

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **13th May 2014 at 2.30 P.M.**

PRESENT :

Shri C.S. Rajan	Chairman
Shri Alok	Secretary Energy
Smt. Veenu Gupta	Managing Director
Smt. Archana Singh	Executive Director

Shri D.K. Sharma, Secretary was in attendance. Shri Prakash Tekwani, Financial Advisor, Shri Lalit Kumar, Advisor (Infra), Shri Madhvendra Verma, Sr. DGM(Tech.), Shri S.K. Sharma, Sr. RM (P&D) and Shri S.K. Gupta, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE:

The Committee granted leave of absence to Shri Vinod Ajmera, Commissioner Industries, Shri Madhusudan Sharma, MD RFC and Dr. Prithvi Raj, Commissioner (Inv. & NRI).

Item 1: Confirmation of the minutes of the last meeting of the Committee held on 26th February 2014.

The minutes of meeting held on 26th February 2014 were confirmed by the Committee and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meetings of the Committee held on 26th February 2014.

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

Item 3: Report / Analysis on the new draft RIICO Disposal of Land Rules as framed by Shri B.L. Sharma Committee for consideration.

The Consideration of the agenda was deferred.

Item 4: Permitting Modern Warehousing set up in an industrial plot – besides the Conventional Warehousing.

The Committee noted that the sub-group in its meeting held on 16.9.2013 has deliberated the issue of modern warehousing. The Committee adopted the following recommendations of the sub-group:

- a) Warehouse-style retail stores/warehousing and direct sales of any nature, is a new concept different from traditional and commercial warehousing,

therefore, a new provision shall be inserted in the rule enabling conversion of industrial plot for such type of warehousing activities.

- b) As the said activity is more or less in the nature of a commercial activity, the charges for conversion of an industrial plot for such activity shall be two times of the prevailing rate of allotment of the industrial area concerned.
- c) The conversion charges shall be payable for the entire plot area requested for use of warehousing and direct sales of any nature.

The Committee further discussed the issue and defined the Modern Warehousing as a set-up wherein warehouse-style retail stores/warehousing and direct sales of any nature is carried out.

As regards two cases of Vishwakarma Industrial Area and one case of IPIA, Kota where permission of commercial warehousing has already been given, the Committee decided that the activities carried out in the above cases be treated as Modern Warehousing and accordingly, following action be taken in these cases:

- (i) Pursuant to the decision taken by the IDC regarding policy of conversion of industrial plot for modern warehousing, a show cause notice may be issued in these three cases for change in land use wherein activity of modern warehousing is already going on. Subsequent to submission of the application for Change in Land Use, the matter will be placed before the constituted committee for Change in Land Use and charges for the same will be leviable as follows;
 - (a) The charges for conversion of an industrial plot for such activity, may be levied at two times of the prevailing rate of industrial area concerned.
 - (b) The amount already deposited by these parties may be deducted from the amount of conversion charges calculated as above.
- (ii) If the allottees of these three cases do not turn up for change in land use after issuing of show cause notice, the permission granted earlier for commercial warehousing may be withdrawn and further course of action against these three allottees may be taken as per rules.

Item 5: A paper regarding punitive action against the defaulter allottees of land for construction of Dormitories/quarters for their workers in compliance of IDC decision dt. 29.05.2013.

The Committee discussed the agenda and accorded approval for the amended policy for allotment of land for construction of dormitories/quarters by the allottee for its workers as under:

- 1.1 Allotment of land for construction of dormitories/quarters by the allottees for its workers will be made in favour of those industrial plot allottees wherein the proposed/existing fixed capital investment is Rs. 20 crores or more, and
- 1.2 Number of proposed/working workers is 500 or more.

- 1.3 The rate of allotment of the land will be the prevailing rate of allotment of industrial land of industrial area concerned.
 - 1.4 The allotment of land will strictly be for captive use of the allottee of industrial plot. The allotment of land will be made by the unit head with the approval of the Managing Director.
 - 1.5 The land area requirement for construction of dormitories/quarters will be assessed by the Appraisal Cell based on the project report submitted at the time of seeking of land by the applicant.
 - 1.6 Corporation shall not provide any infrastructure for the allotted plot and the same would be provided by the allottee at his own cost.
 - 1.7 Corporation will not provide any infrastructure for sewerage disposal outside the allotted plot. The allottee will have to make its own arrangement for the disposal of sewerage.
 - 1.8 The allottee will start construction of dormitory/quarters building after approval of building plans by Advisor (Infra) at HO on recommendation of Town Planning Cell.
 - 1.9 Sufficient number of toilets/bathrooms/drinking point should be provided by the allottee on each floor of the building according to provisions specified in National Building Code (NBC).
 - 1.10 The standing committee constituted vide office order dt. 12.01.2014 will inspect the building during its construction from time to time. In case, any discrepancy is found in building parameters and terms and conditions of allotment of land, the standing committee will suggest punitive action to be taken against the defaulter allottee.
 - 1.11 After completion of building, as per the approved building plans, allottee will obtain a completion certificate from the Corporation so as to ensure that requisite facilities are provided by the allottee in the dormitory/quarters buildings for the labours. Completion certificate will be issued by the Advisor (Infra) on recommendation of the standing committee.
 - 1.12 Time extension for completion of dormitory/quarters building as per prescribed building parameters will be considered as per the provisions of rule 21 of RIICO Disposal Land Rule 1979.
 - 1.13 The land allotted for construction of dormitories/quarters will not be allowed for mortgage to any financial institution.
 - 1.14 The allotment of land will be on non-transferrable basis. However, in case industrial unit is sold/ transferred to other company, then sale of entire land allotted for dormitories/quarters shall be made either to the purchaser company of the industrial unit or to the other existing industrial unit which requires dormitories for their workers subject to fulfillment of minimum investment and labour criteria.
 - 1.15 No sub-leasing of the built up space to the general public / workers will be allowed.
2. Following punitive actions be taken on violation of terms and condition of allotment and building parameters :
 - 2.1 If the dormitory/quarter buildings are not used for captive use of the allottee of industrial plot, the allotment of land allotted for dormitories/quarters will be cancelled after following due procedure for cancellation.

