

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

Minutes of : 4/2016–Infrastructure Development Committee

Venue : Udyog Bhawan, Jaipur.

Date : 4th October 2016

Commencement/Completion time of meeting : 4.00 P.M. / 5.15 P.M.

Present :

Shri Umesh Kumar	Chairman
Shri Ajitabh Sharma	Commissioner Industries
Shri Vaibhav Galariya	MD, RIICO & Commissioner (Inv. & NRI)
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 D.P.Jatav, GM (Civil), Shri S.K.Gupta, Sr. DGM (P&D) and Shri D.K. Sharma, Sr. DGM (P&D) were also present.

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

Item 1: To note the minutes of the last meeting of the Committee held on 16th June 2016.

The minutes of the last meeting of Committee held on 16th June 2016 were noted.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 16th June 2016.

The Committee noted the position.

Item 3: Policy decision regarding refund/forfeiture of keenness money deposited at the time of application for preferential allotment land under rule 3(W) /reservation of land in industrial areas.

The consideration of agenda note was deferred.

Item 4: To allow credit of interest on the amount of keenness money deposited by HSIL Ltd. at the time of applying for reservation of land in industrial area Ghiloth.

The consideration of agenda note was deferred.

Item 5: Policy decision regarding amendment in the existing provision related to back end subsidy/incentives for the allotments made on preferential basis under rule 3(W) - Case of Havells India Ltd.

The consideration of agenda note was deferred.

Item 6: Amendment in the existing provisions in RIICO Disposal of Land Rules, 1979 related to reservation of industrial plots to 'Specially Abled Person' (Disabled person) in industrial areas.

The consideration of agenda item was deferred.

Item 7: Case of M/s. Frontline Engineering & Technical Services, Plot No.B-67, Matsya Industrial Area, Alwar.

The consideration of agenda item was deferred.

The Committee noted that following agenda items were circulated at a notice period of less than seven days, therefore, all the Directors present in the meeting unanimously agreed to waive the minimum notice period requirement, take up these items for consideration and approved unanimously:

Item 8: Review of the policy decision taken earlier related to amendment in the existing policy for sub-letting of allotted industrial plot/building for supportive uses.

The consideration of agenda item was deferred.

Item 9: Allotment of undeveloped land measuring 25.83 Hectares (63.80 Acres) to Prominent Milk Pvt. Ltd. for setting up Mega Food Park at revenue village Bawaliyapada, Tehsil Kushalgarh, District Banswara, under the scheme of MoFPI, GoI.

The Committee discussed the agenda and after detailed discussions, accorded approval for the following:

- (i) Relaxing the condition of assessment of land area requirement as the land is being allotted on undeveloped basis and for a particular project to be set up under the Scheme of GoI in accordance with policy of the Corporation for allotment of land to SPVs.
- (ii) Relaxing the procedure of inviting 'Expression of Interest' for allotment of land in the instant case due to following reasons:
 - (a) The availability of said land is already in public domain by hosting information on RIICO GIS Portal and no other company has approached to the Corporation for allotment of land.
 - (b) The last date of submission of proposal before MoFPI, GoI is 07.10.2016.
- (iii) Allotment of 25.83 ha. (63.80 acre) land on undeveloped basis @ Rs. 60/- per sqm.
- (iv) Issuance of allotment letter in favour of the company by relaxing the clause 1.8 of policy of allotment of land to AC/SPV for development of cluster under the relevant scheme of GoI on the following terms and conditions looking to special nature of allotment:
 - a) That the land measuring 25.83 Hectare (63.80 Acre) is being allotted on undeveloped basis for 99 years on lease basis after deposition of 1% Security Money and 25% amount of premium calculated @ Rs. 60/- per sqm.
 - b) Allotment being made in favour of Prominent Milk Pvt. Ltd. subject to approval of the proposal by MoFPI, GoI. If 'In-Principle' approval is not accorded by the MoFPI, GoI, in pursuance of EOI dated 31.7.2016 on the proposal submitted by the company, the allotment letter shall be treated as withdrawn and amount deposited by the company will be refunded to the company by the Corporation without interest and without any deduction/forfeiture.
 - c) In case no decision is taken by MoFPI, GoI on the proposal submitted by the Applicant Company in pursuance to the EoI

dated 31.07.2016 within a period of 6 months from the date of issuance of allotment letter, then, the Corporation shall be at liberty to withdraw the aforesaid allotment.

