

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

Minutes of : 1/2024–Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Tuesday, 12th March 2024
Commencement/Completion: 4.00 P.M./ 6.00 P.M.
time of the meeting

Present :

Shri Ajitabh Sharma	Principal Secretary (Industries & Commerce) and Chairman RIICO
Shri Shivprasad Nakate	Managing Director RIICO
Shri Himanshu Gupta	Comm. (Ind. and Inv. & NRI)

Sr. DGM (Law), Link officer to Secretary was in attendance. Shri Gaurav Chaturvedi, Advisor (Infra); Smt. Anju Goyal, Financial Advisor; and Shri Arun Jain, OSD (Land) 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 IDC held on 21st September 2023.

The consideration of agenda item was deferred due to paucity of time.

Item 2: Amendment in Rule 12(1) of RIICO Disposal of Land Rules, 1979 for terms of payment of premium for land allotment without auction and provision of time extension to deposit 25% amount of land premium in cases wherein plot is allotted on preferential basis without following the process of e-Auction.

The Committee discussed the agenda. The Committee after deliberation accorded approval for schedule of procedure (SoP) for offer of direct allotment of plots.

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Link Officer to Secretary

The Committee also accorded approval for time extension in payment of pre-requisite 25% land premium mentioned in the offer of allotment only in the case of plots offered to State or Central Government's Department's/ Corporation's/Public Sector Undertakings/ Authorities/ Board's. For this purpose Managing Director will be authorized to grant time extension up to maximum 60 days beyond prescribed time period with interest @ 11% p.a.


Henceforth, after amendment, Rule 12(1) of RIICO Disposal of Land Rules, 1979, for allotment of land without following e-Auction Process will be as under:

Rule 12(1) for land allotment without following the process of e-auction:

- (a) 5% keeness money in case of industrial plots/10% keeness money in case of non-industrial plots, as the case may be, of cost of land calculated at prevailing rate of allotment of the industrial area concerned along with application form for the land allotment. This amount will be deposited under the head of 'Advance from the Customers' in "Books of Accounts of RIICO". In case of rejection of the application, the amount of keeness money will be refunded without any interest component.

Provided further that keeness money will not be applicable in case of plots are allotted to State or Central Government's Department/Corporation/ Public Sector Undertaking/ Authorities/ Board.

- (b) After approval of allotment from the competent authority, offer of allotment of plot will be issued by the Unit Head concerned


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to deposit the following amount within 30 days from the issue of offer letter of acceptance of application:

- i. 1% of premium amount as Security Money (minimum ₹ 2,500);
- ii. One time Economic Rent (minimum ₹1,000) + applicable GST;
- iii. Site plan charges + applicable GST; and
- iv. 25% of premium amount and GST (if applicable) on total premium amount as per applicable rates after adjusting amount already deposited towards keenness money.



Provided that in case of plots offered for allotment to State or Central Government's Department /Corporation /Public Sector Undertaking / Authorities/ Board, the time period to deposit the amount will be 90 days.

- (c) In case, the amount as mentioned in (b) above is not deposited within 30 or 90 days, as the case may be, from the issue of the offer letter or extended period if any, then the offer of allotment of plot shall stand terminated and amount deposited earlier on account of keenness money shall be forfeited without giving any further notice.

Provided in the case of offer of allotment to State or Central Government's Department/Corporation's/Public Sector Undertakings/ Authorities/ Board's, Managing Director may grant time extension/regularize the delay period upto 60 days from the prescribe period on payment of interest @ 11% per annum subject to recommendation of Unit Head concerned and/or on merit of the case.

- (d) The balance 75% premium amount shall be deposited by the allottee within 120 days of the land allotment without levy of interest.
- (e) No instalment facility will be allowed on outstanding payment.

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Item 3: Status of non-deposition of cost of acquisition and other charges by Private Companies pertaining to private khatedari land acquired for projects which include the case of UltraTech Cement Limited.

The Committee discussed the agenda and decided to reject the request of M/s UltraTech Cement Limited for allowing further time period for deposition of payable amount towards 434.2229 hectare land.

Item 4: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Varkana, Tehsil Rani, Unit office Pali.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Varkana, Unit office Pali at an estimated cost of Rs. 1038.41 lac, as per details at 'Annexure-A' to the agenda note.

Item 5: Allotment of 3,540 sqm land to Medical and Health Department for setting up Primary Health Centre at Industrial Area Boranada, Phase-III, District Jodhpur.

The Committee discussed the agenda and accorded approval for allotment of 3,540 sqm planned plot/land to Medical and Health Department for setting up Primary Health Centre at Industrial Area Boranada, Phase-III, District Jodhpur at Government of Rajasthan as per Rule 3 (G).2 of RIICO Disposal of Land Rules, 1979, i.e. on minimum 1.5 times of prevailing rate of allotment of industrial areas concerned along with applicable taxes & charges thereon.

Item 6: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Dharmapura, District Barmer, Unit office Balotra.

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

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Industrial area Dharmapura, District Barmer, Unit office Balotra at an estimated cost of Rs. 1971.64 lac, as per details at 'Annexure-A' to the agenda note.

Item 7: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Maal Ki Toos, Tehsil Vallabh Nagar, District Udaipur.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Maal Ki Toos, Tehsil Vallabh Nagar, District Udaipur at an estimated cost of Rs. 2376.90 lac, as per details at 'Annexure-A' to the agenda note.

Item 8: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Malwa Ka Chora, Tehsil Kota, District Udaipur.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial area Malwa Ka Chora, Tehsil Kota, District Udaipur, at an estimated cost of Rs. 1913.83 lac, as per details at 'Annexure-A' to the agenda note.