- 2.2 If allotted plot is lying vacant even after expiry of scheduled period/ extended period for completion of dormitory/quarter buildings then allotment of the said plot will be cancelled after following due procedure for cancellation.
- 2.3 If the building is not constructed with the capacity to accommodate number of workers as approved when the land was allotted within the scheduled /extended period, then difference of prevailing rate of allotment of the industrial area concerned – (minus) allotment rate will be recovered.
- 2.4 In case of violation of building parameters as prescribed vide office order no. 34/2011 dt. 16.12.2011 and violation of provisions specified in National Building Code (NBC), action will be taken against the allottee as suggested by the constituted standing committee or as considered appropriate by the management of the Corporation.
- 2.5 In case of any other violation related to providing minimum infrastructure within the allotted plot, action will be taken against the allottee as suggested by the constituted standing committee or as considered appropriate by the management of the Corporation.

Accordingly rule 3 (S-1) will be replaced by the amended policy.

Item 6: Partial amendment in the existing policy for sub-division of large size industrial plots.

A corrigendum to the agenda note on para 2.2 (xii) (a) was placed before the Committee. The Committee discussed the agenda and noted that the eligibility conditions for sub-division of large size industrial plots needs no amendment and shall remain as under:

- a. Plot having area 10,000 sqm. and above; and
- b. The unit has come into production at least five years before the date of application for sub-division of plot; and
- c. The unit is a closed/sick/has suffered loss, at least during the last 3 financial years; and
- d. The allottee declares that such land is not needed for their current/ future operations/ expansion.

The Committee, while approving the terms and conditions for sub-division of large size plots, decided that the in-house Committee which will examine and approve the lay out plan be headed by E.D. Further, in case part land is proposed for sub-division, then sub-division charges will be leviable at the rate of 2% of the prevailing rate of allotment for the part area proposed for sub-division. The sub-division of an industrial plot may be allowed on the following terms and conditions:

- (i) There may be no restriction on number of plots carved out of the sub-division.
- (ii) Minimum size of a sub-divided plot may not be less than 500 sqm.

- (iii) The lessee will submit the lay-out plan of proposed sub-division of plot. Sub-division in phases may be permitted. However, subsequent sub-division of transferred sub-divided plot will not be permitted.
- (iv) In case the lessee has availed financial assistance from any Banks/Financial Institutions against security of the land/assets proposed for sub-division, the lessee will submit 'No Objection Certificate' from the concerned Financial Institution/Bank along with application for sub-division.
- (v) The lay-out plan submitted by the lessee will be examined and approved by a Committee headed by ED, and comprising of Advisor (Infra), Manager (Planning)/ DTP and Unit Head concerned as per prevailing norms/guidelines regarding basic infrastructures/Town Planning.
- (vi) Right of way of internal road for plots upto 1500 sqm would be minimum 18.00 meter and for plots above 1501 sqm would be minimum 24.00 meter.
- (vii) The lessee will be under obligation to develop and provide all the required basic infrastructure facilities like road, storm water drains, power line, street light, rain water harvesting system, water supply scheme etc. and other required services like GSS and CETP at his own cost to such sub-divided plots/land. Allottee/developer will develop infrastructure facilities as per specifications approved by RIICO and shall be surrendered and handed over to RIICO after completing the above infrastructure development.
- (viii) Out of total saleable area of the sub-divided plots, sale/transfer of sub-divided plots equivalent to 12.50% of the total saleable area will be withheld by the Corporation till completion of development work at site and a remark to this effect shall be mentioned in the approved lay-out plan by the Corporation.
- (ix) The required infrastructure facilities will be completed by the allottee within 3 years from the date of approval of the layout plan of the proposed sub-division. After completion of infrastructure facilities, a committee comprising of Head of Technical cell and Unit Head concerned will examine the infrastructure facilities developed by the allottee and will submit an evaluation report which may be put up before the committee constituted at para (v) above for taking a decision regarding release / sale/ transfer of withheld plot(s).
- (x) In case the allottee fails to provide the requisite infrastructure facilities within the specified period or develop only part infrastructure then area of plots withheld by the Corporation shall revert to the Corporation. The Corporation will be at liberty to dispose of these plots by way of auction as per laid down procedure. The lessee will be required to execute an agreement with the Corporation for fulfillment of above condition.
- (xi) Sub-divided plots may be used for industrial and non-industrial, other than residential, purpose. However, total area that may be used for non –industrial purpose will be decided as under:
 - (a) 15% of the allotted plot area, if the plot was allotted stand alone.
 - (b) 15% of the allotted plot area, if the plot is falling in an industrial area subject to the condition that it should be within the ceiling of

15% of the total scheme area of the industrial area concerned for non industrial use (The area of non industrial use will be the total area excluding area under industrial use, roads, open/woodland, nallah and reserved areas).

