

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **4th January 2013 at 4.30 P.M.**

PRESENT :

Shri Sunil Arora	Chairman
Shri Yaduvendra Mathur	CMD RFC
Shri Naresh Pal Gangwar	Secretary Energy
Shri Siddharth Mahajan	Commissioner (Inv. & NRI)
Shri Naveen Mahajan	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahay, Financial Advisor, Shri Chetan Deora, Advisor (Infra), Shri M.L. Meena, ACE and Shri S.K. Gupta, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE:

The Committee granted leave of absence to Shri Rajesh Yadav, Commissioner Industries.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 17th October 2012.

Minutes of the last meeting held on 17th October 2012, were perused by the Committee. As regards decision at Sl.No.(a) of the confirmation of the minutes, regarding the In-house Committee formed to review and decide the cases for cancellation of plots; the Committee decided to substitute the last sentence 'The cancellation orders will be issued by the unit head after seeking approval from HO' by the following sentence 'The cancellation orders will be issued by the unit head after seeking approval from the In-house Committee'.

Subject to above amendments, the minutes were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 17th October 2012.

The Committee noted the position.

Item 3: Recommendation of the Sub-group constituted by the IDC regarding study relating to process of allotment followed by other SIDCs.

The Committee perused the recommendation of the Sub-group dated 26.11.12 and decided as under:

1. **Classification of industrial areas and allotment procedure:** Deferred with a note that the practice adopted by other SIDCs may also be studied by the same Sub-group and recommendation be given accordingly.
2. **Approval of building plans:** Deferred with a note that the practice adopted by other SIDCs may also be studied by the same Sub-group and recommendation be given accordingly.
3. **Installment facility:** The Committee agreed to discontinue the installment facility immediately. However, the allottee may be allowed 120 days time, from the date of allotment, to deposit balance 75% allotment cost without interest. The possession of land should be given only on receipt of full amount of cost of land.
4. **Time extension for commencement of activity for which plot is allotted:** The recommendations of the Sub-group were approved for all the industrial areas except the industrial areas located in tribal/backward districts, as notified by the State Government. The Sub-group will give their recommendation separately for such areas, which may be placed in the next IDC for decision.
5. The old cases wherein more than 5 years time period for commencement of activity has already expired and the plot has not been utilized by the allottee within the scheduled/extended period, the Managing Director may grant one last time extension of one year in each case as per the merit, on payment of uniform rate of retention charges @ 1% of the prevailing rate of allotment per sqm. per quarter or part thereof for industrial and institutional plots. However, for other types of plots, the prevailing rate of allotment would be the rate as recommended by the Sub-group.

Item 4: Policy for cancellation of plot allotted to SC/ST entrepreneurs.

The Committee discussed the agenda note and accorded approval for constitution of a separate in-house Committee of head office officers comprising of Advisor (Infra), Sr. DGM (P&D) and Sr. DGM (Tech.) for deciding the cases of cancellation of plots allotted to SC/ST category. The Managing Director of the Corporation will hear the appeals against the cancellation of plots approved by this in-house Committee, if appeal is filed within the period as prescribed for general category. The Committee also decided that similar procedure shall be adopted in respect of women entrepreneurs, ex-servicemen and differently enabled persons (if gets covered in women entrepreneurs).

Item 5: Policy for the regularization of excess land.

The Committee discussed the agenda and accorded approval to the recommendation of the in-house group as under:

S.No	Category of excess/strip of land	Rate of allotment/ regularization
1.	The excess land being in possession of existing allottee due to the reason that unit office made incorrect measurement of the plot	Allotment rate plus current rate of interest from the date of allotment or the prevailing rate of industrial area concerned, whichever is higher

	or/and computed the plot area of the allottee incorrectly.	
2	The existing allottee approaching Corporation with a request for regularization or allotment of land which belongs to RIICO but not getting covered in category-1 above. In other words, the allottee requests for allotment/regularization of RIICO's land falling adjoining to its allotted plot as an excess/strip of land. This has been categorise in 3 categories as below:	
	For the allotted plots measuring upto 1000 sqm.	The excess land/strip of land should not exceed 25% of the allotted area.
	For the allotted plots measuring more than 1000 sqm. but upto 5000 sqm.	The excess land/strip of land should not exceed 15% of the allotted area.
	For the allotted plots measuring more than 5000 sqm. and upto 50000 sqm.	The excess land/strip of land should not exceed 5% of the allotted area.
		Two times of prevailing rate of industrial area concerned or the highest auction rate received in auction/bid, whichever is higher. Plots measuring more than 10000 sqm. and more should be decided by the Head Office Sub-group which comprises of Managing Director, Financial Advisor, Advisor (Infra), Sr.DGM (P&D/RTI).

