

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

Minutes of : 5/2022–Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Monday, 12th December 2022
Commencement/Completion: 4.30 P.M./5.45 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 Shakti Singh Rathore	Managing Director RFC
Shri Shivprasad Nakate	Managing Director RIICO
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.

Item 1: To note the minutes of last meeting of the IDC of the Board held on 29th July 2022.

The minutes of the last meeting of the Committee held on 29th July 2022 were confirmed.

Item 2: Action taken report on the decisions of the previous meeting of the committee held on 29th July 2022.

The Committee noted the position brought out in the agenda note and made following observations:

1. **Amendment in existing provision of Rule 8 of RIICO Disposal of Land Rules, 1979:** The Committee directed to collect the following information, as desired by Commissioner (Industries), call the meeting and finalise the recommendations of the sub-group at an early:







- a. allotment of plots have been made during 05.03.2010 to 23.09.2021 and where possession of plot was taken over by the allottee within the stipulated time period but allotment of any such plot was cancelled due to non-utilisation.
- b. allotment of plots have been made during 05.03.2010 to 23.09.2021 and where possession of plot was deemed to be taken over by the allottee on the next day of the stipulated time period but allotment of any such plot was cancelled due to non-utilisation.

Item 3: To note the seven agenda items passed through Resolution by Circulation on 30.9.2022.

The Committee noted the following seven agenda items passed through Resolution by circulation on 30th September 2022:

1. **Sub: Approval for allotment of institutional plot no. 3, measuring 15,271 sqm at FINTECH Park, Jaipur in favour of RajComp Info Services Ltd.,(a Government of Rajasthan undertaking) for setting up institutes viz. Rajasthan Institute of Advance Learning (RAIL) and Rajiv Gandhi Knowledge Service & Innovation Hub.**

RESOLUTION:

"RESOLVED THAT approval be and is hereby accorded for allotment of institutional plot no. 3, measuring 15,271 sqm @ Rs. 48000/-(forty eight thousand rupees only) per sqm in favour of RajComp Info Services Ltd., (RISL), a wholly owned Government of Rajasthan undertaking, for setting up Rajasthan Institute of Advance Learning (RAIL) and Rajiv Gandhi Knowledge Service & Innovation Hub in accordance with general terms and conditions for allotment as per RIICO Disposal of Land Rules, 1979 along with specific condition that overall architectural control of the scheme may be adhered by the DoIT&C for which RISL will be informed separately as and when decided by the Corporation.

2. **Sub: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Gol, District Nagaur.**

RESOLUTION:

"RESOLVED THAT Ex-post-facto approval be and is hereby granted for issuance of Administrative Sanction of Rs. 1105.74 lakh for

development of new industrial area Gol Tehsil Riyawari, District Nagaur.

3. **Sub: Ex-post-facto approval for Addl. Administrative Sanction for construction of Flatted Factory Complex with Plug & Play facility at Special Economic Zone, Ph-II, EPIP, Sitapura Jaipur.**

RESOLUTION:

"RESOLVED THAT Ex-Post-Facto approval be and is hereby granted for issuance of Addl. Administrative Sanction of Rs.1926.51 lakh for Construction of flatted factory complex with Plug & Play facility at Special Economic Zone Ph-II, EPIP, Sitapura Jaipur."

4. **Sub: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Rama Aspur, District Dungarpur, unit office Banswara.**

RESOLUTION:

"RESOLVED THAT Ex-Post-Facto approval be and is hereby granted for issuance of Administrative Sanction of Rs.1439.29 lakh for development of new industrial area Rama Aspur, District Dungarpur, unit office Banswara".

5. **Sub: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Tejpur, District Chittorgarh, unit office Bhilwara.**

RESOLUTION:

"RESOLVED THAT Ex-Post-Facto approval be and is hereby granted for issuance of Administrative Sanction of Rs.3166.72 lakh for development of new industrial area Tejpur, District Chittorgarh unit office Bhilwara."

6. **Sub: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Bhaniyana, District Jaisalmer, unit office Boranada.**

RESOLUTION:

"RESOLVED THAT Ex-Post-Facto approval be and is hereby granted for issuance of Administrative Sanction of Rs.1595.39 lakh for

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development of new industrial area Bhaniyana, District Jaisalmer, unit office Boranada.

7. **Sub: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Kerwa, District Jaisalmer, unit office Boranada.**

RESOLUTION:

"RESOLVED THAT Ex-Post-Facto approval be and is hereby granted for issuance of Administrative Sanction of Rs. 2401.56 lakh for development of new industrial area Kerwa, District Jaisalmer unit office Boranada.