- (xii) The charges for sub-division permission/ transfer fee will be as under:
- (a) Sub-division charges at the rate of 2% of the prevailing rate of allotment of the industrial area concerned for entire plot area if full plot area is proposed for sub division. However, in case part land is proposed for sub-division, then sub-division charges will be leviable at the rate of 2% of the prevailing rate of allotment for the part area proposed for sub-division (to be paid by the lessee before sub-division permission by unit office).
 - (b) Transfer fee for transfer of sub-divided plots will be charged at the rate of 15% of the prevailing rate of the industrial area concerned (to be paid by allottee/ purchaser on transfer of individual sub-divided plot).
 - (c) Conversion charges leviable for change in land use of area of sub-divided plot from industrial to non-industrial use -- as per rate prescribed in the RIICO Disposal of Land Rules, 1979 for that purpose (to be paid by the lessee before sub-division permission by unit office).
 - (d) In case the plot is allotted stand alone and no rate of allotment is fixed for that plot/area by the Corporation, then the rate of allotment will be decided separately by Reserve Price Fixing Committee headed by the Managing Director.
- (xiii) The provisions of the policy shall be made applicable to the transferee/ prospective buyer of the plot.
- (xiv) Lease period for the sub-divided plots will not exceed the remaining period of lease of plot originally granted to the lessee.
- (xv) Terms and condition applicable to the lessee will also mutatis-mutandis apply to all sub-lessees unless otherwise specified. The lessee/developer will execute sub-lease with the purchaser in the format which will be got vetted from the Corporation before execution. No fresh lease deed will be executed by the Corporation with the sub-lessee.
- (xvi) If any rebate in rate of allotment due to large size plot and minimum investment of Rs. 50 crores was allowed as per rule 3 (C) of RIICO Disposal of Land Rules, 1979 at the time of allotment then same shall be recovered along with prevailing rate of interest. However, additional 10% rebate in the rate of allotment availed by the allottee for making Rs. 50 crores minimum investment will not be recovered, if the required investment was made by the allottee.
- (xvii) Lessee/ transferee will be bound to abide by the rules and regulations of RIICO Disposal of Land Rules, 1979.

Accordingly, the existing policy under Rule 17-(E) be amended.

Item 7: Policy for charging application fee with the application seeking permission/approvals for various activities.

The Committee discussed the agenda and accorded approval for charging application fee in respect to the following activities:

- (i) Sub-division of allotted plots
- (ii) Change of land use from one use to another use.
- (iii) Granting time extension for payment of dues/ commencement of production activity.
- (iv) Change in constitution of allottee firm
- (v) Transfer of leasehold rights of allotted plot
- (vi) Merger of plots
- (vii) Sub-letting of allotted plots
- (viii) Change of product

The charges for the cited various activities shall be as under:

Size of plot (Sqm.)	Application fee for change of land use & sub-division of plot	Application fee for other activities
Upto 500	2500/-	1000/-
501-1000	5000/-	2000/-
1001-4000	10000/-	3000/-
4001-10000	15000/-	4000/-
10001 and above	20000/-	5000/-

These charges will remain same irrespective of the category of industrial area, i.e. saturated / unsaturated. This may be suitably inserted in the Rules.

Item 8: General policy for revision of rent of buildings let out by the Corporation to any other organization.

The Committee noted that different norms have been adopted by the Corporation for revision in rent of buildings let out by it to other organizations. In order to adopt a general policy, and in supersession of existing/prevaling policies of the Corporation, the Committee accorded approval to adopt a policy as codified under the Rajasthan Rent Control Act, 2001, i.e. the rent payable at the time of commencement of the tenancy shall be liable to be increased at the rate of 5% per annum and the amount of increase of rent shall be merged in such rent after ten years. Such rent shall further be liable to increase at similar rate and merged in similar manner till the tenancy subsists.

Item 9: Partial amendment in the policy for sub-letting of a allotted industrial plot.

The Committee discussed the agenda and noted importance of non banking financial institutions in industrial development. The Committee, therefore, accorded approval for the sub-letting of industrial plot/ building for financial institution (non banking), registered with RBI, considering it to be as supportive use. The sub-letting will be on the same condition, i.e. after setting up of industrial unit on the plot and allottee concerned will be required to pay to the Corporation one month's rent as agreed between the parties for each year of sub-letting.

Item 10: Regarding acceptance of transfer charges and retention charges on pre-revised rate, as sufficient time was not given to allottee to deposit the above charges.

The Committee discussed the agenda and noted that 3 days time allowed to the applicant to deposit the demand was not reasonable. In view of above the Committee accorded approval for waiver of difference amount of transfer charges and retention charges amounting to Rs.1,83,809/- due to revision in rate of allotment.

Item 11: Clarification on the issues raised by Unit Offices on the adopted Building Regulation for Industrial and Non-Industrial use plots.

The Committee discussed the agenda and accorded approval to the recommendations made by the in-house group chaired by the Managing Director on the issues raised by the Unit Office on the adopted building regulations for industrial and non-industrial use plots as under:

For Industrial plots	
1.	In existing Industrial Area (where allotment process has been started before 14.6.2013), allottees having plot area more than 4001 sq.mts may opt for the revised norms as per the provision but for plot sizes upto 4000 sq.mts, revised setbacks will be applicable to all existing allottees automatically.
2.	The construction falling within the amended setback area as per office order 14.06.2013 will be considered as unauthorized construction except for permitted facilities as per norms.
3.	Amended setbacks will be applicable in all the cases irrespective of any notice issued earlier in this regard. However, in cases where compounding penalty/fee has been deposited, such cases shall not be opened.
4.	Fresh allottee will leave clear passage of minimum 3.6 mts. width for movement of fire fighting engine in setback area with boundary wall. In case of old allottees of existing industrial areas where the permitted facilities have been constructed in the setback area and allottee desires to opt for amended setback, a clear passage of 3.6 mts. width for movement of fire fighting engine in setback area shall be ensured. Existing provision of allowing permitted facilities in setback area including limit of 3.5% in plot size of 10 acres and more, will be continued subject to provision of clear passage of 3.60 mts wide for movement of fire fighting engine.