The Committee also desired to know the genesis of the relevant order which inter-alia provides for the site visit/survey for identification of excess land, unauthorized construction, unit in production etc. while giving NOC to the allottee of the plot.

Item 6: Policy Guidelines for allotment of land to War Widows for LPG Gas Godowns.

The Committee perused the recommendation of the Sub-group dated 17.10.12 and approved the same. The Committee also authorized the Managing Director to make applicable these guidelines for widows of military personnel/ personnel of para military/central police organisations engaged in counter insurgency/anti naxalite operations who get treated at par as per the relevant relief packages of the State Government.

Item 7: Allotment of land to ELCINA and fixing the rate of allotment.

The Committee discussed the agenda and accorded approval for reserving 40.753 ha. (100.70 acre) land for Electronic Industries Association of India (ELCINA), New Delhi at I/A Salarpur (Khushkhera Ext.) @ Rs.2200/- psqm.

without any rebate/concession for large size plot, large size investment, etc. The applicant will provide 10% keenness money within 90 days which will be adjustable against the allotment cost. Formal Letter of Allotment shall be issued on receipt of EC.

Item 8: Application of Tierra Enviro Pvt. Ltd. received through Single Window Clearance System (SWCS) for allotment of land at industrial area, South East Zone (Extn.), MIA, Alwar.

The consideration of the agenda item was deferred with a note that e-waste rules be examined.

Item 9: Case of M/s. Bhartiya Jan Kalyan Trust, New Delhi – allotment of land at industrial area Khushkhera (Extn.), Bhiwadi.

The Committee discussed the agenda and agreed to approve in-principle for allotment of land in case of M/s. Bhartiya Jan Kalyan Trust, New Delhi for the specific purpose to shift the units from Delhi to Bhiwadi Region but the modalities of allotment on SPV mode to be examined and finalized by a Sub-group of Managing Director and Commissioner (Inv. & NRI).

Item 10: Case of Lorom India Corporation Pvt. Ltd., a transferee of Plot No.SP4-865(A) and SP4-866 at industrial area Pathredi, Bhiwadi.

The Committee discussed the agenda. With reference to the decision taken by the Committee in its meeting held on 13.6.12, the IDC decided to levy transfer charges @ 15% of the prevailing rate of allotment of the concerned industrial area.

Item 11: Case of Mitsui Chemicals India (P) Ltd., Plot No.SP2-52,53,45 to 47 at NIC (M), Japanese Zone, Neemrana.

The Committee discussed the agenda, did not review its earlier decision dated 4.5.11 and therefore, rejected the requests of the allottee company for waiver of retention charges.

Item 12: Administrative Sanction for development of new industrial area, Prahladpura, Jaipur.

The Committee discussed the agenda and accorded approval for development of new industrial area, Prahladpura, Jaipur, at an estimated cost of Rs.18,638.62 lac, as per the cost sheet at Annexure –I to the agenda note.

Item 13: Issuance of additional Administrative Sanction for carrying out up-gradation works at industrial area, Barmer Phase-I & II.

The Committee discussed the agenda and accorded approval for additional development works at Industrial Area, Barmer Phase I&II, at an estimated cost of Rs.516.57 lac, as per cost sheet at Annexure 'A' to the agenda note.

Item 14: Revision in Administrative Sanction for development of industrial area Sumerganj Mandi, district Bundi.

The Committee discussed the agenda and accorded approval for revision in administrative sanction for development of Industrial Area, Sumerganj Mandi, Bundi, at an estimated cost of Rs.150.37 lac, as per Annexure-I to the agenda note.

