

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **11th May 2015 at 9.45 A.M.**

PRESENT :

Shri C.S. Rajan	Chairman
Smt. Veenu Gupta	Managing Director
Shri Sanjay Malhotra	Principal Secretary Energy
Shri Abhay Kumar	Commissioner Industries
Shri Maneesh Chauhan	MD, RFC
Dr. Samit Sharma	Commissioner Inv. &NRI

Shri D.K. Sharma, Secretary was in attendance. Shri Lalit Kumar, Advisor (Infra); Shri Gaurav Bajad, Advisor (A&M); Dr. A.K. Gupta, CGM(Inv.); Shri S.K. Sharma, Sr. DGM (P&D); Shri S.K. Gupta, Sr. DGM (P&D), Shri Sudipto Sen, DGM(Law) and Shri Sanjay Waghmare, Sr. Town Planner were also present.

Item 1: Confirmation of the minutes of the last meeting of the Committee held on 2nd March 2015.

The minutes of meeting held on 2nd March 2015 were confirmed by the Committee and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 2nd March 2015.

The Committee noted the position.

Item 3: Ex-post-facto approval of the decision taken by the management for opening of allotment of plots in Korean Zone at Industrial Area Ghiloth.

The Committee discussed the agenda and accorded ex-post-facto approval:

1. To start the process of allotment of all vacant plots planned in Korean Zone at industrial area Ghiloth w.e.f. 10.03.2015, to the majority owned Korean Companies on 'first come first serve basis' without inviting applications through publication of any advertisement in the news paper.
2. To relax the existing policy provisions for allotment of plots through bidding after sale of 60% of total saleable industrial land of Korean Zone and to allow allotment of remaining 40% of saleable industrial land on "first come first serve basis" in this Zone.
3. To relax the general condition of allotment letter and condition No.2 (aa) of lease deed agreement (Form-C) which empowers the Corporation to enhance the rate of allotment, if the compensation of the allotted land payable under an award is enhanced by any competent court

subsequently, to the extent of allottees in Korean Zone of industrial area Ghiloth.

The Committee also accorded approval to relax the existing policy of declaring industrial area as saturated after allotment of 60% total saleable industrial land and to declare each zone saturated separately as and when 60% of the total saleable industrial land of the Zone is allotted at industrial area Ghiloth.

Item 4: Partial amendment in existing provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979 regarding time extension.

The Committee discussed the agenda. After discussions, the Committee accorded approval for inserting following new provisions in Rule 3(W) of RIICO Disposal of Land Rules, 1979, as regards to time extension power of the Managing Director on merit of the case, without any charges:

- i) The plot is substantially affected due to passing of water pipe line.
- ii) All such eventualities which prevent allottee to undertake the work on allotted plot.

Item 5: To delegate powers to a sub-committee for deciding the cases relating to levy of various miscellaneous charges on pre-revised rate of allotment of industrial areas.

The Committee did not agree to constitute a sub-committee and directed to put up the cases before IDC on merit.

Item 6: Certain relaxations in the policy for reservation/allotment of land to the applicants at upcoming Industrial Areas.

The Committee discussed the agenda and in partial relaxation to the provisions of rule 3(AB) of RIICO Disposal of Land Rules, 1979, accorded approval as under:

1. Authorizing Managing Director for approval of reservation of land at upcoming industrial areas of the Corporation after getting the validation of the presumption of the application, about the land requirement, likely investment, suitability of the proposed project etc., done in house as may be considered appropriate.
2. Each of the applicants will have to deposit lump sum keeness money of Rs. 10 lac with application.
3. In case there is zoning in the industrial area than 'Letter of Reservation' be considered only upto 50% of the total saleable area of each zone.
4. Above relaxation be allowed in already notified remaining five industrial areas (namely Karoli, Prahaladpura, Soniyana, Kalawas Extn, and Baggad) and the upcoming industrial areas to be notified during 2015-16 by the Corporation.

Item 7: Case of Anil Special Steel India Ltd., Industrial Area, Kanakpura, Jaipur regarding levy of transfer fee.

The Committee discussed the agenda in detail and also heard representative of the Transferee Company. After detailed discussions, the Committee arrived on the conclusion that the land allotted by the Corporation had in fact been utilized as per the spirit of the allotment by the Allottee Company, based on the following grounds:

- a) As reported by the Unit Office, construction were found in the form of part-shed of main factory building, ETP, labour quarters, canteen, security office, cycle stand, watchman hut, weigh bridge, tube well, etc. on the land allotted by the Corporation.
- b) The Company utilized both chunk of land i.e. private converted land and land allotted by the Corporation and setup its industrial unit considering both the land as integrated parcel of land.
- c) The allottee got license for enhancement of its plant capacity from GoI for manufacturing of steel strips from 3600 MT to 10000 MT in the year 1985. As reported, in the year 1989, the Company had achieved production of 6250 MT cold rolled strips in said unit.
- d) The allottee company had invested about Rs. 97.96 lac in the year 1972-73 which stand increased up-to Rs. 2671.51 lac in the year 1996-97.
- e) In-house Committee adjudged that the allottee company had utilized the land allotted by the Corporation by way of integrated project based on the available record.

