

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

**Minutes of** : 4/2015–Infrastructure Development Committee  
**Venue** : Udyog Bhawan, Jaipur.  
**Date** : 17<sup>th</sup> December 2015

**Commencement/ Completion time of meeting** : 10.30 A.M. / 12.10 P.M.

**Present :**

Shri C. S. Rajan	Chairman
Smt. Veenu Gupta	Managing Director
Shri Abhay Kumar	Commissioner Industries
Shri Maneesh Chauhan	MD RFC

All the above directors were present throughout the meeting.

Shri D.K. Sharma, Secretary was in attendance. Shri Sanjay Solanki, Financial Advisor; Shri Lalit Kumar, Advisor (Infra.); Shri L.N. Gupta, GM(Civil); Shri S.K. Sharma, Sr. DGM (P&D) and Shri S.K.Gupta, Sr. DGM (P&D) were also present.

**Reschedulement of Meeting:** The meeting was originally scheduled for 17.12.2015 at 11.00 a.m., however, due to unavoidable reasons the same was preponed to 10.30 a.m. on the same day. All the directors were telephonically informed in advance. The directors present in the meeting unanimously consented for the re-schedulement.

**Quorum:** The Chairman was present. As the quorum was present, the meeting was called to order.

**Item 1: Confirmation of minutes of the last meeting of the Board held on 30<sup>th</sup> October 2015.**

The minutes of the meeting of Board held on 30<sup>th</sup> October 2015 were confirmed.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Board held on 30<sup>th</sup> October 2015.**

The Committee noted the position. As regards to issues related to land belonging to Gem Park, listed at S.No. 2 & 3 of the agenda note, the

Committee noted, discussed and decided as follows:

- a) Only Architects would participate, if EoI is invited for appointment of Consultant for holistic planning of the area. Moreover, the Corporation would require an investment of Rs.500 cr. for the complete development of the area and will have to deploy huge resources to sell the area. The Committee decided that instead of inviting EoI for appointment of Consultant for holistic planning of the area, EoI be invited for complete development of Gem Park on PPP model.
- b) As regards the issue of change of land use in Master Plan-2025 and boundary demarcation etc., the Committee noted that procedure of change of land use is very lengthy and requires publication, inviting objections on the proposed change, etc. As RIICO has already made objections on the draft Master Plan within the stipulated time period and furthermore land use of this area was 'industrial' in the Master Plan-2011 but same stands overruled with finalization of Master Plan-2025 of Jaipur, therefore, the Committee suggested that a meeting be convened at the level of the Chief Secretary to resolve the issue.
- c) The Committee notes that in various cases, the Corporation had accepted development charges/economic rent from the then sub-lessees of DGDC or made allotment itself. Looking to legality and merits of these cases, the Committee considered that following type of cases will be suitably accommodated:

S.N.	Type of cases	No	Units
1.	In which lease deed was executed by RIICO in favour of Sub-Lessees after cancellation of allotment of DGDC.	4	7
2.	In which RIICO has accepted the part payment of installments from the Sub-Lessees after cancellation of allotment of DGDC.	6	9
3.	In which RIICO has given possession of the constructed units to Sub-Lessees after cancellation of allotment of DGDC.	5	10
4.	In which RIICO has changed the unit no. of the constructed premises of Sub-Lessees after cancellation of allotment of DGDC.	3	3

- d) The money already deposited to the Corporation by the then above sub-lessees of the DGDC will be accounted for.

**Item 3: Review of prevailing policy of handing over the original lease deed to the allottees.**

The Committee discussed the agenda and authorized the Chairman to approve the policy after getting examined the practice followed by Gujarat SIDC.

