किराया अनुज्ञप्ति आधार पर दी गई भूमि की अनुज्ञप्ति निरस्त कर दी जावेगी। किराया राशि पर देय जीएसटी भी जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड को जमा करानी होगी।	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड द्वारा प्रत्येक बूथ आवंटन 15 वर्ष की अवधि के लिए एक मुश्त किराया निम्नानुसार जमा कराना होगा:- <table><tr><th>स्थानीय निकाय की श्रेणी</th><th>एक मुश्त किराया/लीज राशि</th></tr><tr><td>नगर निगम</td><td>₹ 15,000</td></tr><tr><td>नगर परिषद</td><td>₹ 12,000</td></tr><tr><td>नगर पालिका मण्डल</td><td>₹ 8,000</td></tr></table> किराया राशि पर देय जीएसटी भी जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड को जमा करानी होगी।	स्थानीय निकाय की श्रेणी	एक मुश्त किराया/लीज राशि	नगर निगम	₹ 15,000	नगर परिषद	₹ 12,000	नगर पालिका मण्डल	₹ 8,000
स्थानीय निकाय की श्रेणी	एक मुश्त किराया/लीज राशि									
नगर निगम	₹ 15,000									
नगर परिषद	₹ 12,000									
नगर पालिका मण्डल	₹ 8,000									
(ix)	डेयरी बूथ हेतु किराया अनुज्ञप्ति पर दी गई भूमि पर जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड द्वारा निर्धारित नियम/शर्तों की अनुपालना नहीं करने पर भूमि की अनुज्ञप्ति निरस्त की जा सकेगी।	डेयरी बूथ हेतु किराया अनुज्ञप्ति पर दी गई भूमि पर जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड/डेयरी बूथ एजेंट द्वारा निर्धारित नियम/शर्तों की अनुपालना नहीं करने पर भूमि की अनुज्ञप्ति निरस्त की जा सकेगी।								
(x)	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड से प्राधिकृत डेयरी बूथ संचालक द्वारा प्रतिबन्धित पदार्थ तथा बीडी, सिगरेट, गुटखा एवं जर्दा इत्यादि की बूथ पर भण्डारण/प्रदर्शन एवं बिक्री किये जाने पर किराया अनुज्ञप्ति निरस्त कर दी जावेगी।	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड से प्राधिकृत डेयरी बूथ संचालक द्वारा प्रतिबन्धित पदार्थ तथा बीडी, सिगरेट, गुटखा एवं जर्दा इत्यादि की बूथ पर भण्डारण/प्रदर्शन एवं बिक्री किये जाने पर किराया अनुज्ञप्ति निरस्त कर दी जावेगी। डेयरी बूथ पर बिक्री योग्य उत्पादों की सूची परिशिष्ट-1 पर संलग्न है।								
(xiv)	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड द्वारा बूथ का संचालन बंद कराये जाने की स्थिति में निगम द्वारा किया गया किराया अनुज्ञप्ति स्वतः ही निरस्त माना जावेगा।	जिला दुग्ध उत्पादक सहकारी समिति लिमिटेड द्वारा बूथ का संचालन बंद कराये जाने की स्थिति में निगम द्वारा किया गया किराया अनुज्ञप्ति स्वतः ही निरस्त माना जावेगा। सम्बन्धित जिला दूध संघ आवश्यकतानुसार आवंटित डेयरी बूथ के सब-लाईसेंसी (बूथ संचालक) को बदलने हेतु प्राधिकृत होगा।								

The other provisions will remain the same.

Item 22: Regularization of the cases wherein deemed possession has already been considered by the unit offices for the plots allotted after decision of IDC in 10.02.2010 and upto 25.08.2021.

The Committee discussed the agenda and considered the recommendation of the sub-committee and allowed to insert a provision at Rule 8, Sr. No. (iv) of RIICO Disposal of Land Rules, that where the allotment of plots have been made during 05.03.2010 to 23.09.2021 and wherein the allottees have not taken the actual possession of plot within the prescribed time period then in

such cases the date of taking possession will be the next day of the prescribed time period as per the respective allotment letter and/or prevailing rules, barring the cases as follows:

- a) Where possession could not be given due to court case/litigation/encroachment etc.
- b) The cases covered by virtue of the Office Order No. (17/2020) dated 10.8.2020 issued with the approval of the Board of Directors of RIICO.
- c) Where the date of taking over the possession has already been decided in a particular case at a competent level.