5.	<p>New building line shall be determined by keeping the earlier front setback norms of the row in mind but shall be modified as per revised setback norms adopted vide office order dated 14.06.2013.</p> <p>For example: if earlier for a 5000 sq.mts sized plots in a row, the front setback was prescribed as 8.0 mts., then as per O/o dt 14.06.2013, the front setback of these plot shall be revised to 6.00 mts. and the new building line shall be determined accordingly.</p> <p>Setbacks in sub divided as well as reconstituted plots will be prescribed in accordance to revised setbacks. Existing provision for prescribing setbacks to merged/reconstituted plot (point 10 of Form 'E' of RIICO Disposal of Land Rule) will continue. In cases of subdivision and reconstitution of plots, setback will have to be maintained as per prescribed setback according to the area of subdivided and reconstituted plot. In these situations, existing construction in plot(s) may fall in the setback area and will be treated as unauthorized construction.</p>
6.	Provisions for subdivision /reconstitution, regularisation of unauthorised constructions in industrial plots shall as per RIICO Disposal of Land Rules 1979.
7.	For the purpose of overall industrialization in the state, it would be appropriate to continue with the provision of charging no fee for building plan approval as well as for issuing Occupancy /Completion Certificate for industrial buildings if desired by allottee. However, existing provisions of RIICO Disposal of Land Rules 1979 for approval of building plan shall continue.

For Non-Industrial plots

1.	In the order dt. 14.06.2013, it is specifically mentioned that Jaipur Development Authority (Jaipur Region) Building Regulations for Jaipur District, Rajasthan Building Regulations-2010 for class I cities including Bhiwadi) and Local body (urban area) Building Regulations-2010 for cities having population less than one lacs, issued by state Govt. shall be applicable. Hence, provisions for approval of building plans for non-industrial buildings as specified shall be adhered to (except where any clarification is given).															
2.	Allottee will apply in the concerned Unit office for obtaining building plan approval in the prescribed performa. The formats of the checklists /Performa's are as per Annexure C-1 to C-9 and D-1 to D-5 enclosed with agenda. Concern Unit office will examine and approve the building plans.															
3.	Technical person registered with any local body or registered with Council of Architecture may be entitled to submit building plans in the Corporation.															
4.	Charges/fees for approval of building plans for non-industrial plots will be as under: <table border="1" data-bbox="491 1765 1396 2033"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Fees/ Charges</th> <th rowspan="2">Description</th> <th colspan="3">Category of Uses</th> </tr> <tr> <th>Residential</th> <th>Institutional</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Application / Examination/ Building Plan approval fee/</td> <td>-</td> <td>Rs. 30 per sq.mt of total built-up area</td> <td>Rs. 40 per sq.mt of total built-up area</td> <td>Rs. 50 per sq.mt of total built-up area</td> </tr> </tbody> </table>	S. No.	Fees/ Charges	Description	Category of Uses			Residential	Institutional	Commercial	1.	Application / Examination/ Building Plan approval fee/	-	Rs. 30 per sq.mt of total built-up area	Rs. 40 per sq.mt of total built-up area	Rs. 50 per sq.mt of total built-up area
S. No.	Fees/ Charges				Description	Category of Uses										
		Residential	Institutional	Commercial												
1.	Application / Examination/ Building Plan approval fee/	-	Rs. 30 per sq.mt of total built-up area	Rs. 40 per sq.mt of total built-up area	Rs. 50 per sq.mt of total built-up area											

		approval for extension				
	2.	Building Plan Renewal Fee	Within validity period	10% of building plan approval fee (same for all uses)		
			After validity period	20% of building plan approval fee (same for all uses)		
	3.	Wreckage Removal Fee (refundable, if party removes debris on its own cost) Same charge for all uses	Upto plot area 500 sqmts.	Rs. 3000 lumpsum		
			Plot area from 500 sqmts. to 1000 sqm.	Rs. 5000 lumpsum		
			Plot area more than 1000 sqm.	Rs. 10000 lumpsum		
5.	Permissible maximum height for non-industrial buildings shall be upto 30 mts. only.					
6.	Security deposit against provision for rain water harvesting structure, fire-extinguishing and earthquake safety, greenery and plantation, parking will not be levied but it will be mandatory for the applicants to follow the norms for above provisions.					
7.	Management may decide to relax the charges for building plan approval in cases related to allotment to charitable institute, Govt. offices/institute on the case to case basis.					
8.	There will be no charges under Basic services for urban poor (BSUP) fund in RIICO.					
9.	Provision of T.D.R. (transfer of development rights) shall not be applicable in RIICO Industrial Areas.					
10.	<p>Applicability of these building regulations will be in totality for old cases also.</p> <p>For e.g.-if an allottee wants to avail benefit for some specific parameter by renewal of building plans, all related parameters/clauses (rain water harvesting, solar energy plant etc. if applicable as per regulations) shall be applicable and the prescribed charges as per point 4 above shall be paid by the allottee.</p>					

