

भारत सरकार
Government of India
इलेक्ट्रॉनिकी और सूचना प्रौद्योगिकी मंत्रालय
Ministry of Electronics & Information Technology
इलेक्ट्रॉनिक्स निकेतन, 6, सी जी ओ कॉम्प्लेक्स, नई दिल्ली-110003
Electronics Niketan, 6, C G O Complex, New Delhi-110003
Website: www.meity.gov.in

संख्या

No.....36(1)/2017-IPHW (Vol. II)

दिनांक

Date.....15th December, 2017

Shri K.K. Kothari

Sr. Regional Manager

M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited

Unit-II, Rest House Road, RIICO Chowk, Bhiwadi

District-Alwar, Rajasthan-301019

Subject: Electronics Manufacturing Clusters (EMC) Scheme- Final approval for Greenfield Electronics Manufacturing Cluster at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan

References:

- Final application submitted vide letter no. U/5-II/4291 dated 30.12.2016 and documents/communications made thereafter by Chief Promoter M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited
- EMC Policy Gazette Notification no. 252 dated 22nd October 2012 [F.No.8 (50)/2011 – IPHW]
- Guidelines for operationalization of EMC Scheme dated 15th April 2013 [F.No.8 (50)/2011– IPHW]
- Guidelines for constitution of SPV dated 30th January 2014 [F.No.8 (131)/2012 – IPHW]
- Additional Guidelines for operationalization of EMC Scheme dated 17th March, 2015 [F.No.8 (50)/2011– IPHW(Vol.IV)-Pt.III]

Sir,

Reference is invited to final application submitted by M/s RIICO vide its letter no. U/5-II/4291 dated 30th December, 2016 cited at reference (i) above and communications made thereafter for seeking grant assistance under Electronics Manufacturing Clusters (EMC) Scheme from this Ministry for setting up of Greenfield Electronics Manufacturing Cluster at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan. The said application and documents submitted by you have been considered by the Ministry of Electronics & Information Technology (MeitY) and on the basis of the assurances and commitments made therein, I am directed to convey the approval of the competent authority for setting up of Greenfield Electronics Manufacturing Cluster over an area of 121.51 acres at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan with a project cost of Rs. 78,98,26,138/- (Rs. Seventy Eight Crore Ninety Eight Lakh Twenty Six Thousand One Hundred and Thirty Eight only) [excluding land cost] including a Grant-in-aid of Rs. 31,67,96,689/- (Rs. Thirty One Crore Sixty Seven Lakh Ninety Six Thousand Six Hundred and Eighty Nine only) from Government of India. The said EMC is part of Karoli Industrial area being developed by M/s RIICO over an area on 971.32 acres and would share common infrastructure of Karoli Industrial Area. The Grant-in-aid for the EMC is considered on cost sharing basis under additional EMC Guidelines cited at reference (v) above.

2. The parameters of the project are mentioned hereunder. The area mentioned below is notified as a Greenfield Electronic Manufacturing Cluster under the EMC Scheme of MeitY.

#	Project Parameter(s)	Details
1.	Name of the Applicant	M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited -Chief Promoter
2.	Location details of the Greenfield EMC	Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan (Documents showing survey no. is as per Annexure-C)
3.	Area of EMC	121.51 Acres <ul style="list-style-type: none"> Processing area- 110.06 Acres (90.58 %) Non-Processing area- 11.45 Acres (9.42 %)
4.	Sector identified for the EMC	Mobile Devices, Telecom Equipment, Consumer Electronics, Industrial Electronics etc.
5.	Timelines for formation of SPV	24 months from the date of issue of final approval in compliance with the Guidelines for the constitution of the SPV dated 30.01.2014 issued by MeitY (as per applicant's communication dated 25 th February, 2016)
6.	Project completion Timeline	March, 2020

TERMS AND CONDITIONS

3. This approval and Grant-in-aid is subject to compliance by M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited or the SPV (*as the case be*) to the EMC Scheme and Guidelines and other instructions, orders etc. issued by the Government of India from time to time, and the terms and conditions stipulated hereinafter. Capitalized terms used in this letter shall have the meaning ascribed to such terms in **Annexure A** of this letter.

4. The Grant-in-aid has been approved on the basis of the eligible activities, break-up of project cost and funding pattern approved by the competent authority under the Electronics Manufacturing Clusters Scheme which is provided in the table hereunder. M/s RIICO or the SPV (*as the case be*) undertakes to comply with the eligible activities, break-up of project cost and funding pattern as provided herein.



(In Rs.)

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
A. Basic Development							
A.1) Survey and Demarcation (Industrial Zone)							
A.1.1	Total station survey & demarcation of ROW	30.79	Km	15.56	LS	2,48,928	2,48,928
A.1.2	Area Boundary Pillars	630	Nos.	0.24	0.04	24,06,857	24,06,857
A.1.3	Plot Boundary Pillars	2650	Mtr.	0.04	0.01	16,76,725	16,76,725
A.1.4	Overhead cantilever sign boards	25	Nos.	2.29	0.37	9,15,884	9,15,884
A.1.5	Overhead Gantry sign boards	10	Nos.	6.67	1.07	10,67,065	10,67,065
A.1.6	Direction and place identification Boards	200	Nos.	0.11	0.02	3,63,154	3,63,154
A.1.7	Guide maps	8	Nos.	0.68	0.11	87,029	87,029
A.1.8	Construction of dustbins	30	Nos.	0.06	0.01	28,796	28,796
15% for up-gradation of Infrastructure						10,19,167	-
Sub-Total (A.1)						78,13,605	67,94,438
A.2) Survey and Demarcation(Residential Zone)							
A.2.1	Total station survey & demarcation of ROW	15	Km	12.59	LS	2,01,414	-
A.2.2	Overhead cantilever sign boards	2	Nos.	2.29	0.37	73,271	-
A.2.3	Overhead Gantry sign boards	3	Nos.	6.67	1.07	3,20,119	-
A.2.4	Direction and place identification Boards	20	Nos.	0.11	0.02	36,315	-
A.2.5	Guide maps	2	Nos.	0.68	0.11	21,757	-
A.2.6	Construction of dustbins	30	Nos.	0.06	0.01	28,796	-
A.2.7	Boundary wall at Open/Services	6.11	Km	54.78	8.76	53,54,615	-
A.2.8	Low height Boundary at H.T. corridors	2.85	Km	38.17	6.11	17,40,332	-
A.2.9	Precast cement concrete sign boards	200	Nos.	0.07	0.01	2,39,010	-
15% for up-gradation of Infrastructure						12,02,345	-
Sub- Total (A.2)						92,17,974	-
A.3) Road and CD Work (Industrial Zone)							
A.3.1	Four Lane (Widening and Strengthening)	4.5	Km	309.25	49.47	2,22,63,181	2,22,63,181