Item 23: Re-allotment of cancelled Plot No.J-275 at industrial area Jhotwara (Phase -II), Moortikala Zone, Jaipur in favour of legal heirs of Late Shri Manphool under Rule 24(4) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and in pursuance to provisions of Rule 24(4) of RIICO Disposal of Land Rules, 1979, decided for re-allotment of cancelled plot no. J-275 at Industrial Area, Jhotwara (Phase-II), Moortikala Zone, Jaipur in favour of legal heir(s) of deceased Allottee of Late Shri Manphool on preferential basis strictly for permitted industrial use, at 1.25 times of prevailing rate of allotment of the industrial area, looking to past precedence of the case, subject to the condition that the allottee will establish an industrial unit on the plot as per prevailing rules and further transfer of vacant plot will not be permitted before commencement of production activity. However, this decision will not be treated as precedence in future for identical cases.

Item 24: Amendment in the existing provisions of Rule 18(f-ii) related to exchange of allotted industrial plot with vacant plot in industrial areas with a view to resolve dispute and to take decision on the issue of exchange of allotted industrial plots with alternative plot at I/A Palsana, Phase-II.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provisions of Rule 18 (f-ii) along with proposal to delete the existing provisions of rule 18 (f-iii) & 18 (f-iv) as follows

Rule	Existing Provisions	Amended provisions
18(f-ii)	<p>Exchange of allotted industrial plot with vacant plot in the industrial area with a view to resolve the dispute:</p> <p>a. In case of plot allotted through normal procedure and the plot allottee is not in position to commence activities due to land dispute, then equivalent size vacant plot may be allotted on original allotment rate in the same area provided the area is non-saturated industrial area and if no such plot is available in the said industrial area, then he may be given an option to take a plot in other non- saturated industrial area.</p> <p>b. In case of plot allotted in auction or under TBAY goes under dispute then plot will not be exchanged and the deposited money can be refunded to the party along with interest with the approval of CMD. In saturated industrial areas plots are auctioned after fixing the reserve price depending upon the location of plot and the plot is auction edon' as is where is' basis. However, on their request of party for allotment of alternate plot in other non-saturated industrial area, plot may be allotted on the rate of</p>	<p>Exchange of allotted plot with vacant plot:</p> <p>1. Managing Director of the Corporation may approve the exchange of allotted industrial plot with an alternative industrial plot in the same industrial area irrespective of allotment through e-Auction process subject to fulfilment of following stipulations;</p> <p>(a) Physical possession of the allotted plot could not be taken by the allottee free from encumbrances due to the following reasons:</p> <p>(i) Plot (fully/partly) planned on the land of left out khasras or land is not belonging to RIICO.</p> <p>(ii) Stay by Court</p> <p>(iii) Plot planned on type of land falling under restricted category.</p> <p>(iv) Approach road not available.</p> <p>(v) Plot is lying below HT power line corridor area which cannot be shifted and the plot is also not utilized for want of exchange.</p> <p>2. In case plot of equivalent</p>