- Item 4: Ex-Post-Facto approval of Administrative Sanction for development of new Industrial Area Siyamali, Tehsil Bap, District Jodhpur.**

The Committee discussed the agenda and accorded ex-post-facto approval of administrative sanction for development of new industrial area Siyamali, Tehsil Bap, District Jodhpur, at an estimated cost of Rs. 5480.51 lac, as per Annexure-A to the agenda note.

- Item 5: Ex-Post-Facto approval of Administrative Sanction for development of new Industrial Area Sattasar, District Bikaner.**

The Committee discussed the agenda and accorded ex-post-facto approval of administrative sanction for development of new industrial area Sattasar, Tehsil Chatargarh at Unit Bikaner, at an estimated cost of Rs. 3703.99 lac, as per Annexure-A to the agenda note.

- Item 6: Ex-Post-Facto approval of Administrative Sanction for development of new Industrial Area Ramsar, District Barmer, Unit office -Balotra.**

The Committee discussed the agenda and accorded ex-post-facto approval of administrative sanction for development of new industrial area Ramsar, Tehsil Barmer at Unit Balotra at an estimated cost of Rs. 1749.99 lac, as per Annexure-A to the agenda note.

- Item 7: Ex-post-facto approval of Administrative Sanction for development of new Industrial Area Jhak Ph-I, Unit office Jodhpur.**

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

Area Jhak Ph-I, Tehsil Bilara at Unit Jodhpur at an estimated cost of Rs. 1435.24 lac, as per Annexure-A to the agenda note.

Item 8: Ex-post-facto approval of Administrative Sanction for development of new Industrial Area Malsisar, Unit office Jhunjhunu.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial Area Malsisar, Tehsil Malsisar, Unit Jhunjhunu at an estimated cost of Rs. 2215.12 lac, as per Annexure-A to the agenda note.

Item 9: Ex-post-facto approval for Administrative Sanction for development of new Industrial Area Kairwa, Tehsil Kotkasim, District Alwar, Unit Bhiwadi-II.

The Committee discussed the agenda and accorded ex-post-facto approval for Administrative Sanction for development of new Industrial Area Kairwa, Tehsil Kotkasim, District Alwar, Unit Bhiwadi-II, at an estimated cost of Rs.3736.58 lac, as per Annexure-A to the agenda note.

Item 10: Ex-post-facto approval of Administrative Sanction for development of new Industrial Area Jatlaw- Gothada, (Ph-I), Tehsil Bonli, District Sawai Madhopur.

The Committee discussed the agenda and accorded ex-post-facto approval for Administrative Sanction for development of new Industrial Area Jatlaw- Gothada, (Ph-I), Tehsil Bonli, District Sawai Madhopur, at an estimated cost of Rs.2913.30 lac, as per Annexure-A to the agenda note.

Item 11: Second Appeal of J. K. Ceramics in respect of Plot No.E- 598-601 & F- 602-608, Industrial Area Karni (Extn.) Bikaner under Rule 24 (2)(b)(2)(ii) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for withdrawal of second appeal by the captioned appellant, in respect of Plot No. E- 598-601 & F- 602-608, Industrial Area Karni (Extn.) Bikaner filed under Rule 24 (2)(b)(2)(ii) of RIICO Disposal of Land Rules, 1979, by reserving their right to file the appeal, if they so deem fit.

Item 12: Second Appeal of M/s. Setia Foods Pvt. Ltd. in respect of Plot No.F- 620-622 & G- 623-625, Industrial Area Karni (Extn.)

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Bikaner under Rule 24 (2)(b)(2)(ii) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded ex-post-facto approval for withdrawal of second appeal by the captioned appellant, in respect of Plot No F- 620-622 & G- 623-625, Industrial Area Karni (Extn.) filed under Rule 24 (2)(b)(2)(ii) of RIICO Disposal of Land Rules, 1979, by reserving their right to file the appeal, if they so deem fit.

Item 13: Ex-post-facto approval for Administrative Sanction for development of new Industrial Area Balaria, Tehsil Chouth Ka Barwara, District Sawai Madhopur.

The Committee discussed the agenda and accorded ex-post-facto approval for Administrative Sanction for development of new Industrial Area Balaria, Tehsil Chouth Ka Barwara, District Sawai Madhopur, at an estimated cost of Rs.4324.64 lac. as per Annexure-A to the agenda note.