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
A.3.2	Four Lane	1.85	Km	363.24	58.11	1,07,50,543	1,07,50,543
A.3.3	Three Lane	3.4	Km	218.35	34.93	1,18,76,736	1,18,76,736
A.3.4	Double Lane	3.86	Km	159.98	25.59	98,79,114	98,79,114
A.3.5	Intermediate Lane	10.18	Km	123.18	19.71	2,00,61,018	2,00,61,018
A.3.6	Single Lane	7	Km	64.15	10.26	71,83,890	71,83,890
A.3.7	RCC Precast Box culverts size 2.0x2.0 Mtr.-(28 Nos.x 15 Mtr. + 55 Nos. x 12 Mtr.) Total Length = 1080 Mtr	1080	Mtr.	0.55	0.09	95,02,797	95,02,797
A.3.8	RCC precast Box culvert (1.0x1.0 Mtr.)	180	Mtr.	0.17	0.03	4,89,538	4,89,538
15% for up gradation of Infrastructure						1,38,01,022	-
Sub -Total (A.3)						10,58,07,839	9,20,06,817
A.4) Road and CD Work (Residential Zone)							
A.4.1	Double Lane	2.100	Km	159.98	25.59	53,74,647	-
A.4.2	Intermediate Lane	4.700	Km	123.18	19.71	92,61,963	-
A.4.3	Single Lane	7.480	Km	64.15	10.26	76,76,500	-
A.4.4	RCC precast Box culverts 2.0x2.0 Mtr. (15 Mtr. length x 7 Nos.) Total length=105 Mtr.	105	Mtr.	0.55	0.09	9,23,883	-
A.4.5	RCC precast Box culvert 1.0x1.0 Mtr	1008	Mtr.	0.17	0.03	27,41,413	-
15% for up-gradation of Infrastructure						38,96,761	-
Sub Total (A.4)						2,98,75,167	-
A.5) Leveling Work)							
1	Excavation for roadwork in soil with hydraulic excavator of 0.9 cum bucket capacity including cutting and loading in tippers, trimming bottom and side slopes, in accordance with requirements of lines, grades and cross-sections, and transporting to the embankment location	LS		1000	159.98	1,59,97,974	1,59,97,974

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
	with a lift upto 1.5 mtr and lead upto 1000 mtr as per MoRD specification Clause 302.3						
15% for up-gradation of Infrastructure						23,99,696	-
Sub-Total (A.5)						1,83,97,670	1,59,97,974
A.6) Arboriculture (Industrial)							
1	Boundary wall at Open/Services/CETP and Solid waste disposal services	9.34	Km	54.78	8.76	81,85,287	81,85,287
2	Low height Boundary at H.T. corridors	7.86	Km	38.17	6.11	47,99,651	47,99,651
3	Chain link Fencing along Green Belts	6.80	Km	44.15	7.06	48,02,912	48,02,912
4	Plantation and landscaping works	LS		1388.11	LS	2,22,07,000	2,22,07,000
15% for up-gradation of Infrastructure						59,99,228	-
Sub-Total (A.6)						4,59,94,078	3,99,94,850
A.7) Arboriculture (Residential)							
1	Plantation and green belt development	LS		52.88	LS	8,46,000	-
2	Development of parks (Jogging tracks, CC Benches, Jhoolas, Landscaping, Flowering, and other works, lamp posts etc.	5		10	1.60	8,00,000	-
15% for up-gradation of Infrastructure						2,46,900	-
Sub-Total (A.7)						18,92,900	-
A.8) Drain Work (Industrial)							
1	RCC Drain section 600 x 600 mm	9.78	Km	46.40	7.42	72,59,753	72,59,753
2	RCC Drain section 600 x750 mm	0.75	Km	51.99	8.32	6,23,801	6,23,801
2	RCC Drain section 750 x900 mm	6.8	Km	61.86	9.90	67,29,516	67,29,516
3	RCC Drain section 750 x1250 mm	3.35	Km	76.67	12.27	41,08,992	41,08,992
4	RCC Drain section 900 x1250 mm	12.25	Km	79.36	12.70	1,55,52,591	1,55,52,591

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
5	RCC Drain section 1500 x1750 mm	3	Km	180.99	28.95	86,86,420	86,86,420
8	Approach precast culvert 1250x1250 mm	750	Mtr	0.27	0.04	32,39,590	32,39,590
9	Approach precast culvert 1000x1000 mm	1850	Mtr	0.16	0.03	47,35,400	47,35,400
15% for up-gradation of Infrastructure						76,40,408	-
Sub-Total (A.8)						5,85,76,471	5,09,36,062
A.9) Drain Work (Residential)							
1	RCC Drain section 450 x 450 mm	20	Km	27.79	4.45	88,91,674	-
2	Approach precast culvert 600 x 600 mm	5180	Mtr	0.09	0.01	74,58,256	-
3	Covering of drains 1.50 Mtr. span	1.1	Km	35.48	5.68	6,24,369	-
15% for up-gradation of Infrastructure						25,46,144	-
Sub-Total (A.9)						1,95,20,443	-
A.10) Street Lighting							
1	STREET LIGHTING (Industrial Zone)	24	KM	953.51	152.54	1,52,54,228	1,52,54,228
2	STREET LIGHTING (Residential Zone)	LS		379.25	LS	60,67,232	-
15% for up-gradation of Infrastructure						31,98,219	-
Sub-Total (A.10)						2,45,19,679	1,52,54,228
Total(A.1 to A.10)						32,16,15,826	22,09,84,369
B. Essential & Welfare Services							
Essential Services							
B.1) Water supply Scheme (Industrial Zone)							
B.1.1	Construction of Tube Wells	12	Nos.	9.63	1.54	18,48,726	18,48,726
B.1.2	Construction of RCC Service reservoir (SR) 8 Lakh Ltr. capacity with 20 Mtr. staging	1	No.	127.68	20.43	20,42,621	20,42,621
B.1.3	Construction of Clear water reservoir(CWR) 16 Lakh Ltr. capacity	1	No.	161.29	25.80	25,80,313	25,80,313
B.1.4	Rising Main and Distribution lines	20	KM	262.38	41.98	41,97,548	41,97,548