In view of the above, the Committee accorded approval to charge transfer fee @ 2% of the prevailing industrial rate being treating land allotted by the Corporation as utilized with the condition that the land will be used for industrial purposes.

Item 8: Case of CISTem (Software) Ltd., Plot No. SP-6, Industrial Area Sitapura, Jaipur regarding change of land use from institutional to industrial purpose.

The Committee discussed the agenda and decided to recover the difference in the rate of allotment @ Rs. 293/- per sqm. (i.e. Rs.450 – Rs. 157) given to the allottee at the time allotment with interest, upto the date of payment. The Committee further accorded approval for change of land use from institutional to industrial purpose on payment of applicable charges as per CLU Policy/prevailing rules.

Item 9: Partial amendment in existing Rule 3(S) (c) of RIICO Disposal of Land Rules, 1979 regarding transfer of residential plot in residential colonies.

The Committee discussed the agenda and accorded approval to amend existing provisions of Rule 3(S) (c) (ii) and (iii) of RIICO Disposal of Land Rules, 1979, as under:

Rule No.	Amended Rule
3(S) (c) (ii)	Transfer of Lease Hold Rights of Residential plots vacant/constructed/partly constructed) in industrial areas
3(S) (c) (iii)	

	will be permitted in favour of any other allottee of industrial plot in the same industrial area irrespective of sale/transfer of respective industrial unit by the seller. The purchaser will be allowed to use the constructed house/residential plot for his own use or for Managers/Staff etc. as a housing facility.
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Item 10: Adoption of amended/revised Building Regulations for non-industrial plots in RIICO Industrial Areas.

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

- a) Adoption of Jodhpur Development Authority (Jodhpur Region Building) Regulation 2013 for non-industrial buildings in RIICO Industrial areas falling under JODA Region.
- b) Adoption of all amendments made in JDA Building Regulations subsequent to the Office Order dated 14.06.2013 for non-industrial buildings of RIICO Areas in JDA region.
- c) To adopt the Rajasthan Building Regulation 2013 (revised) and subsequent amendments made therein for Class I cities having population more than 1 lac including Bhiwadi.
- d) Clarifications issued vide office order dated 30.05.2014, related to fee for approval, permissible height, betterment levy for additional FAR, ground coverage etc. for non-industrial buildings in RIICO Industrial Areas shall be kept un-changed while adopting amendments made in above cited Building Regulations.
- e) To authorize Managing Director of the Corporation for adopting revision/amendments in building regulations by UDH/LSG after examination by Planning Cell, from time to time, for non-industrial buildings in RIICO Disposal of Land Rules, 1979.

Item 11: Ex-post-facto approval of Master Plan (layout plan) of DTA of Mahindra World City (Jaipur) Limited.

The Committee discussed the agenda and accorded ex-post-approval for withdrawal of the earlier approved lay-out plan of DTA, as communicated to Mahindra World City (Jaipur) Ltd., vide letter dated 20.09.2013 and approval of revised lay-out plan dated 12.05.2014.

Item 12: Fixing Rate of Service Charges for F.Y. 2015-16.

The Committee discussed the agenda and accorded ex-post-facto approval for following the existing policy for increase in service charge by 10% annually and computing the rate of service charges for F.Y. 2015-16 considering service charges base rate for F.Y. 2014-15, subject to maximum of Rs. 6.65 psqm. and minimum of Rs.1000/-for industrial plot and levy of minimum service charges in respect to commercial plot and residential plots as per rule 15(A) (ix) (x).

The Committee further directed that service charges for subsequent years be work out on the same policy and the rate so worked out be rounded off to nearest five paisa.

The Committee constituted a sub-group comprising of Financial Advisor, Advisor (Infra.) and Secretary to suggest how different annual charges be consolidated.

Item 13: Case of Ravi Purohit, Bikaner for restoration of cancelled plot of petrol pump for industrial use at industrial area Karni, Phase-II (Agro block), Bikaner.

The Committee discussed the agenda and accorded approval for restoration of plot on payment of balance 75% cost of land and other dues with interest along with restoration charges as per rules. The Committee further accorded permission for change of land use from petrol pump to industrial purpose, on payment of all applicable charges.