**Item 4: Partial amendment in various provisions of RIICO Disposal of Land Rules, 1979.**

The Committee discussed the agenda and approved amendments in Rule 8(iii), Rule 9 and Rule 15(A) of RIICO Disposal of Land Rules, 1979, as under:

Rule No.	Amended Provision
8(iii)	<b>Possession:</b> In case of payment of balance 75% cost of land in installment, possession of the plot shall be taken over within 30 days from the date allotment.
9	<b>Period of Lease and Economic Rent:</b> The lease will be granted for a period of ninety-nine years on payment of annual economic rent that may be prescribed by the Corporation from time to time. The lease period shall commence from the allotment date and obligations & liabilities under lease agreement shall be deemed to have commenced from that date. The economic rent shall be paid within 120 days from the land allotment date for current financial year. For subsequent financial years economic rent shall become due on 1 <sup>st</sup> April of the year and be paid in advance by 31 <sup>st</sup> July of every year. Interest on outstanding economic rent if any, shall be recovered from due date as per rules.
15(A)	<b>Service Charges:</b> The service charges as imposed by the Corporation at the time of allotment or thereafter shall be payable by the allottee in addition to economic rent. Service charges shall be paid within 120 days from the date of land allotment for current financial year. For the subsequent financial year it shall become due on 1 <sup>st</sup> April of each financial year and be paid in advance by 31 <sup>st</sup> July of every year.

**Item 5: Partial amendments in the existing provisions under Rule 17(B) (vi) related to sub-division of allotted plots.**

The Committee discussed the agenda in detail and rejected the proposal for further amendment in the existing provision of rule 17(B) (vi).

**Item 6: Partial amendment in Rule 23-C of RIICO Disposal of Land Rules,1979.**

The Committee discussed the agenda in detail and accorded approval to amend existing provision of Rule 23-C of RIICO Disposal of Land Rules, 1979, as under:

‘All transferee of closed units will be required to restart production activity within 2 years from the date of transfer of leasehold rights. If transferee/subsequent transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per the rates prescribed in the rules after leaving 2 years time period. However, the period of 2 years will be reckoned from the date of first transfer, in case, transferee/subsequent transferee transferred the leasehold rights of plot without re-starting the production activity on the said plot. Transfer fee will be leviable @ 2% of the prevailing rate of allotment of industrial area concerned, even though, transferee did not restart production on said plot.’

**Item 7: Delegating the powers to Unit Offices for Redressal of Grievances and disposal of pending matters during 15.01.2016 to 15.02.2016.**

The Committee discussed the agenda and decided to delegate following powers of the Managing Director to the Unit Heads for the cited Redressal Camp, for the period from 15.01.2016 to 15.02.2016:

**1. Time extension for payment of cost of land:**

All the Unit Heads will be empowered to accept the delayed payment with interest (Except for allotment made under Rule 3(W)), irrespective of period of default, subject to fulfillment of following parameters:

- a. Plot is already utilized/commenced the activity and verified by the Unit Head as per rules; or
- b. Construction has been commenced on the allotted land; or
- c. Plot could not be utilized due to death of allottee.

**2. Time extension for delay in commencement of activities for which plot is allotted:**

All the unit Heads will be empowered to grant time extension (Except for allotment made under Rule 3(W)), in cases wherein 5 years or more period for completion and commencement of activity has already expired (as on 31.07.2014) and the plot has not been utilized by the allottee, than, regularization of old delay and further time extension maximum for period up-to one year, from the date of application will be granted by the Unit Head on payment of applicable retention charges.

**3. Regularization of strip of Land/Excess Land:**

All the Unit Heads will be empowered to regularize the strip of land/excess land in accordance with provisions of Rule 12(B) of RIICO Disposal of Land Rules,1979 wherein a strip of land/excess land is in possession of the allottee and it is more than 10% of the total area allotted originally, subject to fulfillment of other stipulations/definition of strips of land as per Office Order 40/2014 dated 14.1.2014.

**Item 8: Approval of single tender for development of Infrastructure at Industrial Areas.**

The Committee discussed the agenda and accorded approval for awarding the bids in favour of L-1 (single bidders) in the following cases:

- (i) Kunal Structure India Pvt. Ltd. on the negotiated bid amount of Rs.153,68,82,852.14 for the work of development of infrastructure for industrial area Karoli, Bhiwadi.
- (ii) M/s Amar Enterprises on quoted bid amount of Rs. 2,73,61,819.10 for development of civil works at industrial area, Boranada Phase-IV.

**Item 9: Matter related to allow transfer of leasehold rights/change in constitution and other miscellaneous permissions in the cases wherein the allottees made unauthorized construction in road boundary at industrial area Mandia Road, Pali.**

The Committee discussed the agenda and rejected the proposal.

**Item 10: Case of transfer of lease hold rights considering pre-revised rate of allotment at Industrial Area, Punavata, Pali for payment of applicable transfer charges.**

The Committee discussed the agenda and rejected the proposal.