Item 14: To delegate powers of IDC to the Managing Director, RIICO under the provisions of Rule 23-C-(1.1)-(5) and 23-C(1.2)-(6) of RIICO Disposal of Land Rules, 1979 related to regularization of delay in commencement of activities for which plot is allotted.

The Committee discussed the agenda, and for speedy disposal of cases referred to Head office in view of the Amnesty Scheme-2022, delegated powers of IDC under Rule 23-C-1.1(5) & 23-C-1.2(6) to the Managing Director, RIICO up to 31.03.2023, i.e. till the Amnesty Scheme-2022 is in-force, for regularization of delay in utilization of the plot on payment of retention charges @ 3.0% per quarter or part thereof for the period beyond the time period allowed as per provisions under rule 23-C-1.1(4) & 23-C-1.2-(5).

Item 15: Second Appeal of Shri Narayan Das Tulsani of Nagad Narayan Agro Foods Pvt. Ltd. in respect of Plot No.E- 593-596 & F- 609-615, Industrial A Karni (Extn.) Bikaner under Rule 24 (2)(b)(2)(ii) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and also heard Shri Narayan Das Tulsani, the appellant, for discussion on his appeal. He informed the Committee that in spite of their repeated requests, the Corporation has not provided them with the statement of dues, payable in accordance with the Amnesty Scheme of RIICO, in respect to the plots allotted to them. At this stage, the unit head Bikaner provided a copy of the order, to appellant, Shri Tulsani, stating the formalities and indicating the dues required/payable in accordance to the RIICO Amnesty Scheme 2022.

In view of above, the appellant assured the Committee to withdraw the appeal and take all other requisite actions as per the order at the earliest. Accordingly, matter may be placed before the IDC in its next meeting with the updated progress to be taken by the appellant as well as unit office in pursuance to the above.

Item 16: Partial amendment in the existing provisions of Rule 17 (B) (2) related to transfer of leasehold rights of sub-divided plot and 18 (b) (i), related to transfer fee for transfer of industrial and institutional plots effected after its utilization, of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for partial amendment in the existing provisions of Rule 17 (B) (2) & 18 (b) (i) of RIICO Disposal of Land Rules, 1979, as under:

Existing Rule	Amended Rule
Rule 17 (B) (2) Transfer of lease hold rights of sub-	Rule 17 (B) (2) Transfer of lease hold rights of sub-divided

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<p>divided land/plot subsequent to sub-division of the allotted land in accordance with Rules/Policies of the Corporation etc. can be allowed on payment of transfer fee as under;</p>	<p>land/plot subsequent to sub-division of the allotted land in accordance with Rules/Policies of the Corporation etc. can be allowed on payment of transfer fee as under:</p>
<p>i) If all the sub-divided land/plots are sold/transferred by the Lessee in favour of subsequent purchaser(s) without seeking amendment in original lease-agreement, transfer fee shall be leviable @ 8% of the prevailing industrial allotment rate of industrial area concerned.</p>	<p>i) If all the sub-divided land/plots are sold/transferred by the Lessee in favour of subsequent purchaser(s) without seeking amendment in original lease-agreement, transfer fee shall be leviable @ 8% of the prevailing industrial allotment rate of industrial area concerned.</p>
<p>ii) If any sub-divided plot retained by the Lessee where unit is/had sold/transferred and also seeking amendment in original Lease Agreement, for reduced area (area to be retained by the Lessee), transfer fee shall be leviable @ 2% of the prevailing industrial allotment rate of industrial area concerned for this retained area/ sub-divided plot and 8% of the prevailing rate of the industrial area concerned for sub-divided plots transferred/sold by the Lessee. Provided that lessee shall be required to retain such sub-divided plot minimum for a period of one year from the date of seeking amendments in original Lease Agreement. Otherwise, 8% transfer charges shall be leviable even on transfer of retained area/sub-divided plot.</p>	<p>ii) If any sub-divided plot retained by the Lessee where unit is/had sold/transferred and also seeking amendment in original Lease Agreement, for reduced area (area to be retained by the Lessee), transfer fee shall be leviable @ 1% of the prevailing industrial allotment rate of industrial area concerned for this retained area/ sub-divided plot and 8% of the prevailing rate of the industrial area concerned for sub-divided plots transferred/sold by the Lessee. Provided that lessee shall be required to retain such sub-divided plot minimum for a period of one year from the date of seeking amendments in original Lease Agreement. Otherwise, 8% transfer charges shall be leviable even on transfer of retained area/sub-divided plot. Provided further that in cases of transfer of sub-divided plot by the lessee in EPIP who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then the applicable rate of transfer fee will be higher by 1%.</p>
<p>Rule 18 (b) (i) * Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is effected after utilization will be levied at 1% of the</p>	<p>Rule 18 (b) (i) Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is effected after utilization will be levied at 1% of the prevailing rate of allotment of the</p>