11	<p>Betterment levy shall be leviable to avail extra FAR beyond prescribed standard FAR and to avail 5% extra ground coverage. For the purpose of uniformity and simplification, the prevailing 'commercial/residential reserve price (of the concerned local body) shall be replaced with 'prevailing allotment rate' for industrial use of the concerned Industrial area. Equivalent charges for different uses will be derived and calculated as under:</p> <p>a. Institutional plot - 1.25 times of 'prevailing allotment rate'</p> <p>b. Residential plot - 2 times of 'prevailing allotment rate'</p> <p>c. Commercial plot - 4 times of 'prevailing allotment rate'</p> <p>For e.g. To achieve maximum FAR upto 2.00 and above standard FAR of 1.33 in residential plot betterment levy may be calculated as Rs. 100 per sq.ft. or 25% of {2 x 'prevailing allotment rate'(in sq. ft)}, whichever is more.</p>
12.	The construction beyond the permissible parameters in the concerned regulation will be considered as unauthorized construction.
13.	With the adoption of these regulations, existing provision of allowing permitted facilities in the setback areas of non-industrial plots will not be allowed in new cases.
14.	Provisions for subdivision/ reconstitution, regularization of unauthorised constructions in non-industrial plots shall as per RIICO Disposal of Land Rules 1979.
15.	Revised building parameters will be applicable to all the allottees in totality. However, in old cases where allotment has been done before 14.06.2013, earlier permitted FAR will be applicable (standard FAR shall not apply). In case where such allottee requests for higher FAR, charges will be applicable for extra FAR above the already permitted FAR. Betterment levy shall be charged as decided above.
16.	Certificate for partial/complete construction of a building may also be issued by Unit Office as per norms, if desired by applicant without levy of charges. However, Completion certificate/Occupancy certificate shall not be correlated to provision of RIICO Disposal of Land Rules, Rule 21- 'time period for commencement and completion of construction activities and commencement of production activities'.
17.	Norms for weigh bridge plot located on all categories of roads within industrial area will be applicable as per existing provisions in RIICO rules. Charges for building plan approval shall be levied as prescribed under commercial category.
18.	Any revision in building parameters by UDH/DLB/JDA shall be enforced after review and adoption in the RIICO Disposal of Land Rules 1979.

Item 12: Revision in Administrative Sanction for development of Industrial Area, Pali, Phase-IV.

The Committee discussed the agenda and accorded approval for revision in administrative sanction for development of Industrial Area, Pali, Phase-IV, at an estimated cost of Rs.501.67 lac, as per the development scheme annexed at Annexure-I to the agenda note.

Item 13: Issuance of Additional Administrative Sanction for undertaking upgradation works at MIA, Udaipur.

The Committee discussed the agenda and decided that approach culverts involving expenditure of Rs.138.82 lac need not be constructed. After discussions, the Committee accorded approval for the amended additional administrative sanction of Rs.514.95 lac for undertaking up-gradation works of existing infrastructure at MIA, Udaipur, as per the cost sheet annexed at Annexure-A to the agenda note.

Item 14: Case of Hero Moto Corp Ltd. (HMCL), Plot No. SP-101 to SP-109 at Industrial area Neemrana, Phase-II.

The Committee discussed the agenda and reiterated its earlier decision taken vide item 16 of its meeting held on 22.1.14 as regards to time extension and part waiver of retention charges. However, the Committee decided that the amount of retention charges be worked out on pre-revised rate of allotment, i.e. @ Rs.2000/- psqm, looking to the fact that demand was already made but contested by the applicant company. The payment, if any, deposited by the allottee on this account will be adjusted against dues of retention charges.

Item 15: Allotment of land to Rajasthan State Ganganagar Sugar Mills Ltd. at IID Centre, Baran.

The Committee discussed the agenda and accorded approval for allotment after clubbing of Plot No. G-193 to 195 and Plot No. G-202 to 203 measuring 4816 sqm. at IID Centre Baran to Rajasthan State Ganganagar Sugar Mills Ltd. for industrial purpose at the highest auction rate received for industrial purpose.

The Committee also authorized the Managing Director, to allot industrial land for industrial use on preferential basis to Govt. of Rajasthan Undertaking/organizations on highest auction rate received for industrial purpose or prevailing rate of allotment of the industrial area, whichever is higher, in saturated industrial area and on prevailing rate of allotment in unsaturated industrial areas.

Item 16: Case of Jodhpur Sahakari Upbhokta Wholesale Bhandar Ltd., Agro Food Park, Boranada for granting time extension for establishing warehousing/cold storage.

The Committee discussed the agenda and accorded time extension upto 30.12.2015 without levy of retention charges, considering the fact that State Govt. is having major shareholding in the Society.

Item 17: Ex-Post-Facto approval of the decision taken by the management for allotment of 4000 sqm. additional land to Balotra Water Pollution Control and Research Foundation Trust at industrial area, Phase-III, Balotra, Distt. Barmer.

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of additional land measuring 4000 sqmt. at a token of Rs.1/- to Balotra Water Pollution Control and Research Foundation Trust for establishment of RO Plant at Industrial Area, Phase-III, Balotra. The trust will pay economic rent, service charges as per rules. The cost of establishment of RO Plant would be met by the Trust themselves.

Item 18: Case of J.B.S. Alloy & Steel Pvt. Ltd., Industrial Area Growth centre, Phase-II, Abu Road for consideration of time extension for commencement of production activity.

The Committee discussed the agenda, and looking to the fact that the project has been granted a customised package of incentives by the government looking to the size of investment and it is delayed for want of environmental clearance, accorded time extension without levy of retention charges from 20.10.2013 up to 24 months from the date of issuance of consent to establish by the competent authority.

Item 19: Ex-post-facto approval for rejection of cases for preferential allotment under rule 3(W) at Industrial Area, Abu Road to Gujarat Polythelene Pvt.Ltd., M/s. Sonal Polysacks and Mangla Laxmi Industries Pvt. Ltd.

The Committee discussed the agenda and accorded ex-post-facto approval to the decision of the management for rejection of all three captioned applications as they are not covered under the prevailing rule 3(W).