	<p>development charges prevailing in the area and the money deposited against the disputed plot would be adjusted against the new plot.</p> <p>c. In case of plot allotted through normal procedure but at the time of resolving the dispute the industrial area becomes saturated, in such cases plot will not be exchanged in the same area and deposited money will be refunded with interest with CMD approval. However, on the request of party for allotment of alternate plot in other non-saturated industrial area, plot may be allotted on the rate of allotment prevailing in the area and the money deposited against the disputed plot will be adjusted against the new plot.</p> <p>d. In this policy, only those plots will be considered under dispute wherein competent court has granted stay or there is trespass of religious nature due to which the allottee is not able to carry out the activities in the plot.</p> <p>e. The cut-off date for seeking there life will be two years from the date of execution of lease deed or the date of plot possession taken, whichever be earlier. In case of delay, only deposited money will be refunded considering the plot</p>	<p>area is not available for exchange then the allottee may be given offer for exchange with available vacant plot which may be either bigger or smaller in area as comparison to the allotted plot. In this situation, the allottee shall be required to pay premium for excess land/strip of land as per rules and in case of short area, premium of short area shall be refunded to the allottee as per rules.</p> <p>3. In case vacant planned plot of size as per sub-rule (2) above is either not available or cannot be made available by re-planning in the same industrial area then exchange of allotted plot will not be considered in other industrial area and in such cases deposited money shall be refunded to the party along with interest as per rules.</p> <p>4. Effective date of allotment of plot in such cases of exchange of plot shall be reckoned from the date of handing over the possession of exchanged plot.</p> <p>5. Service charges in such cases shall be leviable from the effective date of allotment as per rules. However, service charges deposited earlier up to the date of handing over possession of exchanged plot shall not be refunded/adjusted. Further, the allottee</p>
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	<p>allotment as cancelled or surrendered.</p> <p>f. In case area of the offered plot in the same area is more than the area of plot allotted earlier then cost of land for the excess area will be levied at the prevailing rate of allotment in the area. However, in case of deficit, in the area of offered plot, cost of land for the deficit area will be returned at the original rate of allotment along with interest as per the Corporation policy.</p> <p>g. In case the rate of allotment of the plot offered in exchange in other area is more than the rate of allotment of original plot then the allottee will pay the difference in cost of land, however, in case the rate of allotment is less, then the Corporation would refund the amount at the original rate of allotment along within the rest as per the policy. <i>(Inserted as per decision taken by IDCon27.12.2004)</i></p>	<p>shall pay economic rent as per rules.</p> <p>6. The allottee shall bear the expenses towards stamp duty and registration charges if payable for execution of deed for cancellation of earlier executed lease agreement/for new lease agreement and for supplementary exchange deed, if any, as the case may be.</p> <p>7. In cases where there are outstanding dues towards premium of land then same shall have to be deposited with interest prior to exchange of plot.</p>
18(f-iii)	<p>Exchange of Plots Allotted in Business Campaigns :</p> <p>Plots allotted in Business Campaigns may be allowed for exchange by the unit head with vacant plot in the unsaturated industrial area on payment of a fee @5/-per sqm provided the rate of allotment in the area is unchanged.</p>	deleted

	<p>Note: If the request for exchange of plot in the same area is accepted then the allottee shall not be charged on account of service charges and economic rent for the financial year during which the plot exchange has been allowed, for the exchanged plot if economic rent and service charges have been paid for the earlier plot. In case of allotted plot under depression or near to polluting unit, plot exchange will be permitted at the level of Executive Director subject to payment of fee @ Rs. 5 per sqm. All the cases of exchange of plot relating to industrial areas Bhiwadi, Chopanki and Khuskhera will be decided at HO Level.</p> <p><i>(Inserted as per decision taken by IDC on 12.8.2005)</i></p>	deleted
18(f-iv)	<p>Exchange of Plots in Saturated areas:</p> <p>As per authorization by the IDC, the Managing Director of the Corporation can approve the exchange of allotted plot with an alternative plot in saturated industrial areas where handing over possession of the allotted plot was not possible, free from encumbrances, due to dispute by Khatedar/plot planned on the land of left out khasra etc.</p> <p><i>(Amended as per item 21 of the meeting held on 4.1.2013)</i></p>	deleted

The Committee further deliberated the issue and accorded approval to exchange the allotted 16 number of plots (i.e. Plot No. G1-228, G1-229,

G1-235, G1-236, G1-237, G1-238, G1-240, G1-241, G1-242, G1-243, G1-244, G1-245, G1-246, G1-247, G1-248, G1-249, with the alternative plots already planned in industrial area Palsana, Phase-II through draw of lots in order to resolve long pending matter.

The Committee further directed to issue direction to the all Unit Offices to prepare complete details of all such cases in which allotments have been made but peaceful possession free from all encumbrances could not be given to the allottees and chalk out a plan so that a special drive can be made for removal of encroachment from RIICO's land.

Item 25: Additional administrative sanction for construction of RCC Drains & Approaches at Zone-2 & Zone-3 in I/A Bhiwadi, Unit office Bhiwadi, Unit office Bhiwadi-I.

The Committee discussed the agenda and accorded approval of construction of RCC Drains & approaches at Zone-2 & Zone-3 in I/A Bhiwadi with a total estimated cost of Rs. 21.51 crores.

Item 26: For procurement of private khatedari land for the approach road to the proposed industrial areas to be established in compliance of the Budget Announcement made during the State Budget for FY 2019-20 to 2023-24.