- d) That the remaining 75% amount of Premium will be deposited by the Company/SPV within 30 days from the date of issuance of demand note by the Corporation. The demand note, however, will be issued when the Applicant Company produce copy of 'In-Principle' approval of the project from MoFPI, GoI.
- e) That the possession of land will be handed over and lease deed will be executed in favour of the company/SPV within 30 days after deposition of 100% amount of Premium to the Corporation.
- f) That RIICO will not provide any infrastructure facility on the said land. However, land will be demarcated at site by fixing boundary pillars.
- g) That the Company/SPV will obtain Environment Clearance at its own level from the concerned authority, if required in accordance with the EIA Notification dated 14.09.2006 and subsequent amendment made therein till date.
- h) That the Company/SPV will obtain other requisite clearances/consents at its own level with regard to pollution/establishment of the Park/water requirement/power connection from the concerned authority/departments such as CPCB/ RPCB/ CGWB/GWD/concerned DISCOM.
- i) That the Company/SPV shall deposit an amount equal to 10% of the total land cost in addition to the land cost towards security money for securing future maintenance in shape of Bank Guarantee/FDR in favour the Corporation at the time of deposition of balance 75% amount of Premium.
- j) That the other terms and conditions/modalities of land allotment will be as per Office Order No. 22/2015 dated 24.09.2015 related to policy for allotment of land to SPV under Cluster Scheme of GoI.
- k) Other general terms and conditions of allotment as made applicable on general allotment shall also be incorporated while issuing allotment letter in favour of Applicant Company/SPV.
- l) That the Applicant Company shall furnish an undertaking to the Corporation to this effect that consequent upon non-granting of in-principal approval by MoFPI in favour of the company, the Corporation shall be at liberty to withdraw the allotment of aforesaid land and the Company shall not object the same and

shall also not demand any interest/damages towards deposited amount nor raise any claim over the aforesaid land. The Company shall further undertake that Applicant Company shall inform to the Corporation about the final outcome of its proposal submitted before MoFPI, GoI within 15 days from the date of decision by MoFPI, GoI otherwise Corporation shall be free to withdraw the allotment.

Looking to the timeline of 7.10.2016 for submission of proposal to MoFPI, GoI, by the Company, the Committee directed for issuance of allotment letter to the Company without waiting for release of the minutes.

Item 10: Allotment of undeveloped land measuring 45.42 Hectares (112.23 Acres) to Jaipur Mega Food Park Pvt. Ltd. for setting up Mega Food Park at revenue village Deroli, District Bundi, under the scheme of MoFPI, GoI.

The Committee discussed the agenda and observed that demand of the applicant company for allotment of entire chunk of 112.23 acre land is much higher than the reasonable requirement to develop Mega Food Park. The Committee while according approval to the proposal for allotment of undeveloped land, on the following terms & conditions, also decided to restrict allotment of land to 60 acre (approx.) only:

- (i) Relaxing the condition of assessment of land area requirement as the land is being allotted on undeveloped basis and for a particular project to be set up under the Scheme of GoI in accordance with policy of the Corporation for allotment of land to SPVs.
- (ii) Relaxing the procedure of inviting 'Expression of Interest' for allotment of land in the instant case due to following reasons:
 - (a) The availability of said land is already in public domain by hosting information on RIICO GIS Portal and no other company has approached to the Corporation for allotment of land.
 - (b) The last date of submission of proposal before MoFPI, GoI is 07.10.2016.
- (iii) Allotment of 60 acre (approx.) land @ Rs.140/- per sqm on undeveloped basis.
- (iv) Issuance of allotment letter in favour of the company by relaxing the clause 1.8 of policy of allotment of land to AC/SPV for development

of cluster under the relevant scheme of GoI on the following terms and conditions looking to special nature of allotment:

- a) That the land measuring 60 acre (approx.) is being allotted on undeveloped basis for 99 years on lease basis after deposition of 1% Security Money and 25% amount of premium calculated @ Rs. 140/- per sqm.
- b) Allotment being made in favour of Jaipur Mega Food Park Pvt. Ltd. subject to approval of the proposal by MoFPI, GoI. If 'In-Principle' approval is not accorded by the MoFPI, GoI, in pursuance of EOI dated 31.7.2016 on the proposal submitted by the company, the allotment letter shall be treated as withdrawn and amount deposited by the company will be refunded to the company by the Corporation without interest and without any deduction/forfeiture.
- c) In case no decision is taken by MoFPI, GoI on the proposal submitted by the Applicant Company in pursuance to the EoI dated 31.07.2016 within a period of 6 months from the date of issuance of allotment letter, then, the Corporation shall be at liberty to withdraw the aforesaid allotment.
- d) That the remaining 75% amount of Premium will be deposited by the Company/SPV within 30 days from the date of issuance of demand note by the Corporation. The demand note, however, will be issued when the Applicant Company produce copy of 'In-Principal' approval of the project from MoFPI, GoI.
- e) That the possession of land will be handed over and lease deed will be executed in favour of the company/SPV within 30 days after deposition of 100% amount of Premium to the Corporation.
- f) That RIICO will not provide any infrastructure facility on the said land. However, land will be demarcated at site by fixing boundary pillars.
- g) That the Company/SPV will obtain Environment Clearance at its own level from the concerned authority, if required in accordance with the EIA Notification dated 14.09.2006 and subsequent amendment made therein till date.
- h) That the Company/SPV will obtain other requisite clearances/consents at its own level with regard to pollution/establishment of the Park/water requirement/power connection from the concerned authority/departments such as CPCB/ RPCB/ CGWB/GWD/concerned DISCOM.