Item 15: Revision in the Administrative Sanction of industrial area, Bhilwara, Phase-IV and revision of rate of allotment.

The Committee discussed the agenda and desired to know the expected realization from the sale of entire saleable land of this area, before taking a view in the matter.

Item 16: Exchange of allotted plots No.G1-23-24 & G1-25-26 with alternative vacant plots at industrial area Nokha (Extn.), Bikaner.

The Committee discussed the agenda and accorded approval for allotment of alternate plots to the allottees of plot Nos.G1-23-24 and G1-25-26 with alternative vacant plots at industrial area Nokha (Extn.), Bikaner, after subdividing the vacant Plot No.E-67 in equal two parts of 2000 sqm. each. The prescribed period for commencement of production may be reckoned from the date of exchange of plot.

Item 17: Case of M/s. S.S.International, Plot No.G1-294, I/A Khushkhera, Bhiwadi regarding restoration of cancelled plot.

The Committee discussed the agenda. In continuation to the decision taken by the Committee in its meeting held on 26.4.12, the IDC rejected the request of M/s. S.S. International for restoration of cancelled plot No.G1-294, I/A Khshukhera, Bhiwadi.

Item 18: Case relating to allotment of land to M/s. Rungta Industries and M/s. Rungta Textiles in industrial area Basni, Phase-II, Jodhpur.

The Committee discussed the agenda note. The Committee noted that in-spite of giving three opportunities to the allottees to seek allotment of alternate plots/plots at industrial area Basni/nearby industrial areas of Jodhpur; the allottees had failed to timely exercise these offers. The deposited amount has already been refunded to the parties on 28.6.2002, although they did not accept

the cheque. Furthermore, no vacant plot is presently available at industrial area Basni/nearby industrial areas of Jodhpur.

In view of above, the Committee rejected the requests of the allottees and decided to immediately refund the deposited amount, as per the rules.

Item 19: For approval of the decisions taken/proposals on the issues related to allotment of land in favour of Rajasthan Integrated Apparel City Ltd. (RIACL) for its upcoming Apparel City at industrial area Karoli (Tapukara Ext.), Bhiwadi.

The Committee discussed the agenda and accorded approval as under:

S.No.	Particulars	Decision
1.	Date of applicability of service charges.	<ul style="list-style-type: none"> From the date of declaration of the industrial area as developed. Development and maintenance of area within the allotted land shall be taken by RIACL.
2.	FAR.	2.5 FAR subject to condition that the industrial units availing of higher FAR are located on roads with a right of way of 18 mtrs. and above.
3.	Housing facility.	<ul style="list-style-type: none"> 20% of the allotted land area would be allowed for captive in-house residential requirements of the RIACL. The allottee would ensure providing of potable water, electricity, system of disposal of waste, besides other basic and essential facilities. A team of Adv.(Infra), ACE and Sr. DGM(Tech.) to monitor proper implementation of the housing facilities.
4.	Power	<ul style="list-style-type: none"> To be decided once RIACL works out the requirement of power consumption.

RIACL will deposit 10% amount of land cost towards keenness money within 90 days which will be adjustable against the allotment cost.

Item 20: Allotment of adjoining additional land to M/s. Global Art Exports, Sitapura Industrial Area, Jaipur, on preferential basis.

The Committee discussed the agenda and accorded approval for allotment of adjoining additional land measuring 5000 sqm. in favour of the captioned allottee on preferential basis at two times of the prevailing industrial rate or the highest auction rate received for industrial plot updated by addition of 14% interest per annum, whichever is higher, by dispensing with the requirement of auction in saturated industrial area, looking to the fact that even if the said land is planned as independent industrial plot, the utility area will remain 52.96% only. However, no land use change will be allowed in future on this additional land being given i.e. land would only be utilized for purely industrial use.

Item 21: Allotment of an alternative industrial plot to M/s. Anil Khosla at Industrial Area Chopanki, Bhiwadi.