The Committee discussed the agenda and accorded approval for framing a generic policy of procurement of private khatedari land for the purpose of constructing approach roads up-to those industrial areas where no proper approach road is available at present, by way of surrendering tenancy rights by such khatedars (tenant) whose land parcels are falling in proposed approach road and in-turn RIICO may allot 20% industrial developed land and 5% commercial developed land as per the policy of the State Government/RIICO instead of cash compensation of their respective land to such khatdear for the land required for new industrial areas. The Committee also directed that possibilities be explored to get

such land (to be used for Rasta) allotted to RIICO for the purpose of 'Rasta' at free of cost from the State Government/concerned local authority like JDA etc. and mutate it in name of RIICO.

Item 27: To accorded Financial sanction for refunding/receiving the account of short/excess land to the khatedars of industrial area Karoli (Bhiwadi).

The Committee discussed the agenda. It was appraised to the Committee that judgement and order dated 25.05.2012 was passed on the basis of proposal given by RIICO itself, decision for 'No Appeal' has been taken by the Management and rates for developed land i.e. residential and commercial category were fixed by a committee comprising of CMD RIICO and other officers in 2017 and further, a substantial amount has been received from the Khatedars by the Corporation on account of additional land. Out of 314, applications received from the khatedars/interested persons, an amount of Rs. 14,69,24,320/- has to be paid to 272 applicants whereas Rs. 36,41,899/- has to be paid to 16 applicants whose entitlement is less than 50 square meters and as such a total of Rs. 15,05,66,219/- to 282 applicants. The Committee observed that no option is left with RIICO at this juncture except to compliance of the Judgement and Order dated 25.05.2012 passed in 29 writ petitions pertaining to acquisition of private land for I/area Karoli. After considering all facts and development taken place so far, the Committee accorded approval for the following:

- (i) For making a payment of Rs. 15,05,66,219/- to the khatedars/interested persons towards the short land against their entitlement and to receive Rs. 13,82,67,000/- from the khatedars/interested persons towards the excess land to be allotted to Khatedars/interested persons including of Rs. 4,62,10,265/- already received by the Unit Office.
- (ii) Approval is also accorded to forward the proposal to the State Government for seeking approval for making allotment of 100, 200 and 300 square meters of developed land and to receiving/payment of amount towards additional/short land to the Khatedars/interested persons in compliance of Judgement and Order dated 25.05.2012.

Item 28: Allotment of 700 sqm mtr.of land in industrial area Bindayka (Jaipur) in compliance of judgement and decree dated 18.05.1995 passed in Civil Suit No.285/94 passed by the Court of ACJ(JD) No. 2 Jaipur.

The Committee deliberated upon the facts narrated in the agenda and the recommendations made by the In-House Committee. The Committee observed that land was offered in compliance of the consent decree dated 18.05.1995 and possession of the said land had already been handed over to the concerned persons long back by RIICO to the concerned khatedars. After considering the fact and legal opinion given by AAG, the Committee accorded approval to commercial use of the aforesaid 700 sqm. land i.e. which is already in their possession, subject to the following condition:

- (i) that the service charges and economic rent (lease money) shall be paid to RIICO as per prevailing norms.
- (ii) Lease Agreement will be executed in favour of the concerned khatedars/legal heirs after removal of construction done against the building norms of RIICO, if any.
- (iii) The Lessee shall abide by the RIICO Disposal of Land Rules, 1979 as amended from time to time.

Item 29: Partial amendment in Rule 3(J).2 of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for partial amendment in Rule 3(J).2 of RIICO Disposal of Land Rules, 1979, as follows:

Rule No.	Existing Rule	Amended Rule
3(J).2	Land for Bank Building Construction:	
	Land allotment to any bank for bank building construction may be allowed by MD at the	Allotment to Nationalized Banks/Regional Rural Banks for construction of Bank buildings on 'preferential basis' may be

	reserve price fixed for commercial plot in particular industrial area.	allowed by Managing Director in specifically planned plots for Banks/service area at a price decided by Head Office Level Reserve Price Fixation Committee (RPFC).
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Item 30: Proposal for change of Manpur Machedi Industrial Area from Leather Complex to General Industrial Area.

The Committee discussed the agenda and accorded approval to change of Manpur Machedi Industrial Area from Leather complex to General Industrial Area subject to approval of the State Government as the land has been allotted by Industries Department for specific purpose, i.e. for establishment of leather based industries. Other provisions and charges regarding change of product will be as per rule 6(A) of RIICO Disposal of Land Rules, 1979.