**Item 11: Matter related to allotment of plots at industrial area Balotra Ph-IV for shifting of textile units from non confirming area of Balotra.**

The Committee discussed the agenda and accorded approval as under:

1. To allot land to the eligible units at prevailing rate of allotment of the industrial area Balotra Ph-IV and to adjust deposited amount, if any, towards the cost of land.
2. To allow payment of balance cost of land (75%) towards allotment of land in 7 quarterly installments with applicable interest, to the such eligible applicants/units.
3. To allow refund of deposited amount, if any, with 9% interest to those units which have not been found eligible.
4. To make allotment of land to the eligible units with a specific condition that transfer of plots shall not be allowed before 5 years from the date of commencement of production. The above condition shall also be made applicable to the earlier 44 allottees to whom land was allotted in the year 2011 with retrospective effect.
5. Allotment of remaining industrial plots in this industrial area for textile units only as per the laid down land allotment procedure of the Corporation.

**Item 12: Transfer of leasehold rights of residential plot in favour of purchaser by relaxing the existing provision of Rule 3(S) of RIICO Disposal of Land Rules, 1979 – Case of Empire Ceramics Pvt. Ltd., Plot No.B-20, Industrial Area, Shahjahanpur.**

The Committee discussed the agenda and rejected the proposal.

**Item13: Case of centre for Community Economic and Development Consultant Society (CECOEDECON), Industrial Area, Sitapura regarding waiver of retention charges.**

The Committee discussed the agenda and noted that the applicant society is a non-profit organization having done exemplary work in the area of rural development for the last 30 years and is also providing skill development training. In view of the above and considering the fact that the applicant society has commenced institutional activities in May 2003, the Committee decided to treat the plot utilized since May 2003 and also decided to work out the retention charges accordingly, as a special case. Conversion Charges, Additional Conversion Charges towards regularization of institutional activity and applicable service tax shall also be payable as per the rules of the Corporation.

**Item 14: Case of Precision Pipes & Profiles Co. Ltd., Plot No. SP3-802, industrial area, Pathredi.**

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

1. Decision taken earlier by the Committee constituted under rule 3(W) to grant time extension on payment of retention charges was reviewed.
2. Date of physical possession of plot free from encumbrances shall be the date of issue of revised site plan i.e. 27.04.11.
3. Due date of commencement of production activity shall be 2 years after from the above said date of physical possession i.e. 26.04.13 in place of 19.08.11, as per allotment condition.
4. Retention charges shall be re-calculated for the delayed period applicable from 27.04.2013 to 31.12.2013 in place of the period from 20.08.2011 to 31.12.2013.
5. Additional land cost shall be levied for the period 01.01.14 to 10.09.14 and the excess amount of retention charges taken earlier for the period 20.08.11 to 26.04.13 shall be deducted from the said amount of additional land cost without payment of interest on the said amount.

**Item 15: Case of Aerobok Shoe Pvt. Ltd., Plot No. SP-6(G), Industrial Area Kaharani- General Provision in the Rule 3(W) to consider reduction in proposed investment after land allotment due to allotment of lesser area against applied area.**

The Committee discussed the agenda and noted that the applicant had requested for preferential allotment of 25000 sqm. land at industrial area, Kaharani with proposed investment of Rs. 44.20 crore, whereas a plot measuring 16500 sqm. (approx.) was allotted to the applicant company. Before issuing allotment letter, the company submitted an undertaking to the effect that they will set up the unit within a period of two years from the date of allotment with minimum investment of Rs.25.00 crore against proposed investment of Rs.44.20 crore.

Given the background, the Committee accepted the request of the applicant company for reduction in proposed investment from Rs.44.20 cr. to Rs.25 cr. fixed capital investment, as committed by applicant company, due to allotment of lesser area against applied area and irregular shape of the plot. The Second request of the Company for waiver of levy of additional cost of land for granting time extension up-to 16.08.2016 is rejected being devoid of merit.

The Committee further decided that instead of framing a policy on such identical nature of cases, individual case shall be placed before the Committee for decision on its own merit.