The Committee discussed the agenda and accorded approval for exchange of plot No.J-1004 with another plot bearing No. Plot No.H1-595(A) at Industrial Area Chopanki, Bhiwadi, measuring 250 sq. mt. in favour of M/s. Anil Khosla. The effective dates for construction and commencement of the production may be reckoned from the date of exchange of alternative plot.

The Committee also authorized the Managing Director of the Corporation to approve the exchange of allotted plot with an alternative plot in saturated industrial areas where handing over possession of the allotted plot was not possible, free from encumbrances, due to dispute by Khatedar/plot planned on the land of left out Khasra etc.

Item 22: Case of M/s. Shanti Education Society, Plot No.BT-1, Bio-Tech Park, Sitapura, Phase-III, Jaipur – Permission to run AICTE approved General Engineering Courses in place of Bio-Tech Institute.

The Committee discussed the agenda. The Committee rejected the request of the applicant dated 12.10.12 in view of the fact that the applicant has violated the core mandate to setup a Bio-Tech Institute/College and had gone ahead by running a General Engineering College without prior approval of the Corporation. As obstructing a running Engineering Institute is not desirable, the Committee decided to levy the charges as below, in order to regularize the case of the allottee:

1. To charge the difference between the rate of allotment and the highest auction rate received for allotment of land to general engineering institute during the period 1.1.2007 to 31.12.2007.

2. To charge interest on the difference amount as mentioned above from the date of allotment of the plot in question upto the date of depositing difference amount.

Item 23: De-acquisition of 19 Bigha 12 Biswa Private Khatedari Land of Village Samodi, Tehsil & District-Bhilwara which is under acquisition for Jindal Saw Limited for its mining purpose.

The Committee discussed the agenda and accorded approval for recommending to the State Government for de-acquisition of 19 bigha 12 biswa private khatedari land of village Samodi, Tehsil & District Bhilwara.

Item 24: Reservation of 30 acres of land in favour of National Textile Corporation Ltd. (NTCL) at industrial area Kaladwas (Extn.), Udaipur for setting up of Technical Textile Unit.

The Committee discussed the agenda and accorded approval to:

- (i) reserve land measuring 30 acres in favour of NTCL at industrial area Kaladwas (Extn.), Udaipur for setting up Technical Textile Unit.
- (ii) charge net rate of allotment of Rs.700/- psqm. from NTCL based on bare minimum cost of land acquisition plus infra development charges.
- (iii) The applicant will deposit 10% amount of land cost towards keeness money within 90 days which will be adjustable against the allotment cost. Formal Letter of Allotment shall be issued on receipt of EC.

Item 25: Appeal of J.D. World Wide Export-Import (P) Ltd. against cancellation order dated 9.8.2012 pertaining to additional land admeasuring 12650 sqm. at Industrial Area Sitapura, Jaipur for Hotel Project.

The consideration of the agenda item was deferred.

Item 26: Case of J.D. Metalloys Ltd. Plot No.SP-234, Growth Centre, Phase-II, Abu Road, regarding rebate in rate of allotment for large size plot.

The Committee discussed the agenda. The Committee noted that J.D. Metalloys Ltd. and Trivedi Corporation Ltd. had filed applications on 28.4.11 and 21.4.11 respectively, for preferential allotment of land under Rule 3(W) of RIICO Disposal of Land Rules, whereas the area was declared saturated w.e.f. 23.5.2011.

In view of above, the Committee decided to allow admissible rebate for large size industrial plot, under Rule 3(C), to both the cited allottees on total area of land allotted, irrespective of the fact that the area has become saturated.

Item 27: Exchange of Plot No.H1-80 at industrial area Nokha (Extn.), Bikaner.

The Committee discussed the agenda and accorded approval for:

- (i) allowing exchange of allotted plot measuring 500 sqm. with plot No.G1-21 measuring 847 sqm.
- (ii) exchange of plot will be subject to allottee agreeing to deposit cost of land for allotment of additional land (measuring 347 sqm.) at the rate of two times of the prevailing rate of allotment of the industrial area or the highest auction rate of the industrial plot, whichever is higher.
- (iii) in case allottee does not agree to deposit the cost of additional land as proposed above, then the exchange of plot may not be permitted and the deposited money may be refunded as per rules.
- (iv) in case of exchange of plot, 3 years time period for completion of construction and commencement of production activities shall be reckoned from the date of exchange of plot.