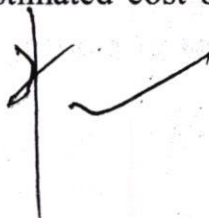
Item 9: Ex-post-facto approval of Administrative Sanction for development of new Industrial area Nainwa, District Bundi, Unit office, Kota.

The Committee discussed the agenda and accorded ex-post-facto approval of Administrative Sanction for development of new Industrial Area Nainwa, District Bundi, Unit office Kota, at an estimated cost of Rs. 2153.66 lac, as per details at 'Annexure-A' to the agenda note.

Item 10: Additional Administrative Sanction for development of Residential Colony at Industrial area Malpura, Sawai Madhopur.

The Committee discussed the agenda for additional Administrative Sanction for development of residential colony at industrial area Malpura, Sawai Madhopur at an estimated cost of Rs 810.06 lac

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and it was decided to defer the agenda and directed to apprise the Committee with following information's:

1. Total residential plots with area available for auction.
2. Expected auction price.
3. Justification of expenditures.
4. Overall details of residential plots and industrial area.

Accordingly, the matter may be examined and place before the Committee in the next meeting.

Item 11: Action Taken Report on the decisions of the previous meeting of the Committee held on 21st September 2023.

The consideration of agenda item was deferred due to paucity of time.

Item 12: Change of Land Use of Plot No. Admin Block measuring 4,201 sqm (1.04 acre) at Malviya Industrial Area, Jaipur in favour of Intelligence Bureau, (Ministry of Home Affairs), Government of India, Jaipur.

The Committee discussed the agenda and declined to consider the request of the Intelligence Bureau in light of directives of the State Government vide order dated 19.9.2003.

The Committee noted that following agenda items were placed on the table with the permission of the Chair, therefore the members present in the meeting unanimously agreed to waive the minimum notice period, took up the item for consideration and approved unanimously.

Item 13: Ex-post-facto approval for change of name of Rule 3(Y-2) of RIICO Disposal of Land Rules, 1979 from E-waste Recycling Park at Tholai to Integrated Resource Recovery Park at Tholai, Jaipur.

The Committee discussed the agenda and accorded ex-post-facto approval for change of nomenclature of Rule 3(Y-2) of RIICO Disposal of Land Rules, 1979 which is related to policy for allotment of plots in "E-Waste Recycling Park at Tholai, Jaipur" to

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Joint Secretary



allotment of plots in "Integrated Resource Recovery Park at Tholai, Jaipur".

Item 14: Re-allotment of cancelled commercial plot/shop no. S1-13 at industrial area Suratgarh, District-Sriganganagar in favour of purchaser Sh. Roopa Ram S/o Shri Panna Ram under Rule 24(4) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and decided to reject the proposal.

Item 15: Delegating the power for allotment of Industrial plot on preferential basis without following the procedure of e-Auction in Country Specific Industrial Areas.

The consideration of agenda item was deferred.


Item 16: Amendment in Rule 23-G of RIICO Disposal of Land Rules, 1979 and e-Auction Rules for insertion of the provision of nominee for allotment of plot in case of death of successful bidder.

The Committee discussed the agenda, and accorded approval to insert a new provisions as Rule 23-G in RIICO Disposal of Land Rules, 1979 after clause (iv) as under:-

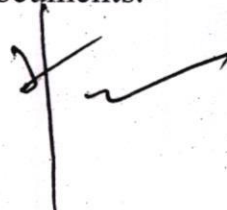
Clause (v):

- (i) *Allotment of plot in favour of nominee as mentioned in the e-auction form in case of death of successful bidder during e-auction process till allotment letter is issued subject to request of the nominee within 30 days for this purpose.*

The Committee further accorded approval for amendment in Clause 6 of Form-P of e-auction rules of RIICO Disposal of Land Rules, 1979 related with KYC compliance for the applicant/bidder who is keen in participating in e-auction process for the plots in the industrial areas, in the category of individuals following may be added after (vi) in the list of valid KYC documents:-


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- (vii) (a) Name of nominee
- (b) Address of nominee
- (c) Aadhar Card

Item 17: Final approval of Sub-division of plot No. SP-47 measuring 44,101.17 sqm. at industrial area SKS Reengus, Sikar & release of withheld plots.

The consideration of agenda item was deferred and it was directed to process the matter on original file.

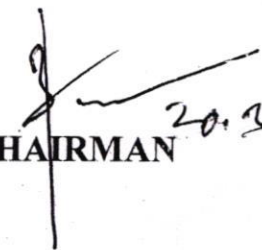
Item 18: Withdrawal of offer for allotment of institutional plot no. 3 measuring 15,271 sqm issued in favour of RajComp Info Services Limited (RISL) on 30.9.2022 at Fintech Park, Jaipur.

The Committee discussed the agenda and accorded approval for withdrawal of offer of allotment plot which was issued in favour of RajCOMP Info Services Limited (RISL) on 30.09.2022.


Item 19: Amendment in the guidelines issued by IDC vide item (19) in its meeting held on 21.09.2023 while issuing NOC to the concerned Bank/Financial Institution.

The Committee discussed the agenda and accorded approval for modification for consent/acceptance of conditions by Bank/FI prior to mortgage of titled documents such as lease deed of RIICOs plot (Annexure-1) and Consent for creation of Equitable Mortgage of lease deed (Annexure-2) and annexed as Modified Annexure -1 to the agenda note and Modified Annexure -2 to the agenda note respectively.

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



20.3.24
CHAIRMAN



(Dr. Sudipto Sen)
Sr. DOM (Law)
Secretary