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prevailing rate of allotment of the industrial area concerned.	industrial area concerned.
* As per Office Order No 27/2015 dated 18.11.2015, transfer charges @ 3% of the prevailing rate of allotment of industrial area concerned are leviable in case the allottee/transferee is a defaulter vis-à-vis minimum 33.33% export commitment condition as per Rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP.	Provided that in cases of transfer of industrial plot by the lessee in EPIP who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then the applicable rate of transfer fee will be higher by 1%.

Item 17: Allotment of 3.25 acre land to Medical and Health Department for construction of Trauma Centre at industrial area Mandore (Jodhpur).

The Committee discussed the agenda and, looking to larger public interest and considering the fact that part construction has already been made for Trauma Hospital and also the land in question is lying vacant and unplanned at site, accorded approval for allotment of 3.25 acres of land as per the site plan annexed with the agenda, which is part of khasra no. 72 of revenue village Mandore-II of Tehsil & District Jodhpur, at a token premium of Re.1/- plus applicable GST, if any, to Medical and Health Department, Government of Rajasthan, for construction of Trauma Centre and other allied facilities, mainly on the following terms & conditions, besides the general terms & conditions of the Corporation:

- (i) That the aforesaid land is being allotted on 'as is where is' basis for a period of 99 years on lease.
- (ii) The aforesaid land shall be used only for the Trauma Hospital Complex and allied facilities by the Medical & Health Department. The land shall be used only by the Medical & Health Department as per policy/norms of the Department.
- (iii) The Economic Rent as per rules shall be paid by the CMHO, Medical & Health Department, Jodhpur and service charges shall not be leviable.

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- (iv) The allottee shall require to get the execution of the lease deed for aforesaid land in the prescribed format and stamp duty and registration charges shall be borne by the allottee.
- (v) That allottee shall not be allowed to put this land to create any type of mortgage with any financial institution/Private lenders.
- (vi) The road falling within the aforementioned 3.25 acres of land shall be made available for a thoroughfare for the public at large, round the clock.
- (vii) The surrounding area including the roads falling within the aforesaid land shall be maintained neat and clean by the allottee/society which runs this hospital.
- (viii) The allottee shall ensure that natural water flow is maintained due to the hilly area and channelized if the need arises.
- (ix) The Lessee shall have limited rights under the lease i.e. construct and run the Trauma Hospital and allied facilities only.
- (x) This allotment shall be made subject to the condition that any hazardous waste and or any type of influent of the Hospital as well as other facility areas will have to be disposed of by the allottee/society who runs the hospital in accordance with the rules/norms in force from time to time and the allottee/society shall directly be responsible for their disposal/treatment.
- (xi) All applicable taxes, charges, levies, and duties applicable on aforesaid land and or constructed premises thereon shall be borne by the allottee/society.
- (xii) The necessary approval/permission shall be obtained by the allottee/society at their own level to construct and run the hospital and allied facilities.
- (xiii) The land shall be utilized within a period of 3 years from the date of execution of the lease deed.
- (xiv) The allottee shall abide by the RIICO Disposal of Land Rules, 1979, and amendments made thereunder from time to time. In case of any breach, the allotment would liable to be cancelled.

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Item 18: 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 deferred consideration of agenda note due to paucity of time.

Item 19: Aspect of vertical development (height of building) in an industrial plot.

The Committee deferred consideration of agenda note due to paucity of time.

Item 20: Ex-post-facto approval regarding deposition of the outstanding amount by HZL towards 74.1393 ha. of private land acquired for the establishment of the Zinc Associate Unit, at Bhilwara District.

In partial amendment to the decision of the Committee taken in its meeting held on 29.7.2022, the Committee accorded ex-post-facto approval for deposition of full outstanding amount by Hindustan Zinc Limited (HZL), up to 15.11.2022, towards 74.1393 ha. of private land acquired for the establishment of the Zinc Associate Unit, at Bhilwara District by the company. The company shall, however, be liable to make payment of interest, if any, required to be paid to the khatedars/interested persons on account of delay in payment of land compensation as per the Award.