Item 20: Partial amendments in the existing policy for sub-division of allotted plot and after transfer of sub-divided plot(s) – Rule 17 (B).

The Committee discussed the agenda and accorded approval to charge 2% sub-division charges under Rule 17(B). The sub-division charges will be leviable as under:

- i. On the entire plot area if sub-division is proposed in maximum four parts in one go.
- ii. On the part sub-divided area if sub-division of original plot is proposed in phases.

The Committee also accorded approval for partial amendment in sub-rule 17(B)(ii)(b) to the extent that smallest sub-divided plot should be of minimum size of 20% of area of original plot, however, minimum size of sub-divided plot should not be less than 500 sqm. The existing Rule 17(B) be amended accordingly.

Item 21: Review of the existing policy for approving cancellation of allotted plot by the in-house committee at Head Office for plots other than allotted under rule 3(W).

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

- a) The Committees constituted earlier for cancellation of plots, allotted to general category of entrepreneurs and to SC/ST category entrepreneurs, women entrepreneurs, ex-servicemen and differently enabled persons, may be abolished.
- b) Power of cancellation of plots allotted to all categories of entrepreneurs be delegated to unit head concerned except for the plots allotted under Rule 3(W).
- c) The powers of review of the cancellation order may lie with the Unit Head concerned.
- d) If the review application is rejected by the Unit Head or in the eventuality that the allottee did not prefer the review application against the cancellation order then appeal can be made before the Managing Director as specified in the rules.

Relevant provisions of rule 24(1) and 24(2) shall stand amended accordingly.

Item 22: Review of the existing policy for change of land use of allotted plots from one use to other use (Rule 20-C of RIICO Disposal of Land Rules, 1979).

The Committee discussed the agenda at length and reviewed the existing policy for change of land use of allotted plots from one use to other use, the terms & conditions thereof and the conversion charges. **The Committee decided that marriage hall/garden and an independent banquet hall may not be permitted while considering change in the land use for commercial purposes even if the same are proposed as allied activity of a hotel (attached to the hotel).** Further, in case of a plot located in industrial areas which have been notified under Industrial Park Scheme, 2002 for availing income tax exemption u/s 80 IA of Income Tax Act, 1961, then the same shall be considered within the permissible limits.

After detailed discussions the Committee accorded approval for the following categories for change in land use of allotted plots and the conversion charges:

S. No	From	To	Recoverable charges
1	2	3	4
1	Industrial	A. Commercial i. Commercial complex (Shops & Offices) ii. Hotel iii. Cinema	3 times the prevailing rate of allotment of industrial area concerned irrespective of category of

		<ul style="list-style-type: none"> iv. Multiplex v. Petrol pump and filling station (Petrol/Diesel/Gas) vi. Weigh bridge 	industrial area.
		<p>B. Commercial</p> <ul style="list-style-type: none"> i. Commercial Warehousing on full allotted plot (storage of raw material/ finished goods for other than captive use) ii. LPG Cylinder Godown on full/part plot 	1.5 times the prevailing rate of allotment of industrial area concerned irrespective of category of industrial area.
2	Industrial	<p>A. Institutional</p> <ul style="list-style-type: none"> i. Hospital ii. Nursing Homes 	One time the prevailing rate of allotment of industrial area concerned
		<p>B. Institutional</p> <ul style="list-style-type: none"> i. Educational Institutes (as defined in the rules) ii. University iii. Institutes imparting certificate courses/ vocational courses 	0.10 times the prevailing rate of allotment of industrial area concerned
3	Commercial	Industrial	0.10 times the prevailing rate of allotment of industrial area concerned
4	Commercial	Institutional	0.10 times the prevailing rate of allotment of industrial area concerned.
5	Commercial (specified use)	Other Commercial use	Three times the prevailing rate of allotment of industrial area concerned minus the rate paid at the time of allotment or 25% of the prevailing rate of allotment of the industrial area concerned, whichever is higher.
6	Institutional	Industrial	0.10 times the prevailing rate of allotment of industrial area concerned.
7	Institutional	Commercial	3 times the prevailing rate of allotment of industrial area concerned.

8	Institutional (specified use)	Another Institutional use (i) Hospital/Nursing Home (ii) Other than Hospital/ Nursing Home	One time the prevailing rate of allotment of industrial area concerned. 0.10 times the prevailing rate of allotment of industrial area concerned
9	Residential	Industrial	0.10 times the prevailing rate of allotment of industrial area concerned.

A) Following riders/conditions will be observed while considering the change in land use:

- i. No change in land use of allotted plots will be permitted for residential purpose.
- ii. No change in land use of vacant industrial plot would be allowed. In other words, the allottees of industrial plot who have not set up an industry will not be permitted change in land use for non-industrial purposes. However, change in land use of part vacant sub-divided plot would be allowed subject to condition that the leasehold rights of the sub-divided plot are held by the allottee of integrated plot.
- iii. No change in land use of allotted institutional plots will be allowed in the dedicated Institutional Areas for any other purpose.
- iv. No change in land use of plots allotted under the provisions of Rule 3(E) and 3(W) of RIICO Disposal of Land Rules, 1979 will be permitted.
- v. Change in land use of plot allotted for non-industrial use will be allowed for vacant plot subject to payment of 15% of the prevailing rate of allotment as additional charges.
- vi. Change of land use of the allotted plots for commercial/institutional purposes as permitted under this rule will be considered only for the plots located on the roads having right of way of 18.00 mts and above (total road width). However, in the land use conversion cases wherein the criterion of minimum road width of 24 mtr or above is specified in the building regulations/parameters then the same will be observed while considering the cases of the land use conversions.
- vii. Land use for non-industrial purpose may be restricted up to 15% of the total scheme area of the industrial area concerned.
- viii. Marriage Hall/Garden and an independent Banquet Hall will not be permitted while considering change in the land use for commercial purposes even if the same are proposed as allied activity of a hotel (attached to the hotel).
- ix. Allottee of plots in an industrial area (including EPIP, SEZ, IT park, Agrofood Park) desirous of change of land use will clear all the outstanding dues of the Corporation and will have to submit the application in prescribed format along with prescribed processing fee, site plan showing the measurement of plot/part plot proposed for change