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
B.1.5	Construction of Air release valve chambers/Sluice valve Chambers	64	No	2.92	0.47	46,714	46,714
B.1.6	Supply/Fixing of Pumping machineries & Panels for CWR & Tube wells	LS		24.04	3.85	3,85,000	3,85,000
B.1.7	Construction of Boundary wall around WSS campus	0.35	KM	57.08	9.13	3,19,608	3,19,608
B.1.8	Construction of Pump house	1	No.	6.84	1.09	1,09,426	1,09,426
B.1.9	Construction of Switch rooms	11	No.	2.64	0.42	4,64,581	4,64,581
B.1.10	Construction of Fire Hydrants	2	No.	0.75	0.12	23,997	23,997
15% for up gradation of Infrastructure						18,02,781	-
Sub-Total (B.1)						1,38,21,315	1,20,18,534
B.2) Water Supply Scheme(Residential Zone)							
B.2.1	Construction of Tube Wells	4	Nos.	9.63	1.54	6,16,242	-
B.2.2	Construction of RCC Service reservoir (SR) 3 Lakh Ltr. capacity with 20 Mtr. staging	1	No.	45.50	7.28	7,27,908	-
B.2.3	Construction of Clear water reservoir(CWR) 6 Lakh Ltr. capacity	1	No.	61.69	9.87	9,86,915	-
B.2.4	Rising Main and Distribution lines	LS		174.12	27.86	27,85,567	-
B.2.5	Construction of Air release valve chambers/Sluice valve Chambers	LS		3.16	0.51	50,554	-
B.2.6	Supply/Fixing of Pumping machineries & Panels for CWR & Tube wells	LS		9.77	1.56	1,56,300	-
B.2.7	Construction of Boundary wall around WSS campus	0.3	KM	57.08	9.13	2,73,949	-
B.2.8	Construction of Pump house	1	No.	6.84	1.09	1,09,426	-

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
B.2.9	Construction of Switch rooms	4	No.	2.64	0.42	1,68,939	-
B.2.10	Construction of Fire Hydrants	2	No.	0.75	0.12	23,997	-
15% for up-gradation of Infrastructure						8,84,969	-
Sub-Total (B.2)						67,84,766	-
B.3) Laying of power lines							
B.3.1	Laying of Power lines (Industrial Zone)	26	KM	711.26	113.79	1,13,78,719	1,13,78,719
B.3.2	Laying of Power lines (Residential Zone)	LS		527.4	84.37	84,37,332	-
15% for up-gradation of Infrastructure						29,72,407	-
Sub-Total (B.3)						2,27,88,458	1,13,78,719
B.4) EIA Study							
B.4.1	Expenditure of Environment Clearance of the Industrial area Karoli	LS		25	4	3,99,949	-
15% for up-gradation of Infrastructure						59,993	-
Sub-Total (B.4)						4,59,942	-
B.5) Common Effluent Plant							
B.5.1	Construction of CETP having capacity of 10 MLD complete in all respect	LS		7000	1119.86	11,19,85,820	11,19,85,820
15% for up-gradation of Infrastructure						16,797,873	-
Sub-Total (B.5)						12,87,83,693	11,19,85,820
B.6) Solid Waste Disposal Ground							
B.6.1	Development of ground for solid waste disposal complete in all respect	LS		1200	191.98	1,91,97,569	1,91,97,569
15% for up-gradation of Infrastructure						28,79,635	-
Sub-Total (B.6)						2,20,77,204	1,91,97,569
B.7) Effluent Conveyance System							
B.7.1	Laying of 41.21 Km internal conveyance line including 5 km for recycling of treated water to the open park	L.S.		1030.25	164.82	1,64,81,913	1,64,81,913

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
	for arboriculture development complete in all respect						
15% for up-gradation of Infrastructure						24,72,287	-
Sub-Total (B.7)						1,89,54,200	1,64,81,913
B.8) Sewage Treatment Plant							
B.8.1	Construction of STP having capacity of 1.50 MLD complete in all respect	LS		349.36	55.89	55,89,052	55,89,052
15% for up-gradation of Infrastructure						8,38,358	-
Sub-Total (B.8)						64,27,410	55,89,052
B.9) Rain Water Harvesting							
B.9.1	Construction of rain water harvesting structures complete in all respect	LS		1905.11	304.78	3,04,77,901	3,04,77,901
15% for up-gradation of Infrastructure						45,71,685	-
Sub-Total (B.10)						3,50,49,586	3,04,77,901
B.10) Fire Tender Service							
B.10.1	2 No's. of fire tenders for firefighting services complete in all respect	LS		114.23	18.27	18,27,449	18,27,449
15% for up-gradation of Infrastructure						2,74,117	-
Sub-Total (B.10)						21,01,566	18,27,449
Welfare Services							
B.11) Community Centre							
B.11.1	Construction of two storey building and outer development of campus complete in all respect	LS		150	24	23,99,696	23,99,696
15% for up-gradation of Infrastructure						3,59,955	-
Sub-Total (B.11)						27,59,651	23,99,696
Total (B.1 to B.11)						26,00,07,791	21,13,56,653
C. Government Regulatory Support services							
C.1 Government Support Offices							
C.1.1	Construction of Government Support Offices complete in all respect	L.S.		1000	159.98	1,59,97,974	1,59,97,974