Item 21: Allotment of land measuring 20,000 sqm (5 acre approx) to the Department of Consumer Affairs, Government of India for setting up of a "State of the Art" Transformer Testing Laboratory at industrial area Manda, Phase-II, District Jaipur under National Test House (NTH).

The Committee discussed the agenda and accorded approval for allotment of land measuring 10,000 sqm., out of the service area, at industrial area



Manda, Phase-II to Department of Consumer Affairs, Govt. of India at a token premium of Rs. 1/- plus applicable GST, if any, by dispensing with the existing provision under Rule 3(G)-2 of RIICO Disposal of Land Rules, 1979, as a special case being related with allotment of land to Central Government Department, for setting up of a "State of the Art" Transformer Testing Laboratory under National Test House, Jaipur. However, Service Charges will be levied as per Rules at the rate fixed for an industrial plot.

Item 22: Matter related to payment of premium of land for allotment of institutional plot no. 3, measuring 15,271 sqm. at FINTECH Park, Jaipur in favour of RajCOMP Info Services Ltd., a Government of Rajasthan undertaking, for setting up institutes viz. Rajasthan Institute of Advance Learning (RIAL) and Rajiv Gandhi Knowledge Service & Innovation Hub.

The Committee discussed the agenda and observed that there is lack of clarity about the options given by RajCOMP Info Services Limited regarding payment of premium of land. Therefore, the Committee authorized the Managing Director of the Corporation to further discuss this issue with RajCOMP Info Services Ltd. so as to have a more clarity on the matter and gave mandate to fix the number of instalments and frequency thereof to enable making payment of premium of land in interest free instalments, as may be decided mutually.

With the permission of the Chair, following agenda item was also taken up for consideration:

Item 23: Interpretation of clause 3.4.2(ii) of shareholding agreement executed between NICDIT and RIICO for carrying out the DMIC project Rajasthan.

The Committee discussed the proposal brought out in the agenda note and also the grounds pointed out by NICDC vide its letter dated 7.12.2022 on the proposal of DMIC Rajasthan sent vide letter dated



30.11.2022 regarding valuation of government land vested in JPMIA-Regional Development Authority at three times of agriculture DLC rates of that area in view of notification dated 24.02.2021 issued by the Finance Department.

Given the above position, and taking into consideration the fact that the State will get numerous benefits from early sanction of the DMIC project and treatment given by NICDC to other states in respect of valuation of land as well as provisions of clause 3.4.2(ii) of SHA executed on 29.09.2021 between NICDIT and RIICO, the Committee accorded approval for valuation of vested government land in RDAs on prevailing DLC rate of agriculture land for the area concerned under the DMIC project. The Board may also be apprised of the decision.

Item 24: Carrying out Geospatial Drone Survey and Development, Implementation & Maintenance of Enterprise Geospatial Solution for RIICO Industrial Areas (IAs).

The Committee discussed the agenda and accorded approval for assigning project of 'Carrying out Geospatial Drone Survey and Development, Implementation & Maintenance of Enterprise Geospatial Solution for RIICO Industrial Areas (IAs)' to Rajasthan Electronics & Instruments Limited Jaipur (REIL), as per Rule-32 of RPPP Rules, 2013 read with Finance Department, GoR, notification dated 4.9.2013, at project cost of Rs. 24,54,70,890 (excluding GST), as per the finalized 'Scope of work', as recommended by the constituted Core Group of the Corporation in its meeting held on 12.12.2022.

The Committee was informed that Settlement Department, GoR, has satellite images of about 12 districts. It was directed that the



department be first contacted to check whether the same may be used in this project so as to avoid taking images of such districts once again. Due emphasis may also be placed on proper usage of the survey, complete & timely implementation, in-advance training to the concerned etc.

General Observations:

1. The Committee formed a sub-group of Commissioner (Industries), MD RIICO and Commissioner (BIP) to examine and give its recommendations for the following:
 - i. To suggest any transparent process/method for allotment of land, particularly in new industrial areas, other than e-auction.
 - ii. To suggest an Amnesty scheme for reduction/waiver of interest on delayed payment of premium (cost) of land, where instalment facility was not opted/allowed and which is not extended in the present RIICO Amnesty Scheme 2022.
2. An agenda be placed before the Committee in its next meeting highlighting the reliefs provided under the present RIICO Amnesty Scheme 2022, so far.

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





CHAIRMAN