With the permission of Chair, following agenda items were taken up for consideration:

Item 28: Taking over industrial area Akeda Dungar, Jaipur for maintenance purpose which was semi development by a private developer, namely, Natasha Housing Urban Development Ltd.

The Committee discussed the agenda and accorded approval for:

1. Undertaking various works related to improvement and strengthening of road, construction of drains, approaches, pre-cast RCC box culverts, removal of over burden, cleaning of drains, water supply and street light etc. at an estimated cost of Rs.578.30 lac.
2. To levy and recover one time additional charges @ Rs.500/- psqm. from the allottees of the captioned industrial area, towards improvement of the existing infrastructure of the industrial area.
3. To levy annual service charges as per applicable rates for RIICO Industrial Area of concerned category, in order to maintain the area in future.

Item 29: Fixing the rate of allotment of industrial area, Apparel Park, Mahal, Jaipur for allotment to the existing applicants.

The consideration of the agenda item was deferred.

Item 30: Relaxation of side setback of industrial plot No.C-159(I) permitted for Hotel belonging to Dream-works International (P) Ltd. at Indraprasth Industrial Area, Kota.

The Committee discussed the agenda and accorded approval for relaxation of east side set back of plot from 9 mtrs. to 4.50 mtrs. in view of the fact that the shape of the plot is irregular and with the existing construction in the plot FAR and ground coverage of 1.52 and 27.82% respectively has been achieved, as against permissible FAR and ground coverage of 1.75 and 35%

respectively. The allottee will not carry out further construction on the plot, beyond the existing construction, for which an undertaking has also been submitted.

Item 31: Partial ratification of recommendations of the Committee constituted by the State Government with respect to market rate determination of private land under acquisition for establishment of industrial areas Kolila Joga & Majra Kath (Neemrana) and Kunjbiharipura (Jaipur).

The Committee discussed the agenda and accorded ex-post-facto approval for making provision in draft award as per prevailing policy for allotment of developed land i.e. 20% developed residential/industrial + 5% developed commercial land in lieu of cash compensation, in respect of cited two areas.

Item 32: Partial ratification in the minutes of agenda relating to de-acquisition of 30 Bigha 10 Biswa private khatedari land of village Gogelav, District Nagaur.

The Committee discussed the agenda and accorded approval for substituting the words 'Khasra No.886/291' in place of the words 'Khasra No.291' of village Gogelav district Nagaur, in respect to item No.16 of the IDC held on 17.10.2012.

Item 33: Preferential allotment of industrial land at industrial area Karni (Ext.), Bikaner in favour of Nokha Agrotech Pvt. Ltd.

The Committee discussed the agenda and accorded approval for preferential allotment of 30000 sqm. land to Nokha Agrotech Pvt. Ltd. at industrial area Karni (Ext.), Bikaner under Rule 3(W), irrespective of the fact that the threshold limit of 50% of the saleable area for reservation of land has exhausted.

Item 34: Preferential allotment of industrial land at industrial area Karni (Ext.), Bikaner in favour of Bikaner Agrofoods Pvt. Ltd.

The Committee discussed the agenda and accorded approval for preferential allotment of 20000 sqm. land to Bikaner Agrofoods Pvt. Ltd. at industrial area Karni (Ext.), Bikaner under Rule 3(W), irrespective of the fact that the threshold limit of 50% of the saleable area for reservation of land has exhausted.

Item 35: Taking policy decisions on the various issues as cropped up out of the cases of existing land allottees which are not covered under existing rules/policy.

The Committee discussed the agenda and accorded approval for sub-letting of an industrial plot/building for the following supportive uses, subject to the condition that such supportive uses may be allowed only when an industrial unit has been set up on the plot and the allottee concerned will be required to

pay to the Corporation one month rent, as agreed between the parties, for each year of sub-letting:

1. Bank & Post Office
2. Telephone Exchange
3. ESI Dispensary
4. Skill Development Centre

Due to paucity of time, the consideration of the rest of the issues was deferred.

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