S.No.	Particulars	Quantity	Unit	Cost of total area per Unit (Rs. in Lakhs)	Sharing Cost for EMC per unit (Rs. in Lakhs)	Project cost for EMC	Eligible project cost for consideration of GIA for EMC
15% for up-gradation of Infrastructure						23,99,697	-
Sub-Total (C.1)						1,83,97,671	1,59,97,974
Total(C)						1,83,97,671	1,59,97,974
D. Common Facility Centre							
D.1) Common Facilities							
D.1.1	Administration Building	300	Sqm	-	-	41,97,179	41,97,179
D.1.2	Centre of Excellence	300	Sqm	-	-	41,99,322	41,99,322
D.1.3	Auditorium & Conference facility (150 persons)	400	Sqm	-	-	63,96,380	63,96,380
D.1.4	Convention Centre	1000	Sqm	-	-	1,39,97,750	1,39,97,750
D.1.5	Training facility/	1000	Sqm	-	-	1,40,03,711	1,40,03,711
D.1.6	IT Centre/Common Telecom Facility	4000	Sqm	-	-	5,60,05,044	5,60,05,044
D.1.7	Manufacturing Support building; CAD/CAM Centre, Design Centre, IT Facilities, Tool Room, Common Warehousing, incubation centre, canteen facilities for employee, testing laboratories, bank and ATM facilities	5000	Sqm	-	-	6,80,00,819	6,80,00,819
	Sub-Total (D.1)					16,68,00,205	16,68,00,205
	Total (D)					16,68,00,205	16,68,00,205
	Total Project Cost (A+B+C+D)					76,68,21,493	61,51,39,202
E	Administrative Expenses @ 3%					2,30,04,645	92,27,088
Grand Total Project Cost (A+B+C+D+E)						78,98,26,138	62,43,66,290

5. The details of the project cost and grant-in-aid for the Project approved by the Competent Authority under the Electronics Manufacturing Clusters Scheme are as provided in table hereunder. The Chief Promoter or the SPV (*as the case be*) undertakes to comply with the project cost as provided herein.

(In Rs.)

#	Parameter	Area (In Acre)	Project Cost	Grant – in – aid (from Gol)
1	Processing Area	121.51	76,68,21,493	30,75,69,601
2	Administrative expenses		2,30,04,645	92,27,088
	Total	121.51	78,98,26,138	31,67,96,689

6. The details of funding for the project approved by the competent authority under the Electronics Manufacturing Clusters Scheme are as provided in the table hereunder. M/s RIICO or the SPV (*as the case be*) undertakes to ensure the contribution from Cluster enterprises/ units to the tune of Rs. 19,74,56,535/-

(In Rs.)

#	Funding Sources	Amount
1	Grant in-aid from Government of India	31,67,96,689
2	Contribution from Chief Promoter M/s RIICO	27,55,72,914
3	Contribution from Constituent Units	19,74,56,535
	Total	78,98,26,138

7. Implementation schedule: The project components wise implementation schedule for the Project approved by the Competent Authority under the Electronics Manufacturing Clusters Scheme is as provided hereunder. M/s RIICO or the SPV (*as the case be*) undertakes to implement the Project within the approved timelines. In the event of considerable and persistent delay of the project, Government of India has the right to foreclose the project, appoint a new implementation agency for execution of the Project and recover the entire Grant-in-aid released along with interest and penalties as stipulated in this approval letter.

(a) Total duration of the project – March, 2020

(b) Project Component-wise timelines:

Particulars	Timeline
Basic Development	18 Months (1 st -18 th Months)
Essential and welfare Services	March, 2020
Government Regulatory support Services	12 Months (13-24 Months)
Common Facility Centre (CFC)	March, 2020
Project Completion	March, 2020

8. M/s RIICO shall ensure that SPV is formed in full compliance of terms and conditions laid out in the '*Guidelines for constitution of Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs)*' dated 30th January 2014' and Electronics Manufacturing Cluster Scheme, the Guidelines and any other instructions issued by MeitY from time to time. In the event of failing to comply with the conditions laid out in EMC Scheme and/ or Guidelines including the utilization of land or committing breach of the bond at any time, M/s RIICO or the SPV (*as the case be*) shall be liable to refund to the President of India the entire amount of the Grant-in-aid with interest @ Prime Lending Rate (PLR) per annum prevailing at that time and as notified by Reserve Bank of India. M/s RIICO or the SPV (*as the case be*) will also be liable to such other penalties as provided under the approval and any other law. MeitY may also take legal action for recovery of the dues as may be considered appropriate.

9. M/s RIICO or the SPV (*as the case be*) shall execute a bond for proper utilization of grant wherein it shall undertake that it shall abide by the terms and conditions specified in the approval letter, the terms of the Scheme and Guidelines and any instruction issued by the Ministry of Electronics and Information Technology from time to time. M/s RIICO or the SPV (*as the case be*) shall also be required to provide a Self-certified undertaking that they have not obtained or applied for grants for the same purpose or activity from any other Ministry or Department of the Government of India or State Government. In the event of failing to comply with the conditions laid out in EMC Scheme and/ or Guidelines including the utilization of land or committing breach of the bond at any time, M/s RIICO or the SPV (*as the case be*) shall be liable to refund to the President of India the entire amount of the Grant-in-aid with interest @ Prime Lending Rate (PLR) per annum prevailing at that time and as notified by Reserve Bank of India and will be liable to such other penalties as provided under the approval and any other law. MeitY may also take legal action for recovery of the dues as may be considered appropriate.

10. M/s RIICO or the SPV (*as the case be*) shall create an Escrow account with a Nationalized Bank and shall provide the details thereof to the Ministry of Electronics & Information Technology (MeitY) Government of India. The Government of India shall enter into a Tripartite Agreement (TPA) with M/s RIICO or the SPV (*as the case be*) and the Bank where the escrow account of M/s RIICO or the SPV (*as the case be*) is maintained for proper utilization of the central grant. The terms of the escrow account shall be as approved by the Government of India.