of land use along with project report. The project report shall contain details of proposed use, cost of project, implementation time schedule, plans etc. However, in case, plot is located in industrial areas which have been notified under Industrial Park Scheme, 2002 for availing income tax exemption under section 80 IA of Income Tax Act 1961, then same shall be considered within the permissible limits.

- x. Allottee of the plot shall submit original Lease deed/sale deed with the application for change of land use. In case plots are mortgaged with financial institutions then allottee shall have to submit 'No objection certificate' from the financial institutions for proposed change of land use.
- xi. The change of land use of part area of allotted plot shall be considered subject to withstanding with provisions of Rule 17-(B) (ii) and 17(E) related to sub-division of plot and any changes made there-upon. However, for change in land use for Petrol pump/filling station and weigh bridges in part area of plot will be considered notwithstanding with the requirement of rule 17-B (ii) which inter-alia provides that the smallest sub divided plot should be of size equal to minimum 25% area of original plot.
- xii. The allottee shall follow all prescribed building parameters of Building Regulations. Building line shall be maintained looking to the other plots in particular row.
- xiii. Weigh bridges in allotted industrial plot for captive use will be considered without change of land use. Construction of Weigh-bridge platform may be allowed within setback area. However, weigh bridges for captive use will be permitted only in industrial plot having area more than 1500 sq.mts. without charges by the committee constituted for change of land use.
- xiv. Change of land use from allotted residential plot to industrial purpose will be considered on merit subject to fulfillment of following conditions:
 - a) The plot in question is situated in isolation of the residential block of industrial area.
 - b) Social facilities (viz. park, hospital, school etc.) for residential uses are not planned in the vicinity.
 - c) The changed use plot for industrial use shall strictly be permitted only for establishment of non-polluting industry.
- xv. Change of land use for LPG Cylinder Godowns shall be subject to approval/license from Petroleum Safety Organization.
- xvi. Statutory and requisite approval such as, Food/Bar License, Fire NOC, Airport Authority, Forest Deptt. Clearance, Environmental clearance etc. from the competent authority shall be obtained by the applicant at his own level.
- xvii. Time period for utilizing the converted plot will be as under:
 - a) If change of land use is of vacant plot – Same as allowed/ available for the allotted plot.
 - b) If change of land use is after utilization of plot – 3 years from the date of issue of final permission.
- xviii. The change of land use will be approved by a Committee headed by Executive Director and with Advisor (Infra), concerned Unit head and Manager (Planning)/DTP as members.

- xix. Regularization of unauthorized use of an industrial plot and its change of land use will be considered as under;
 - a) Allottee shall apply to the concerned unit office for regularizing the existing activity on industrial plot along with existing layout and building map.
 - b) After receiving the application, the case will be forwarded to the Head Office Committee as constituted for deciding cases of change in land uses. In case existing building/structure is not found as per the applicable bye laws, the applicant would be advised to make suitable changes.
 - c) If the case is found suitable, the applicants will be required to pay the additional conversion charges equivalent to 25% of the prevailing rate of allotment of the industrial area concerned, or applicable conversion charges whichever is lower, as regularization charges besides the normal conversion charges applicable as per rules.
 - d) Building norms/regulations etc. relevant for changed use will be made applicable to such cases of regularization also and will be observed while regularizing the unauthorized use of the industrial plot for the changed purpose.
 - e) Plot cancelled due to unauthorized use, shall be restored on the recommendation of change of land use committee.
- xx. In case of change in land use of allotted plot, an option may be given to the allottee to use the existing construction for other use, subject to fulfilling requirements of ground coverage, FAR, parking, fire fighting etc., as applicable for changed land use. Guidelines mentioned in point 3.2.19 will be followed.
- xxi. If earlier permission was given on industrial plot for Petrol Pump/Weigh Bridge/ Hotel and for commercial warehouse without change in land use then in such cases the use of plot will be treated as industrial for the purpose of further change in land use of the plot.
- xxii. For change in land use of part plot, sub-division charges as applicable under the policy/rules for sub-division of plots will be charged in addition to applicable conversion charges.
- xxiii. Cases in which permission for change in land use has been granted and part/full conversion charges have been deposited, then request of the allottee for subsequent change in land use of the plot for original use before commencing any activity will be considered on payment of conversion charges equivalent to 0.10 times of the prevailing rate of allotment of the industrial area concerned. The amount of conversion charges already deposited will be refunded after deducting the said amount of conversion charges.
- xxiv. In case of transfer of plot after change of land use, the transfer charges will be leviable as under;
 - a) If plot is utilized before change in land use – At the rate prescribed in the rule for transfer of plot after utilization.
 - b) If plot is vacant before change in land use and transferred without utilization as per norms – At the rate prescribed in the rule for transfer of vacant plot.
 - c) If the part converted plot is transferred without utilization – At the rate prescribed in the rules for transfer of vacant plot.

xxv. The payment schedule for conversion charges will be as under:

