

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **17th October 2012 at 12.00 Noon**

PRESENT :

Shri Sunil Arora	Chairman
Shri Yaduvendra Mathur	CMD RFC
Shri Rajesh Yadav	Commissioner Industries
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, Addl. Chief Engineer, Shri S.K. Sharma, Sr. RM (P&D) and Shri S.K. Gupta, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE:

The Committee granted leave of absence to Shri Naresh Pal Gangwar, Secretary Energy.

WELCOME OF THE DIRECTORS

At the outset, the Board welcomed Shri Rajesh Yadav, Commissioner Industries; Shri Naveen Mahajan, Managing Director and Shri Siddharth Mahajan, Commissioner (Inv. & NRI) on their nominations on the Board of the Company and expressed the hope that the Board will be benefitted with their knowledge and experience.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 13th August 2012.

Minutes of the last meeting held on 13th August 2012 were perused by the Committee. As regards decisions at serial Nos. (c) & (d) of item No.4 of the minutes, regarding withdrawal of policy for the restoration of cancelled plot, the Committee reviewed the draft minutes at the behest of Chairman and decided as follows:

- a) No cancellation of plot shall henceforth be done by the unit head. The unit head will send the case files to HO for seeking approval for cancellation of a plot giving full case history along with his recommendation. An In-house Committee of Financial Advisor, Advisor (Infra), Additional Chief Engineer and GM (BP) will review and decide each case on the merits. The cancellation orders will be issued by the unit head after seeking approval from HO.

- b) The aggrieved allottee(s) shall have right to file a review application within 30 days from the date of cancellation to Advisor (Infra), who shall place the matter before the In-house Committee for deciding the review application.
- c) If the review application is rejected by the Committee or the allottee(s) does not prefer the review application then he/she/they may file an appeal against the cancellation order before the Managing Director within a period of 4 months from the receipt of above said cancellation order or rejection of the review application as the case may be.
- d) Cancellation order shall be delivered by registered post to the allottee.
- e) The cases for cancellation of plot, review application and appeal etc. received during the intervening period shall be decided by the respective authorities mentioned in IDC decision dated 13.8.2012.

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 13th August 2012.

The Committee noted the position. The Committee desired that the Managing Director and CMD RFC may review all the pending issues.

Item 3: To note the Resolution passed by circulation regarding Approval of the recommendations of the Committee with respect to determination of market rate of private land under acquisition for setting up of plant & mining by Ambuja Cement Limited at district Nagaur.

The following Resolution deemed to have been passed by circulation on 28th September 2012 was noted:

RESOLUTION :

“**RESOLVED** that approval be and is hereby accorded for accepting recommendation of the Constituted Committee dated 24.07.2012 with respect to market rate determination of private land measuring 2381 bigha 15 biswa under acquisition for cement plant & mining purpose for Ambuja Cement Limited and making the same available to the Land Acquisition Officer for further necessary action.”

Item 4: Case of M/s. Gorana Udyog, Jodhpur for allotment of industrial plot at Industrial Area Mandore (Jodhpur).

The Committee discussed the agenda note and perused the request made by Shri Dalip Singh Gehlot, partner of M/s. Gorana Udyog. The Committee was

informed that the partnership firm, M/s. Gorana Udyog, was constituted on 30.1.97 having Shri Balkishan and Shri Jagdish Singh Gehlot as its partners and Shri Dalip Singh Gehlot was authorized to take all actions regarding activities of the firm through Power of Attorney dated 30.1.97. The copies of partnership deed and Power of Attorney were submitted at the unit office vide letter dated 30.1.97 and were acknowledged vide receipt register Sl.Nos. 4304 and 4305 dated 30.2.97. Unit office was also informed about change of correspondence address. Shri Balkishan, vide his affidavit dated 11.2.11, has admitted about the execution of partnership deed dated 30.1.97 with Shri Dalip Singh Gehlot and Shri Jagdish Singh Gehlot and execution of Power of Attorney dated 30.1.97 in favour of Shri Dalip Singh Gehlot. It was also informed that cheque for refund of amount of Rs.48209/- was sent at the wrong address and got encashed by Shri Balkishan and not by Shri Dalip Singh Gehlot.

In view of above, the Committee prima-facie found that injustice has been meted out on Shri Dalip Singh Gehlot, due to non-proper due diligence by the unit office. In order to resolve his grievance, the Committee decided to consider allotment of a plot to Shri Dalip Singh Gehlot from the available vacant plots at industrial area Mandore, Jodhpur subject to fulfillment of legal formalities and payment of prevailing rate of allotment. The Managing Director was authorized to decide other modalities.