Item 14: Case of Karam Bhoomi Estate, Jaipur pertaining to allotment of undeveloped land measuring 13 acres at Industrial Area, Akera Dungar, Jaipur.

The Committee discussed the agenda and accorded ex-post-facto approval:

- a. not to file Special Appeal before the Division Bench against the judgment and order dated 03.02.2015 passed by learned Single Judge.
- b. for serving notice on the ground of natural justice instead of Rule 24(1) of RIICO Disposal of Land Rules, 1979 upon M/s. Karam Bhoomi Estate for withdrawal of allotment made in favour of the firm, in compliance of interim order dated 19.05.2001 of Hon'ble Civil Court Jaipur City, by affording an opportunity to represent their case before withdrawal of allotment.

Item 15: Case of Johari Handicrafts Industries, Plot No. G-616 industrial area VKIA (Ext.) for restoration of allotment of the plot.

The Committee discussed the agenda and rejected the request of the applicant for restoration of allotment of plot and directed to await the outcome of case filed before the Estate Court under Rajasthan Public Premises (Eviction of Unauthorized Occupants) Act, 1964.

Item 16: Case of Suncity Sheets Pvt. Ltd., Plot No. SP-862, & 863, SP-866 & 867 at Industrial Area Boranads, Phase-IV.

The Committee discussed the agenda and rejected the request of the applicant company to treat the unit in production by investing Rs. 26.53 cr against envisaged fixed capital investment of Rs.64.81 cr.

Item 17: Issues related to reservation of land measuring 37.5 Hect. to Authorised Motor Vehicle Dealers Association of Rajasthan (AMVDA) at industrial area, Prahladpura, Jaipur.

The Committee discussed the agenda, reviewed its earlier decision dated 13.08.2012 and decided to de-reserve the land measuring 37.5 ha reserved

for Authorized Motor Vehicle Dealers Association of Rajasthan (AMVDA), at industrial area, Prahladpura, Jaipur, keeping in view the fact that no keeness money is deposited with the Corporation by AMVDA and also likely demand for land especially for industrial use during upcoming 'Resurgent Rajasthan Sumit' to be held in November 2015.

Item 18: Partial amendment in the existing provisions of change in land use policy under Rule 20-C related to conversion of industrial plot for weighbridge and to insert new provision to allow mix land use on an industrial plot allotted for setting up of an automobile repairs and service centre.

The Committee discussed the agenda and decided as follows:

- 1) Conversion charges for change in land use of industrial plot for weighbridge use be revised from 2 times to 0.75 time of the prevailing rate of allotment of industrial area concerned.
- 2) Applicability of above revised conversion charges on earlier 5 cases approved by the constituted committee meeting held on 22.08.2014 & 30.09.2014. In case amount has been deposited then excess amount be refunded without interest.
- 3) To insert the following new provisions in the existing policy, for change in land use, under rule 20-C of RIICO Disposal of Land Rules, 1979:

Nature of Case	Recoverable charges
<p>An industrial plot allotted for setting up of an automobile repairs and service center can be allowed for mixed use involving specific commercial use to the maximum extent of 25% of the total plot area</p>	<p>At 2 times the rate of allotment of the industrial area concerned up-to 25% of the plot area</p> <p>In case of violation of the ceiling of 25% of the total plot area to be put up commercial use, the allottee will be liable to pay the charges at two times the rate of allotment of the industrial area concerned for total plot area.</p> <p>The existing unauthorized mixed use by such allottees may also be regularized on payment of additional charges equivalent to 25% of the prevailing rate of industrial area concerned, or applicable charges, whichever is lower, as regularization charges besides the recoverable charges applicable as above.</p>

The conditions applying on the above nature of case will be as under:

- (a) The said mixed use will be allowed to the maximum extent of 25% of the total plot area. The dealer will use the display area only for the sale of products under his dealership and related activities.
- (b) While permitting the above, the existing building parameters as prescribed to the industrial land will remain unchanged and would be observed.
- (c) Permission for above mixed use will not be permitted in the plots which are located on roads having right of way of less than 18.00 mtrs.
- (d) Building height can be upto 15 mtr. for the portion being used for commercial purpose for the activities related to automobile repairs and service centre. Other activities, sub-leasing/rental and residential use of the commercial portion shall not be permitted. However, in such plots for mix use provision of parking @ 1 ECS/ per 50 sq. mts + 25% extra parking for visitors (equivalent to commercial use building) shall have to be provided in the plot with respect to total built up area (on all floors).
- (e) The above permission for mix land use will be accorded by the Competent Committee constituted for change of land use.

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