11. M/s RIICO or the SPV (*as the case be*) shall ensure that minimum 80% of the land of the Electronic Manufacturing Cluster shall be allotted to processing area while remaining 20% of the land may be allotted for non-processing area. M/s RIICO or the SPV (*as the case be*) shall ensure that a minimum of 75% units within the EMC should be from among the verticals covered under Modified Special Incentives Package Scheme.



12. The disbursement of Grant-in-aid shall be made on *pari-passu* basis i.e. all proportionate payments to be released after the corresponding share to be mobilized by M/s RIICO or the SPV (*as the case be*) and is deposited in the escrow account and other necessary conditions for release of such payments as prescribed have been complied. The same is to be applicable on all the installments with effect from the first installment to be released to the applicant.
13. The applicant shall also undertake to abide by all recommended conditions regarding allotment of land as per EMC scheme, Guidelines and terms & conditions of approval. Failure to abide by any of the above will make liable for penalties as envisaged under the Policy/ Guidelines and any other law. Necessary undertaking in this regard shall be provided by the applicant.
14. In the event of any shortfall in project funds, or non-collection of the contributions from the constituent units in successful completion of the project, the same will have to be mobilized and brought in by Chief promoter M/s RIICO .
15. The applicant shall make endeavor to attract one Anchor unit(s) to make investments towards setting up of their electronic manufacturing facilities within the EMC.
16. The first installment of Grant-in-aid (i.e. 20% of the Grant-in-aid) will be released after compliance of other terms & conditions as mentioned in this approval letter and fulfilling of the below mentioned criteria's:
- a) Submission and execution of the requisite administrative legal documents viz; Bond, Memorandum of Agreement, Tripartite ESCROW Agreement (TPA) etc.
 - b) After deposition of the equivalent proportionate contribution into the ESROW account
 - c) Constitution of the Special Purpose Vehicle (SPV)
17. The second and subsequent installments of Grant-in-aid will be released (to the SPV only, after execution of the Novation Agreement) as mentioned below:
- i. Second Installment of Grant-in-aid (i.e. 30% of Grant-in-aid) to be released on compliance of the following conditions:
 - a) There should be at least one representative of the concerned Government on the Board of Directors in the SPV.
 - b) After utilization of 80% of first installment and proportionate contribution from constituent units/ State Government/Chief Promoter
 - c) On recommendations of the Project Review Committee (PRC)



- ii. Third Installment of Grant-in-aid (i.e. 30% of Grant-in-aid) to be released on complying the following condition:
 - a) The structure of the SPV should comply with the Guidelines for constitution of "Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs) dated 30th January, 2014".
 - b) At least two constituent units should have started setting up of manufacturing facilities within EMC
 - c) Submission of all pending approvals viz. fire-fighting plan, clearance from Chief controller of Explosives etc. from concerned authorities.
 - d) After utilization of 80% of second installment and proportionate contribution from constituent units/ State Government/Chief Promoter.
 - e) On recommendations of the Project Review Committee (PRC)
- iii. Fourth installment of Grant-in-aid (i.e. 20% of Grant-in-aid) will be released on complying the following conditions:
 - a) Allotment of at least 80% of the saleable land to constituent units.
 - b) Construction and setting up of manufacturing facility should have been started by at least 50% of the land allottees.
 - c) After utilization of 100 % of earlier installments and proportionate contribution from constituent units/ State Government/Chief Promoter
 - d) On successful completion of the project as decided
 - e) On recommendations of the Project Review Committee (PRC)

18. The Government of India's disbursement will be effected to the escrow account only when proportionate contribution from M/s RIICO or the SPV (*as the case be*) is deposited in the escrow account. All the payment to M/s RIICO or the SPV (*as the case be*) will be released subject to and in accordance to clause 6.13 of the EMC Guidelines. The deposits in the escrow account shall be utilized only for authorized expenditure for the approved project. The bank guarantee mentioned in clause 6.13 of the EMC Guidelines shall be in a form acceptable to MeitY.

19. M/s RIICO or the SPV (*as the case be*) shall provide status on quarterly basis to Project Monitoring Committee (PMC)/ MeitY on physical/ financial progress and the units being set up/ proposed to be set up in the EMC and ensure that at least 75% of the units should be engaged in Electronics System Design and Manufacturing (ESDM) as per M-SIPS Policy.

20. RIICO along with the SPV shall be responsible for timely execution of the project and proper utilization of the funds.



21. In the event of considerable and persistent delay of the project, MeitY has the right to foreclose the project, appoint a new implementation agency for execution of the project and recover the entire Grant-in-aid released along with penalties.
22. The Grant-in-aid sanctioned by the Government of India would be utilized only for the project components mentioned in this approval letter.
23. Any escalation in the approved project cost or cost of the individual project component(s) shall be solely borne by M/s RIICO or the SPV. M/s RIICO or the SPV (*as the case be*) shall arrange additional funds, if any required, to meet time and cost overruns. The Central grant for the purposes shall be limited to amount approved for Grant-in-aid as per this approval letter.
24. In the event of reduction of cost in a project component, the Central grant shall automatically get reduced on pro-rata basis for the said project component.
25. It shall be the responsibility of M/s RIICO or the SPV (*as the case be*) to obtain necessary approvals and clearances as applicable before implementation.
26. M/s RIICO or the SPV (*as the case be*) shall submit the "Utilization Certificate" on the basis of audit done by Chartered Accountant and after the acceptance of the same by its Board of Directors.
27. M/s RIICO or the SPV (*as the case be*) shall maintain subsidiary accounts of the GOI grant and furnish to the Accounts Officer a set of audited statement of accounts. These audited statements of accounts should be furnished after utilization of Grant-in-aid or whenever called for.
28. M/s RIICO or the SPV (*as the case be*) shall undertake all procurement of goods, equipment and services or any other item through a transparent and competitive procurement process. Appropriate performance guarantees should be built in the agreement(s) to ensure timely and good quality delivery of goods and services procured.
29. In case MeitY, Government of India is of the opinion that the implementation of the project or operation of the SPV is not satisfactory or in case of disputes amongst the Board members of the SPV, the Government of India would have the powers to effect a change in the management of the SPV or issue such directions as may be necessary. The Articles of Association of the SPV shall be suitably formulated and if required modified to enable the Government of India to enforce, if required the above conditions stipulated while sanctioning the Grant-in-aid.