Item 5: Review of existing provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for amendment in Rule 3(W) as under:

S.No.	Provisions	Existing	Revised
1.	Payment conditions	Payment for 75% cost of land in 19 instalments with interest.	No deferred payment. 75% cost of land shall be deposited within 90 days from the date of allotment without interest. No time extension will be considered.
2.	Examination of the project by the Appraisal Cell	No provision	Proposal is to be examined by Appraisal Cell in addition to the other Cells (P&D, Finance, Technical, BP, EM).

Item 6: Review in the policy for revision in the rate of allotment of the industrial areas.

The Committee discussed the agenda and rejected the proposal for amendment in the existing policy. However, the Committee directed that request(s) received from the unit office(s) for the change in rate of allotment be decided at HO within 30 days positively.

Item 7: Case of M/s. Manoj Battery, Plot No. G1-74, Industrial Area Parbatpura Makhupura (PPMP), Ajmer regarding regularization of excess land.

The Committee discussed the agenda and formed an In-house Group of Managing Director, Financial Advisor, Advisor (Infra) and Sr. DGM (P&D & RTI) to frame a policy for regularization of excess land. The policy be submitted before the Committee in its next meeting for approval.

Item 8: Administrative Sanction for development of Industrial Area, Ghiloth, Neemrana.

The Committee discussed the agenda and accorded approval for administrative sanction for development of industrial area, Ghiloth, Neemrana at an estimated cost of Rs.87437.02 lac, as per details at Annexure-I to the agenda note.

Item 9: Additional Administrative Sanction for development of industrial area, IPIA, Kota.

The Committee discussed the agenda and accorded approval for additional administrative sanction of Rs.3376.42 for development of IPIA, Kota.

Item 10: Additional Administrative Sanction for development of industrial area, Balotra Phase-III.

The Committee discussed the agenda and accorded approval for additional administrative sanction of Rs.693.12 lac for development of industrial area, Balotra Phase-III.

Item 11: Revision in Administrative Sanction for development of industrial area, Bagru-Chhitroli.

The Committee discussed the agenda and accorded approval revised administrative sanction for development of Industrial Area Bagru-Chhitroli at an estimated cost of Rs.22197.40 lac.

Item 12: Matter relating to regularization of unauthorized construction in plot set backs at industrial area Punayata, Distt. Pali.

The Committee discussed the agenda and directed to carry out the survey of each individual plot to ascertain the extent of violation and unauthorized construction in the plot setbacks. It may also be ascertained whether compliance of stipulations of Environment Clearance (EC) are complied with or not.

Item 13: Relaxation of front setback of industrial plot(Block-A) allotted o Bikaji Foods International Ltd. at Industrial Area Karni-Extension Distt. Bikaner.

The Committee discussed the agenda and rejected the request of the allottee for relaxation in setbacks.

Item 14: Case of M/s. Bhartiya Jan Kalyan rust, New Delhi – allotment of land at industrial area Khushkhera (Extn.), Bhiwadi.

The consideration of the agenda item was deferred.

Item 15: Case of East West Clothing (Pvt.) Ltd., Plot No. E-104, EPIP, Sitapura, Jaipur regarding waiver of retention charges.

The Committee discussed the agenda and accorded approval for levy of retention charges of Rs.60,000/-, as per the pre-revised rate of allotment, in view of the fact that the allottee may not been able to deposit the retention charges in time due to losses suffered by them on account of fire at IOC Depot in November 2009 for which loss on record of Rs.13.90 lac was found in this unit.

Item 16: De-acquisition of 16 Bigha private khatedari land of Village-Gogelav, District-Nagaur.

The Committee discussed the agenda and accorded approval for de-acquisition of 16 bigha private khatedari land of khasra Nos.759/752 and khasra No.291 of Village Gogelav, District Nagaur. The Committee also decided to de-acquire land of khasra Nos.752/278 and khasra No.728/291 of the same village, in view of the fact that these two khasras are located on the extreme corner of the acquired land and would not be of any use of the Corporation.

Item 17: Recommendations of the Sub-Group constituted by the IDC regarding de-acquisition of acquired private land measuring 39.1225 hectares for Industrial Area Amberi (Udaipur).

The consideration of the agenda item was deferred.

Item 18: Approval for allotment of 14.20 bigha government land and acquisition of 408.83 bigha private khatedari land and ex-post-facto approval for allotment of 575.13 bigha government/pasture land of village Gundi & Fatherpur, Tehsil-Ramganj Mandi, District-Kota for setting up of a new industrial area.