Item 31: Payment of 10% amount of the premium of pasture land allotted to RIICO on account of issuing NOC by concerned Gram Panchayat for allotment of land to RIICO for industrial purpose to the concerned Zila Parishad instead of District Collector.

The Committee discussed the agenda and accorded approval for making modifications in the earlier resolution dated 22.10.2021 to the extent that payment of the aforementioned 10% amount of premium of pasture land will be made to the concerned Zila Parishad instead of the concerned District Collector. \

The Committee also accorded ex-post facto approval for the payment already made to the Zila Parishad Jodhpur of Rs. 24,46,902/- towards 30 hectares of pasture land of village Chataliya(Jodhpur).

Item 32: Exchange of 125-00 bigha land of Village Lakki Talab, Tehsil Raipur allotted to RIICO (erstwhile RIMDC) for industrial area purpose with 120-00 bigha land belonging to Krishi Vigyan Kendra, (Agriculture University Jodhpur).

The Committee discussed the agenda and accorded approval to exchange of 125 Bigha land belonging to RIICO with the 120 Bigha land of Krishi Vigyan Kendra to be established by Agriculture University Jodhpur as per proposed map annexed to Annexure-2 to agenda note subject to permission of the Industries & Commerce Department/Revenue Department, as the case may be. After receiving the permission from the respective department, necessary indenture will be executed for exchange of the said land parcels and Managing Director, RIICO is authorized to finalize the terms and conditions of the Indenture to be executed in this regard.

Item 33: Surrender of RIICO land possessed by the khatedars (converted industrial landholder) in favour of the Local Authority for getting a single lease deed of the entire land.

The Committee discussed the agenda and looking to the complexity of the issue, a sub-group comprising of MD-RIICO, MD-RFC and ED-RIICO be constituted to examine the matter in detail and submit its recommendations to the IDC.

Item 34: To note the resolution 1/2023 passed by Infrastructure Development Committee regarding Policy for allotment of plots in E-waste Recycling Park at Tholai, Jaipur".

The Committee noted the following Resolution passed by Circulation on 18th September 2023, as follows:

RESOLUTION No. (1/2023):

"RESOLVED THAT approval be and is hereby accorded to insert new Rule 3 (Y-2) regarding Policy for allotment of plots in E-waste Recycling Park in RIICO Disposal of Land Rules, 1979, as follows:

A. **Definition:** Following sector are included for allotment of plots in this park-

- (i) End of Life Vehicle;
- (ii) E-waste;
- (iii) Plastic Waste;

- (iv) Hazardous Waste;
- (v) Li-ion Battery Recycling;
- (vi) Battery Recycling; and
- (vii) Waste to Energy;

B. Pre-screening criteria:-

- (i) That the manufacturing/recycling industry shall not be covered under EIA notification 2006 (as amended, so far);
- (ii) Waste recycling/manufacturing units prohibited by State Government or RSPCB shall not be allowed;
- (iii) Standalone manufacturing units- without any linkage with recyclers preferably located within the park shall not be allowed (manufacturing units must have synergy with recycling units for raw material procurement); and
- (iv) Only recyclers if any waste except processing/recycling of biomedical waste, segregation of municipal solid waste and leather/skin waste can apply in the park.

C. Minimum Capital Investment on Plant & Machinery along with capacity vis-à-vis plot area for each Sector:

S. No.	Sector	Plot Area	Tentative Capacity (Per Plot)	Minimum Capital Investment on P&M per plot (₹ in Crore)
1	End of Life Vehicle	10,000 sqm	50 nos./day	1.5 Crore
		5,000-10,000 sqm	-	-
		Upto 5,000 sqm	-	-
2	E-Waste	10,000 sqm	> 6,000 MTA	10 Crore
		5,000-10,000 sqm	6,000 MTA	5 Crore
		Upto 5,000 sqm	3,000 MTA	1 Crore
3	Plastic Waste	10,000 sqm	15,000 TPA	5 Crore
		5,000-10,000 sqm	10,000 TPA	3.5 Crore
		Upto 5,000 sqm	6,000 TPA	2 Crore
4	Hazardous Waste	10,000 sqm	2,00,000 MTA	10 Crore
		5,000-10,000	1,50,000	5 Crore

		sqm	MTA	
		Upto 5,000 sqm	1,00,000 MTA	1 Crore
5	Li-ion Battery Recycling	10,000 sqm	10,000 TPA	5 Crore
		5,000-10,000 sqm	7,500 TPA	2.5 Crore
		Upto 5,000 sqm	5,000 TPA	1 Crore
6	Battery Recycling	10,000 sqm	10,000 TPA	5 Crore
		5,000-10,000 sqm	7,500 TPA	2.5 Crore
		Upto 5,000 sqm	5,000 TPA	1 Crore
7	Waste Energy to	10,000 sqm	10 MW	100 Crore
		5,000-10,000 sqm	5 MW	50 Crore
		Upto 5,000 sqm	1 MW	20 Crore
8	Others	10,000 sqm	-	5 Crore
		5,000-10,000 sqm	-	2 Crore
		Upto 5,000 sqm	-	1 Crore