30. Any other special terms and conditions or procedures for transaction of business, as Government may desire to be followed by the SPV, shall be incorporated in the Articles of Association of the SPV before release of Grant-in-aid.
31. The SPV shall appoint a Managing Director or Chief Executive Officer with approval of its Board of Directors. However, the appointment shall need ratification by the Ministry of Electronics and Information Technology thereafter. SPV or the Managing Director of the SPV, as the case be, would be the Drawing and Disbursing Officer for the amounts released under this approval letter.
32. M/s RIICO or the SPV (*as the case be*) shall submit performance-cum-achievement report before applying for the next installment as grant (within 6 months from end of every Financial Year).
33. Accounts of M/s RIICO or the SPV (*as the case be*) shall be open to inspection by the Ministry of Electronics and Information Technology and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry of Communication and Information Technology or Ministry of Electronics and Information Technology, whenever M/s RIICO or the SPV (*as the case be*) is called upon to do so.
34. M/s RIICO or the SPV (*as the case be*) shall complete process for transfer of the roads and Right of Way as per proposal to Govt. of India for the Project.
35. The assets acquired wholly or substantially out of Government of India's Grant-in-aid shall not, without the prior sanction of the Government of India, be disposed of, encumbered or utilized for the purpose other than for which the Grant-in-aid has been released.
36. M/s RIICO or the SPV (*as the case be*) shall provide a certificate of actual utilization of the grants received for the purpose for which it was sanctioned in latest format prescribed in GFR or notified by Ministry of Finance on time to time as and when required by the Government of India. The Utilization Certificate should be submitted within six months of the closure of the financial year by the SPV. Receipt of such certificate shall be scrutinized by MeitY. Where such certificate is not received from the SPV within the prescribed time, the Ministry or Department will be at liberty to blacklist such Chief Promoter and/ or the SPV from any future grant, subsidy or other type of financial support from the Government.

37. M/s RIICO or the SPV (*as the case be*) shall maintain a register of permanent and semi-permanent assets acquired wholly or mainly out of the funds of Grant-in-aid on the basis of Form GFR -19 or any other forms as applicable in accordance to the Government of India rules.
38. M/s RIICO or the SPV (*as the case be*) shall furnish a return of such assets acquired during a financial year in the Form-GFR-19 or as prescribed by Ministry of Finance on time to time basis.
39. The SPV shall fix user charges for various facilities and services provided by under the Project in order to ensure that it fully recovers the O&M cost and make the Project sustainable.
40. In case of winding up, dissolution, etc. of the SPV, at any point in time, all assets and any unutilized grant shall automatically vest with the Government of India.
41. M/s RIICO or the SPV (*as the case be*) shall report on the physical progress as well as the expenditure incurred in the Project to the Nodal Officer of the EMC Scheme every quarter.
42. MeitY shall display on its website the details of the Project approved and the progress of its implementation.
43. Out of the Grant-in-aid, the administrative expenses (incurred during the execution of the project) shall be limited to that approved as per this approval letter. Administrative expenses beyond this amount shall be met by M/s RIICO or the SPV (*as the case be*) from its own resources.
44. In the event of failing to comply with the conditions laid out in EMC Scheme and/ or Guidelines and/ or this approval letter (including the utilization of land) at any time, M/s RIICO or the SPV (*as the case be*) shall be liable to refund to the President of India the entire amount of the Grant-in-aid with interest @ Prime Lending Rate (PLR) per annum of RBI thereon and will be liable to such other penalties as provided under the approval and any other law. MeitY shall also be entitled to take legal action for recovery of the dues as may be considered appropriate.
45. M/s RIICO or the SPV (*as the case be*) shall submit all relevant documents within the timelines as specified in the EMC Scheme and Guidelines, demonstrating the fulfillment of all terms and conditions precedent at each stage.
46. The contents of this approval letter shall prevail in case of any conflict with any previous communication from MeitY/ GOI in this regard.



47. The terms and conditions of this approval letter are in addition to the standard terms and conditions mentioned in Annexure – 8 of the EMC Guidelines. In case of any conflict between the terms and conditions mentioned in this approval letter and the terms and conditions mentioned in the EMC Scheme or EMC Guidelines or any other terms and conditions imposed on the Chief Promoter or the SPV regarding the Project, Government of India shall have the sole authority and right to decide which terms and conditions shall prevail and the decision of the Government of India shall be final and binding on the Chief Promoter and the SPV.

48. In case of any dispute, Secretary, Ministry of Electronics and Information Technology, Government of India, shall be the sole "Arbitrator" and his decision shall be final and binding for all concerned.

Yours faithfully,

(Sanjay Koul)
Principal Technical Officer
Tel: 011-24301781

Copy to:

1. PS to Hon'ble Minister(E&IT)for kind information of Hon'ble Minister (E&IT),Govt. of India
2. PS to Hon'ble MOS(E&IT) for kind information of Hon'ble MOS(E&IT), Govt. of India
3. Secretary, MeitY
4. AS&FA, MeitY
5. Secretary (Industries), Government of Rajasthan