**Item 16: Case of M/s Seema Bahrat Gas, Plot No. G1-209(B), Industrial Area Jhotwara (Ext.-I), Jaipur for permission of Gas Godown on allotted industrial plot.**

The Committee discussed the agenda and accorded permission of Gas Godown on allotted industrial plot, subject to condition that this plot shall be used exclusively for gas godown purposes by adhering safety norms as prescribed by the concerned authority/department. The permission is granted on payment of amount worked at four times of prevailing rate of allotment of the industrial area concerned minus rate of allotment of the plot.

**Item 17: Representation of Ritnand Balved Education Foundation (Amity University) for compensating deficit land at, Industrial area Kantkalwar, Jaipur.**

The Committee discussed the agenda and noted that Ritnand Balved Education Foundation (Foundation) is having title/possession over 148.22 acre land out of total 153.11 acre land, therefore, decided to withdraw Office Order dated 30.01.2015 issued by the Unit Office Jaipur(Rural) and also decided that remaining 4.89 acre land be compensated from land of khasra No. 777, which is already in excessive possession of the captioned Foundation subject to performing following action first:

- (i) Land portion of khasra No.777 towards North side which was shown in site plan while allotting 47.47 acre land to Shyam Lal Panwar Anandi Devi Memorial Charitable Trust (SLPADMCT) for setting up of an University but this portion of land is presently in possession of AMITY University, be deleted from the original site plan issued to SLPADMCT after following due procedure as laid down in RIICO rules and to issue amended site plan and also to execute supplementary lease agreement accordingly.

The Committee also accorded approval for following:

- (i) Remaining land of Khasra No. 777 (after compensating 4.89 acres land), to be found at site in-excessive possession of cited Foundation, after leaving land used for water supply scheme having an area 1.75 acres & approach road already constructed at site, also be regularized / allotted in favour of aforesaid allottee Foundation at the applicable prevailing rate of allotment of developed land of industrial area concerned.



- (ii) The land measuring 1.11 acre used for approach road by Foundation be also allotted formally and earlier site plan issued to Foundation be withdrawn and amended site plan be issued accordingly. Similarly, a supplementary lease agreement be also executed in continuation of original lease agreement dated 04.11.2004.
- (iii) Land measuring 52.35 acre now belonging to Shyam Lal Panwar Anandi Devi Memorial Charitable Trust against the allotted land measuring 47.47 acre. As part land had already been used in approach road from NH to Industrial Area, hence, superimpose the aforesaid land on khasra plan of revenue map to know the actual position of the land. If excess land is found, it be regularized at the applicable prevailing rate of allotment of developed land of industrial area concerned.

**Item 18: Regarding approval for acquisition of 254 Bigha 10 Biswa private Khatedari land at village Joravarpura, Tehsil- Seemalwada, District-Dungarpur for setting up of new industrial area.**

The Committee discussed the agenda and accorded approval for acquisition of 254 Bigha 10 Biswa private khatedari land at village Joravarpura, Tehsil-Seemalwada, District-Dungarpur for setting up of new industrial area.

**Item19: Ex-post-facto approval of allotment of 103.39 hectares government land and approval for acquisition of 4.34 hectares private khatedari land at village Mod-Ka-Nimbaheda, Tehsil-Aasind, District-Bhilwara for setting up of new industrial area.**

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of 103.39 hectares Government land and also accorded approval for acquisition of 4.34 hectares private khatedari land at village Mod-Ka-Nimbaheda, Tehsil-Aasind, District-Bhilwara for setting up of new industrial area.

**Item20: Allotment of 25% developed land (20% Residential + 5% Commercial) in lieu of cash compensation to the khatedar, namely, Shri Jawan Singh of Village Karoli, Tehsil Tijara against his acquired land for expansion of Industrial Area Tapukara(Bhiwadi).**

The Committee discussed the agenda and accorded approval for making an allotment of developed commercial land measuring 340 sqm in newly planned commercial plots in land reserved for services situated opposite to Honda's suppliers unit at industrial area Tapukara and allotment of developed residential land measuring 1360 sqm. at industrial area Karoli instead of industrial area Tapukara, to Shri Jawan Singh, in lieu of cash compensation.

However, allotment of residential plots would be made through draw of lot. Allotment of residential land at a nearby industrial area was considered looking to fact that no residential area has been planned at industrial area Tapukara. This decision is subject to the approval of the State Government.

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

**CHAIRMAN**