- i) That the Company/SPV shall deposit an amount equal to 10% of the total land cost in addition to the land cost towards security money for securing future maintenance in shape of Bank Guarantee/FDR in favour the Corporation at the time of deposition of balance 75% amount of Premium.
- j) That the other terms and conditions/modalities of land allotment will be as per Office Order No. 22/2015 dated 24.09.2015 related to policy for allotment of land to SPV under Cluster Scheme of GoI.
- k) Other general terms and conditions of allotment as made applicable on general allotment shall also be incorporated while issuing allotment letter in favour of Applicant Company/SPV.
- l) That the Applicant Company shall furnish an undertaking to the Corporation to this effect that consequent upon non-granting of in-principal approval by MoFPI in favour of the company, the Corporation shall be at liberty to withdraw the allotment of aforesaid land and the Company shall not object the same and shall also not demand any interest/damages towards deposited amount nor raise any claim over the aforesaid land. The Company shall further undertake that Applicant Company shall inform to the Corporation about the final outcome of its proposal submitted before MoFPI, GoI within 15 days from the date of decision by MoFPI, GoI otherwise Corporation shall be free to withdraw the allotment.

Looking to the timeline of 7.10.2016 for submission of proposal to MoFPI, GoI, by the Company, the Committee directed for issuance of allotment letter to the Company without waiting for release of the minutes.

Item 11: Case of ELCINA Electronics Manufacturing Cluster Pvt. Ltd., at industrial area Salarpur (Semi Developed) regarding re-schedulement of installments towards amount of premium (cost of land).

The Committee discussed the agenda. The Committee also heard the representative of ELCINA and Unit Head, Bhiwadi-II. The Committee noted the fact that the allottee company had mentioned in its representation dated 15.10.2015 that they had completed almost 60-70% work of demarcation of land till 13th October 2015 and in another representation dated 24.12.2015, they had mentioned that successful demarcation of entire land had been made in last month but unfortunately many farmers were still

cropping the said land. However, in both the representation, it has also been mentioned that their pillars were broken/damaged and demarcation could not be completed at site. Committee noted that though the report of possession handed over to ELCINA was made in October 2015, it is clear from their communication that farmers kept on creating problems and possession was not uninterrupted. Further, the allottee company mentioned that the said farmers who sown crop on the land in October-November 2015 were finally removed with the help of District and Police Administration on 7th January 2016.

The Committee deliberated on these facts and after hearing representative of ELCINA and unit head, the Committee noted that physical possession was handed over only on 7th January 2016 and the allottee company could take only partial possession in the mid of October 2015. However, the complete possession, free from all encumbrances, could only be treated as taken on 7th January 2016. Therefore, the Committee reviewed its earlier decision and in view of effective possession being handed over on 7th January 2016, accorded approval as follows:

- i) To re-schedule the payment by 9 months instead of 6 months, accordingly, first installment shall fall due on 31st December, 2015.
- ii) To waive interest payable from 1.4.2015 to 31.12.2015 on balance 75% premium @ 12% per annum.

As regard to another request of the allottee company for waiver of the interest payable upto 31.3.2015 on balance payment of premium, it was observed by the Committee that extension sought by the allottee company for deposition of balance 15% amount can't be linked with issue of handing over the possession. Therefore, the Committee decided to turn-down the request of Allottee Company for waiver of interest amount payable up to 31.3.2015.

Item 12: Administrative and Financial Sanction for the work of Augmentation of Water Supply Scheme of Industrial Area Growth Centre, Jhalawar and Water Supply Scheme of Industrial Area, Dhanodi, Jhalawar (deposit work through PHED with 100% grant sanctioned under ASIDE Scheme)..

The Committee discussed the agenda and noted that 100% grant under ASIDE Scheme may not be availed due to lack of release of requisite funds by GoI. The Committee while according approval for issuing additional Administrative and Financial Sanction of Rs. 4191.62 lac for augmentation of Water Supply Scheme of Industrial Area Growth Centre, Jhalawar and Water

Supply Scheme of Industrial Area, Dhanodi, Jhalawar also decided that any gap in the funding be met by Corporation's resources.

Item13: Approval of single bid tender for up-gradation of road work at MIA,Alwar.

The Committee discussed the agenda and accorded approval for awarding the work of up-gradation of road at MIA, Alwar in favour of single bidder, namely, M/s. Parul Construction Company, on total bid amount of Rs. 3,44,47,508.

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

CHAIRMAN