(Sanjay Koul)
Principal Technical Officer
Tel: 011-24301781

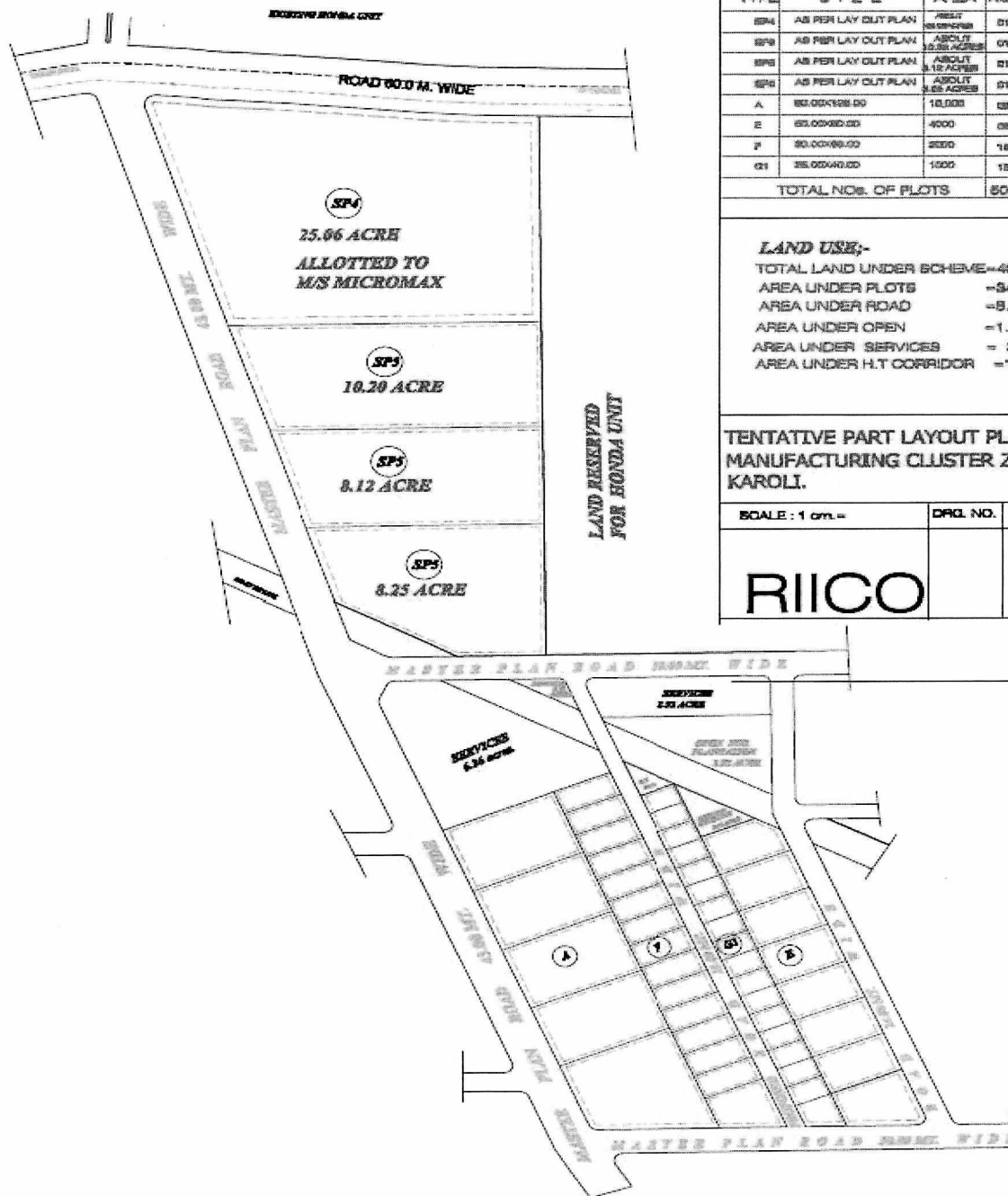
Definitions:

Capitalized terms used in the approval letter no. 36(1)/2017-IPHW(Vol.II) dated 15th December, 2017 issued to Chief Promoter M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited shall have the meaning ascribed to such terms in the EMC Scheme and EMC Guidelines and where such terms are not defined therein, the terms shall have the meaning, unless the context otherwise requires, as provided below:

1. **Chief Promoter:** M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited
2. **Grant-in-aid:** Financial assistance provided by MeitY towards implementation of the project (refer para 4.1 of the EMC Scheme dated 22nd October, 2012).
3. **Project:** Project for setting up of Greenfield EMC at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan submitted by M/s Rajasthan State Industrial Development & Investment Corporation (RIICO) Limited
4. **MeitY:** Ministry of Electronics & Information Technology, Government of India.
5. **PLR:** Prime Lending Rate as issued by RBI prevailing at the time occurrence of the event.
6. **GOI:** Ministry of Electronics and Information Technology acting for and on behalf of the President of India
7. **Form GFR-19:** General Financial Rules (GFR) issued by Ministry of Finance, Government of India from time to time.
8. **EMC Scheme:** Electronic Manufacturing Scheme Notification No. 252 dated 22nd October, 2012 in Part-I, Section 1 of the Gazette of India (Extraordinary) [F.No. 8(50)/2011-IPHW]
9. **EMC Guidelines:** Guidelines for Electronics Manufacturing Clusters (EMC) Scheme to provide world class infrastructure for attracting investments in the Electronics Systems Design and Manufacturing (ESDM) Sector dated 15th April, 2013 [F.No. 8(50)/2011-IPHW].
10. **SPV Guidelines:** Notification of Guidelines for constitution of Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs) dated 30th January, 2014 [F.No. 8(131)/2012-IPHW].
11. **Accounts Officer:** Accounts Officer appointed by Ministry of Electronics and Information Technology
12. **Utilization certificate:** Utilization Certificate stipulated as per format prescribed in GFR/ notified by Ministry of Finance on time to time.



Layout of the Greenfield Electronics Manufacturing Cluster at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan



INDUSTRIAL AREA KAROLI (TAPUKARA EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	S I Z E	AREA	NOs.	TOTAL AREA HECTARE	SET BACKS			
					FRONT	SIDE	REAR	THRU
SP4	AS PER LAY OUT PLAN	25.96 ACRES	01	104.432.89	8.00	8.00	8.00	8.00
SP3	AS PER LAY OUT PLAN	18.20 ACRES	01	73788.00	7.00	4.00	4.00	4.00
SP2	AS PER LAY OUT PLAN	8.12 ACRES	01	32882.00	7.00	4.00	4.00	4.00
SP1	AS PER LAY OUT PLAN	8.25 ACRES	01	33333.00	7.00	4.00	4.00	4.00
A	100.00X125.00	12500	03	37500.00	8.00	4.00	4.00	4.00
E	55.00X50.00	2750	08	22000.00	8.00	8.00	8.00	8.00
F	80.00X60.00	4800	16	76800.00	8.00	8.00	8.00	8.00
G1	25.00X40.00	1000	15	37500.00	8.00	8.00	-	1.00
TOTAL NOs. OF PLOTS			50	388847.89	(98.75 ACRES)			

LAND USE:-

TOTAL LAND UNDER SCHEME=49.4398

AREA UNDER PLOTS =34.819 HECT.

AREA UNDER ROAD =8.433 HECT.

AREA UNDER OPEN =1.282 HECT.

AREA UNDER SERVICES = 3.830 HECT.

AREA UNDER H.T CORRIDOR =1.489 HECT..

TENTATIVE PART LAYOUT PLAN OF ELECTRONIC MANUFACTURING CLUSTER ZONE AT INDUSTRIAL KAROLI.

SCALE : 1 cm. =

DRQ. NO.

IP/1287/2015
DT. 09.12.2016

RIICO



Annexure-C

Document related to Survey no. of Greenfield Manufacturing Cluster at Karoli Industrial Area, Bhiwadi, District Alwar, Rajasthan

Annexure - B' 303

औद्योगिक क्षेत्र कारोली में EMC जोन में आने वाली ग्राम कारोली एवं कमालपुर की भूमि का कब्जा विवरण

ग्राम : कारोली				Page No.		
क्र. सं.	शीट संख्या	खसरा संख्या	रकबा (है०)	कब्जे / नामान्तरण की स्थिति	land possession Document	Mutation report
1	74	730	0.01	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	16	63
2	58	711	0.58	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	13	23
		712	0.1		13	23
3	29	302	0.42	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	14	30
4	65	314	0.01	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	14	22
5	22	715	0.11	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	20	26
		716	0.59		20	26
		717	1.77		20	26
		713	0.38		20	26
6	28	724	0.24	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	20	25
		725	0.24		20	25
		726	0.24		20	25
		727	0.24		20	25
		728	0.4		20	25
		729	0.48		20	25
		733	0.23		20	25
		734	0.23		20	25
		735	0.33		20	25
		736	0.33		20	25
		737	0.24		20	25
		738	0.04		20	25
7	31	739	0.05	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	20	25
		316	1.58		20	30
8	48	315min	0.11	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	21	27
9	56	313min	0.18	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	21	
10	57	719	0.81	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	21	24
		720	0.97		21	24
		721	0.4		21	24
		722	0.43		21	24
		723	0.94		21	24
		743	0.08		21	24
		744	0.06		21	24
		745	0.87		21	24
		746	0.14		21	24

		747	0.18		21	24
		748	0.35		21	24
		749	0.44		21	24
		750	0.01		21	24
		718	0.77		21	24
11	30	303min	0.15	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	17	29
		308min	0.54		17	29
		309min	0.45		17	29
12	43	731	0.49	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	18	28
		732	0.54		18	28
		741	0.34		18	28
		742	1.05		18	28
13	70	700	0.11		21	62
14	75	701	0.78		14	67
		Total	20.03			

ग्राम : कमालपुर

1	56	266	0.27	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	1	34
2	10	223	0.041	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	12	31
		224	0.041	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	12	31
3	13	269	0.06	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	12	31
		270	0.45		12	31
		271	0.38		12	59
4	15	228	0.16	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	12	32
5	31	261	0.02	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	12	33
		262	0.54		12	33
		263	0.06		12	33
		257	0.68		12	33
6	7	242	0.69	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	3	35
7	35	247	0.34	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	3	36
		248	0.37		3	36
8	48	249	0.33	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	3	37
9	44	301	0.81	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	2	38
		302	0.60		2	38
10	94	300	0.27	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	2	39
11	4	239	0.39	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	5	40
12	5	245	0.12	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	5	49
		246	0.14		5	49

		244	0.35			
13	16	250	0.12	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	5	49
14	30	258	0.60	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	5	40
15	34	255	0.60	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	6	41
16	51	256	1.17	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	6	41
17	55	286	0.03	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	6	42
		287	0.85		6	42
18	57	291	1.07	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	6	43
		297	0.12		6	43
		298	0.53		6	43
		303	0.03		6	43
		304	0.08		6	43
		308	0.02		6	43
19	58	229	0.20	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	7	44
		230	0.13		7	44
		231	0.15		7	44
		234	0.62		7	44
		235	0.19		7	44
		236	0.19		7	44
		237	0.13		7	44
		238	0.25		7	44
		241	0.15		7	44
		299	0.26		7	44
20	64	252	0.13	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	7	46
		253	0.27		7	46
		254	0.8		7	46
		251	0.03		7	46
21	65	273	0.35	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	7	46
		285	0.76		7	45
		272	0.33		7	45
22	70	268	0.33	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	8	47
23	98	259	0.16	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	8	48
		260	0.33		8	48
24	9	240	0.25	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	10	50
25	36	233	0.26	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	10	51
		278	0.03		10	51
		279	1.65		10	51
26	46	294	0.70	कब्जा एवं नामान्तरण रीको के पक्ष में हो चुका है।	10	52
		295	0.03		10	52

		305	0.05		10	52
		293	0.2		10	52
27	47	288	0.29	कब्जा एवं नामान्तरण सीको के पक्ष में हो चुका है।	11	53
		289	0.17		11	53
		290	0.16		11	53
		292	0.21		11	53
28	67	267	0.51	कब्जा एवं नामान्तरण सीको के पक्ष में हो चुका है।	11	54
29	68	275	0.19	कब्जा एवं नामान्तरण सीको के पक्ष में हो चुका है।	9	
		276	0.39		9	
		277	0.66		9	
		280	0.7		9	
		281	0.05		9	
		282	0.05		9	
		283	0.09		9	
		284	0.03		9	
		274	0.19		9	
30	66	243	1.49		55	
31	49	315	0.51		6	61
32	41	329	0.19		57	
		330	0.3		57	
33	63	331	0.3		12	65
		332	0.8		12	65
34	55	334	0.39		6	66
35	57	335	0.17		7	43
36	15	225	0.04		12	58
		Total	29.142			

Grand Total 20.03+ 29.142 49.172 Hect.