- (a) A letter will be issued by the unit office for conveying provisional/in-principle permission for land use with the condition to deposit 25% conversion charges in 30 days and remaining 75% conversion charges within 120 days from the date of issue of letter.
- (b) On payment of 100% conversion charges, final permission for change in land use will be issued and building plans will be approved as per prescribed norms.
- (c) Time extension for 75% conversion charges beyond 120 days of issue of provisional permission can be granted up to 24 months with interest @ 18% per annum by the Managing Director.
- (d) After approval of time extension, final permission for change in land use will be issued only after deposition of 100% conversion charges with interest. Party will not be permitted to commence any construction activity on the plot and no building maps will be approved by the Corporation till deposition of full conversion charges.
- (e) If the allottee fails to deposit the conversion charges within the scheduled/extended period, the provisional/in-principle permission for change in land use will be withdrawn and deposited conversion charges refunded after deducting payable dues and charges equivalent to 0.10 times of prevailing rate of allotment.
- (f) In cases wherein permission for change in land use has already been given as on date and time extension for deposition of conversion charges has been granted by the competent authority with interest, then further time extension for deposition of conversion charges beyond 90 days shall be considered up to overall & maximum period of 2 years (including earlier time extensions) with interest @14% per annum by the Managing Director with the condition that no sub leasing of built up area will be made by the party till deposition of entire conversion charges.

xxvi. The allottee of the plot will be required to execute supplementary deed / correction deed after permission for change in land use.

B) The revised provisions under rule 20-C-8.2 for warehousing activity on industrial plot may be as under:

- a. Warehousing for captive use will be allowed along with industrial activity without any charges.
- b. Storage of raw material/ finished goods on part/full industrial plot, for other than captive use, will be treated as commercial warehousing. For allowing commercial warehousing on industrial plot where an industrial unit has already been set up on the plot, following provisions shall apply:
 - i. If only part industrial building maximum up to 40% of the plot area is permitted for commercial warehousing – subletting of the building may be allowed by charging one month rent as agreed between the parties for each year of subletting and will be paid in advance for entire sub-letting period. Regularization of the unauthorized commercial warehousing will be allowed by charging 1.25 times of the one month rent as agreed between the party for each year of past

subletting on the date of regularization. This provision be inserted in sub-letting rules.

- ii. If commercial warehousing on full allotted plot is to be allowed – the allottee will be required to apply for change in land use of the allotted plot from industrial to commercial warehousing purpose.

The existing rule 20-C and sub-letting rule be amended accordingly.

Item 23: Revision in Administrative Sanction of Industrial Area, Apparel Park, Mahal, Jaipur.

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

1. Revision in the A.S. of Industrial Area, Apparel Park, Mahal, Jaipur from Rs.3214.00 lakh to Rs.13298.15 lakh as per details at Annexure-A to the agenda note.
2. Fixing rate of allotment of industrial plot at Rs. 9900/- psqm. Looking to the fact that the area is located in close proximity to the city, all the industrial plots will be allotted through auction.

Item 24: Fixing rate of Service Charges for Financial Year 2014-15.

The Committee discussed the agenda and accorded approval that the existing rule for increase in service charges by 10% annually shall be followed for the F.Y.2014-15, which will be subject to maximum of Rs.6.05 psqm. and minimum of Rs.1000/- for industrial plot. Accordingly, no cognizance of the rate revision made on 4.3.2014 is to be given while computing the service charges for F.Y. 2014-15. Levy of minimum service charges in respect to commercial and residential plots shall be made as per rule 15(A) (ix) & (x).

Item 25: Relaxation in time schedule for sanction of tenders.

The Committee discussed the agenda and accorded ex-post-facto approval to the concerned competent authority (unit head or Addl.Chief Engineer/ Technical Heads at HO) to exercise the power for approval of tender even after expiry of stipulated time schedule for approval of tender in those cases which are delayed due to Model Code of Conduct in force during Assembly & Parliament Elections (i.e.4.10.13 to 11.12.13 and 4.3.14 to 29.4.14 respectively).

With reference to rule 40(2) of Rajasthan Transparency in Public Procurement Rules, 2013, the Committee authorized the Managing Director with full powers as regards to time schedule for taking decision on the bids.

Item 26: Request of Indus Towers Limited for permitting certain relaxation in the policy recently approved by the IDC for permitting installation of GBMs and laying of OFC in RIICO Industrial Areas.

The Committee discussed the agenda and allowed following relaxations in the terms & conditions and parameters for permitting laying of OFC cables including erection of Ground Based Mast (GBMs) in industrial areas to Indus

Towers Ltd., and other such companies, in general, to augment/improve telecommunication facilities in RIICO Industrial Areas, subject to the conditions indicated therein:

S.No.	Parameters	Nature of relaxation	Remarks/conditions
1	Land space for the GBM	4m x 4m instead of 3m x 3m	The land would be provided as per availability and technical feasibility as also laid down in the approved policy
2	Height of the GBM	30 mtrs instead of 25 mtrs	Height regulations of the concerned authority if any applicable will be observed
3	With respect to users of the mast	Multiple users instead of single user	Subject to condition that radiation levels will be maintained as prescribed by the statutory authority.

With the approval of the Chair, following item was taken up for consideration:

Item 27: De-acquisition of 83-00-03 Bigha private khatedari land of Village – Amlı, Tehsil Pindwara, District Sirohi.

The Committee discussed the agenda and accorded ex-post facto approval for recommendations already made to the State Govt. to de-acquire 83-00-03 Bigha priate land, out of 147-03-16 Bigha private land of Village Amlı, Tehsil Pindwara, District Sirohi, being acquired for establishment of Truck Yard by Binani Cement Ltd.

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