Note:

- (i) The above mentioned minimum investment and production capacity is in proportion to the area of the plot and in case of land area is increased then tentative production capacity and minimum capital investment on plant & machinery shall be increased accordingly.
- (ii) MD is authorized to review/reduce the minimum sector wise investment limit in subsequent e-Auction.

D. Procedure of allotment of plots in e-waste recycling park:

1. Allotment of planned plots to all the sectors will be made through e-Auction process.
2. Plots will be auctioned at prevailing rate of allotment of industrial area.

E. Procedure for evaluation of the project for assessing the eligibility criteria:

1. The applicant shall upload project report duly certified by a Chartered Accountant for adjudging proposed capacity and minimum capital investment for Plant & Machinery at the time of registration through SSOID and copy of the same shall also be submitted by the highest bidder after completion of the bidding

process within a period of 15 days from the date of issuing the letter of intimation by the concerned Unit Head.

2. The project report containing details of the project, area requirement, proposed Plant & Machinery, process, pollution control measures manufacturing/ production/ recycling process and CA certified report regarding minimum capital investment on proposed Plant & Machinery. The report should also include details of requirement of water and power, justification of land requirement, details of effluent generation, if any, employment, details of consent/authorization (to be obtained) from RSPCB.

3. The evaluation committee headed by the Managing Director and comprising of following officers will evaluate the project of the highest bidder before issuing the offer letter:

- (i) Executive Director, if posted
- (ii) Advisor (Infra)
- (iii) Financial Advisor
- (iv) General Manager (Business Promotion)
- (v) Cell In-charge (P&D)
- (vi) Cell In-charge of EM Cell, Member Secretary
- (vii) Sr. Town Planner
- (viii) Unit Head concerned

4. If the project of highest bidder is found to be technically qualified i.e. fulfill the minimum eligibility criteria vis-à-vis size of plot applied for, then his bid will be accepted and offer letter will be issued by the Unit Head concerned.

5. If the highest bidder is not found technically qualified, then his bid will be rejected and EMD amount deposited by him will be refunded after deducting 25% of the EMD amount without payment of any interest.

6. The allottee shall abide by RIICO Disposai of Land Rules, 1979.

F. Time period for utilization of the allotted plots:

Time period for utilization of the allotted industrial plot will be considered as per rule 21 provided proposed investment in Plant & Machinery (not less than the minimum capital investment as mentioned in the terms & condition of the eligibility criteria) is made by the allottee along with minimum built up area as mentioned in rule 21 of RIICO Disposal of Land Rules, 1979.

Dr. 28/12/1

Item 35: Issuance of NOC and transfer of 61-01 Bigha land of village Basni in favor of Nagar Nigam, Jodhpur (South) which was allotted to RIICO for the establishment of industrial area Basni (Jodhpur).

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

- (i) To carry out a survey of Khasra no. 732 measuring 33 bigha, land of Khasra no. 738 measuring 8 bigha and land of Khasra no. 1081/740 measuring 20-01 bigha to Nagar Nigam, Jodhpur (South) by the Unit Office, Jodhpur with the help of local district administration to ascertain the actual area which is covered by the dense Abadi area/pucca structures being used for residential purposes by ensuring that the road area and other temporary occupational areas shall be retained with the Corporation;
- (ii) After the aforesaid survey, Industries & Commerce Department, GoR be requested to issue a revised allotment letter of the remaining land which will be retained with the Corporation;
- (iii) After the aforesaid survey and permission received from the State Government, NOC be issued in favour of Nagar Nigam Jodhpur (South) for transferring of land of Khasra no. 732, 738 & 1081/740 subject to payment of proportionate amount of premium of such land by the Nagar Nigam, if already paid by the Corporation;

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


CHAIRMAN