The Committee discussed the agenda and accorded approval allotment/ acquisition of land of village-Gundi and Fatherpur, Tehsil-Ramganj Mandi, Distt. Kota as below:

- (i) Allotment of 14.20 bigha, i.e. 2.30 hectare, government land.
- (ii) Acquisition of 408.83 bigha, i.e. 66.19 hectare, private khatedari land.
- (iii) Ex-post-facto approval for allotment of 575.13 bigha government/pasture land.

Item 19: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for establishment of industrial area Kolila Joga and Majra Kath (Neemrana).

The Committee discussed the agenda and accorded approval to the recommendations of the Constituted Committee, with respect to market rate determination of private land under acquisition for establishment of industrial area Kolila Joga and Majra Kath (Neemrana), dated 23.8.2012 and making the same available to the Land Acquisition Officer for further necessary action.

Item 20: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for Railway siding up-to plant of Hindustan Zinc Ltd. situated at Rampur Agucha at Bhilwara.

The Committee discussed the agenda and accorded approval to the recommendations of the Constituted Committee, with respect to market rate determination of private land under acquisition for Railway siding up-to plant of Hindustan Zinc Ltd. situated at Rampur Agucha at Bhilwara, dated 21.9.2012 and making the same available to the Land Acquisition Officer for further necessary action.

Item 21: Allotment of developed land in lieu of cash compensation to the khatedars, namely, Smt. Kamlesh Devi & Others of Village Kalipahadi, Tehsil-Behror against their land acquired for expansion of industrial area Neemrana.

The Committee discussed the agenda and observed that the request of khatedars for allotment of 25% developed land in lieu of cash compensation may not be accepted as the same was not the then prevalent policy of the Corporation at the time of declaration of award. However, the Committee accorded approval for allotment of 15% developed industrial/residential land to the cited khatedars in lieu of cash compensation of their acquired land, in view of the fact that this was the Corporation's policy in force at the time of declaration of this award. The developed land may be allotted in the nearby industrial area Neemrana. As allotment of 15% developed industrial/residential land to the cited khatedars in lieu of cash compensation of their acquired land was not the part of the award therefore, this will require approval of the State Government.

Item 22: Allotment of 20% residential and 5% commercial land in lieu of cash compensation for acquisition of land for Ajay Meru industrial area, Palra, Ajmer.

The Committee discussed the agenda. The Committee was informed that the Hon'ble Rajasthan High Court has disposed off their writ petition with the direction to the applicants to make a proper representation to the respondent (i.e. State Government/RIICO). It was further informed that the draft award was prepared by the LAO on 10.1.2008 which was approved by the State Government on 19.3.2008. At the time of approval of award, the Corporation had the policy to allow allotment of 25% developed industrial land in lieu of cash compensation, whereas the policy for allotting 25% developed land (20% residential + 5% commercial) was made applicable by the State Government w.e.f. 24.3.2008.

The Committee considered the request of the applicants carefully and decided to reject their applications since this was not in consonance with extant policy at the time of approval of award.

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

Item 23: Administrative sanction for development of Industrial Area, Manda Phase-II.

The Committee discussed the agenda and accorded approval for administrative sanction for development of Industrial Area, Manda Phase-II at an estimated cost of Rs.19,817.15 lac as per the cost sheet at Annexure-I to the agenda note.

Item 24: Allotment of land at upcoming industrial area Srinagar, Ajmer.

In continuation to the decision taken by the Committee vide item 8 of its meeting held on 13.8.2012, the Committee accorded approval to allow allotment of plots at industrial area, Srinagar, Ajmer to other category of industry like engineering goods, in addition to Mineral Grinding units, which are non water intensive and non-pollutive.

Item 25: Ex-post-facto approval of the decision taken by the management for allotment of 10 acres land to Development Commissioner, MSME, GoI at industrial area Pathredi for setting up of Tool Room Cum Training Centre.

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of land measuring 10 acres at industrial area Pathredi at a token price of Re.1/- for 99 years lease period in favour of the Development Commissioner, MSME, Government of India. The land in question was already reserved for Tool Room cum Training Centre.

Item 26: Case of Aron Auto Ltd., Plot No.SP-256, industrial area, Kaharani, Bhiwadi.

The Committee discussed the agenda and accorded approval for change in the name of allottee company from Aron Auto Limited to OCL Iron & Steel Ltd., in view of the fact that Aron Auto Limited has become subsidiary of OCL Iron & Steel Ltd. and both the companies have common Board of Directors barring one director i.e. Shri Sanjeev Bhasin.

Item 27: Case of Mitsui Chemicals India (P) Ltd., Plot No.SP2-52,53,45 to 47 at NIC (M), Japanese Zone, Neemrana.

The consideration of agenda item was deferred.

Item 28: 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 consideration of agenda item was deferred.

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

CHAIRMAN

Date: