

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **29th May 2013 at 11.00 A.M.**

PRESENT :

Shri Sunil Arora	Chairman
Shri S.K. Agarwal	Principal Secretary, Energy
Shri Naveen Mahajan	Managing Director, RIICO and officiating as Commissioner (Inv. & NRI's)

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahay, Financial Advisor, Shri Chetan Deora, Advisor (Infra), Shri Madhvendra Verma, Sr. DGM (Tech), 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 Yaduvendra Mathur, CMD RFC, Shri Rajesh Yadav, Commissioner Industries and Shri Siddharth Mahajan, Commissioner (Inv. & NRI).

Item 1: To re-determine the minimum investment required for consideration under rule 3(W) of RIICO Disposal of Land Rules, 1979.

Consideration of the agenda item was deferred.

Item 2: Policy for settlement of dispute in cases where possession of plot could not be handed over to the allottee free from encumbrances.

The Committee discussed the agenda and the recommendations of in-house group dated 9.1.13. After detailed deliberations, the Committee accorded approval for the following:

1. No disputed plot/land should be allotted by the unit offices. Only undisputed plot/land should be allotted and that too after proper demarcation at site.
2. After deposition of full land cost, the unit office will inform the allottee to take physical possession of plot. The intimation will be given as per rule by a registered A/D post or by Courier. Physical possession of the allotted land will have to be taken by the allottee within 30 days after deposition of full cost of land, the modalities of which have been stipulated in Corporation's

office order No.IPI/P-6/IDC/2KX/3632 dated 5th March 2010. In case, possession of the allotted plot is not taken by the allottee within the prescribed period, then their claim for waiver of various charges due to dispute on the plot reported later on will not be entertained by the Corporation.

3. The allottee will be required to raise boundary wall/fencing within 6 months from the date of physical possession. During this period dispute regarding un-authorized possession/encumbrances over the allotted land etc. will have to be reported by registered post alongwith full details to the unit office concerned. In case, the dispute as cited above is not reported within the above period, then the subsequent request of the allottee for waiver of any charges will not be entertained.
4. If the dispute is about a small part of the allotted land area which is not affecting the building plan/construction of factory shed/commencement of activity etc., then the disputed area may be reduced, after taking an undertaking from the allottee that the such reduced area would be got re-allotted to them after resolving the dispute. The cost of this reduced land area will be refunded to the allottee as per rule, if so desired by the allottee. If the allottee is not desirous to take refund of the reduced area, then the cost of land towards this area may remain with the Corporation but no interest will be payable on this amount. However, the allottee would pay all the applicable land dues, as per prescribed schedule, as and when due. Further to above, the setback towards the affected area may also be suitably relaxed, if required, for the proposed building plan.
5. If the dispute is reported on substantial area of plot/full plot area, then allottee may be given following options:
 - a. The entire amount deposited by the allottee may be refunded with interest as per rule without any deduction. The allottee has to make such request within prescribed period of 6 months from the date of physical possession.
 - b. Alternate plot of +/- 15% of the allotted plot size, if available, may be allotted in exchange of the allotted plot in the same/other industrial area with the approval of the Management. In that case, the period of completion of construction and commencement of production activity may be reckoned from the date of exchange of alternative plot.
 - c. If the allottee agrees to retain the same plot, then the period for completion of construction and commencement of production activity may be reckoned from the date of resolving the dispute. The allottee will have to pay the cost of land as per the prescribed schedule and no waiver of interest on delayed payment may be admissible. However, no service charges will be levied for the disputed period but the economic rent shall be paid by the allottee as per rules.

The above dispensation shall be available for a period of one year, i.e. 1.6.2013 to 31.5.2014, and shall be applicable to the old cases pertaining to period upto 31.5.2013.

Item 3: 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.

Consideration of the agenda item was deferred.

Item 4: Matter relating to regularization of unauthorized construction in setbacks at industrial area Punayata, Distt. Pali.

The Committee discussed the agenda note and decided not to regularize unauthorized construction in setbacks at industrial area Punayata, District Pali, in view of terms and conditions stipulated by MoEF and RSPCB.

Item 5: Relaxation in provisions of existing policy for change of land use in the case of sub-divided industrial plot from industrial to non-industrial use, other than residential, in case the sub-divided plot is kept by allottee to put for non-industrial use.

The Committee discussed the agenda and approved the proposal in-principle. However, the Committee formed a group of Managing Director, Financial Advisor, Advisor (Infra) and Company Secretary to fine-tune the proposed policy before issuing office order.

Item 6: Case of M/s. Karam Bhoomi Estate, Jaipur for execution of lease deed of allotted land measuring 13 acres at industrial area Akeda Dungar, Jaipur.

Consideration of the agenda item was deferred.

Item 7: Declaration of industrial area Gangapur-city as saturated before allotment of 80% of the saleable industrial land.

The Committee discussed the agenda and accorded approval for declaring the industrial area Gangapur City as saturated on allotment of 76.14% of the saleable industrial land, looking to peculiar facts of the case.

Item 8: Allowing erection of equipment for loading/unloading (Gantry Crane) in side setbacks area of industrial plot, used for stone based industries (processing units).

The Committee discussed the agenda and accorded in-principle approval for erection of equipments, for loading/unloading (Gantry Crane) inside setback areas of an industrial plot for stone based industries (processing units), as a general provision in RIICO Disposal of Land Rules, 1979. The Committee authorized the Managing Director to decide minimum size of the plot wherein such permission may be given.

Item 9: Preferential allotment of industrial land at industrial area Karni (Ext.), Bikaner in favour of Shree Jaiambey Agricom Industries Pvt. Ltd. and Shri Bhawani Agricom Pvt. Ltd.

Consideration of agenda was deferred with a note that a Sub-group of Principal Secretary Energy, Commissioner Industries and Managing Director to examine this issue and give recommendations.

Item 10: Preferential allotment of industrial land at industrial area Karni (Ext.), Bikaner in favour of M/s. Mangi Lal Agarwal.

Consideration of agenda was deferred with a note that a Sub-group of Principal Secretary Energy, Commissioner Industries and Managing Director to examine this issue and give recommendations.

Item 11: Preferential allotment of industrial land at industrial area Karni (Ext.), Bikaner in favour of BISME Rabbik Foods Pvt. Ltd.

Consideration of agenda was deferred with a note that a Sub-group of Principal Secretary Energy, Commissioner Industries and Managing Director to examine this issue and give recommendations.

Item 12: Case of M/s. Agarwal Prime Steel Pvt. Ltd., Plot No. SP-4, at Industrial Area SKS Reengus (Extn.), Sikar.

The Committee discussed the agenda and accorded approval for:

- i) Allowing rebate in rate of allotment for large size plot.
- ii) Allowing change in the product.
- iii) Allowing two years time period for commencement of production activity from the date of handing over actual possession of the allotted land.

Item 13: Issuance of Additional Administrative sanction for undertaking upgradation works at Industrial Area, Khushkhera.

The Committee discussed the agenda and accorded approval for issuance of additional administrative sanction of Rs.724.16 lac for undertaking upgradation works of existing infrastructure at Industrial Area, Khushkhera, as per the cost sheet at Annexure 'A' to the agenda note.

Item 14: Acquisition of 17.05 hectares private khatedari land of village Shahdod Tehsil-Tijara (Alwar) for setting up of Common Effluent Treatment Plant (CETP) at Industrial Area, Kaharani.

The Committee discussed the agenda and accorded approval for acquisition of 17.05 hectares private khatedari land of village Shahdod, Tehsil Tizara (Alwar) for establishment of CETP for treatment of effluent generated from existing industrial area Kaharani.

The Committee also desired that issues like which body of entrepreneurs/SPV etc. will run the CETP may be thoroughly examined before handing over possession of land. Further, a paper may be placed before the next meeting of the Committee about the proposed course of action contemplated by the Corporation to suggest interim measures to contain pollution at industrial area Kaharani and other similar cases where the establishment of new CETPs will take time.

Item 15: Allotment of developed land in lieu of cash compensation to khatedars of Village-Khidarsar, Tehsil-Jhunjhunu against their acquired land for industrial area Jhunjhunu (II Phase).

Consideration of the agenda item was deferred.

Item 16: Allotment of developed land in lieu of cash compensation to the khatedars of private land acquired for Industrial Area, Manda (Jaipur).

The Committee discussed the agenda and accorded approval for allotment of 25% (20% developed industrial + 5% developed commercial) land to the Co-khatedars, in lieu of cash compensation, at industrial area Manda (Jaipur) subject to approval of the State Government.

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 Committee discussed at length the agenda and the recommendations of the Sub-group dated 6th July 2012. After discussions, the Committee rejected the proposal for de-acquisition of acquired private land measuring 39.1225 hectares for Industrial Area Amberi (Udaipur).

Item 18: Acquisition of 3.54 hectares private khatedari land and allotment of 0.30 hectare government land of village-Fakrudinka, Tehsil-Tijara (Alwar) for setting up of Common Effluent Treatment Plant (CETP) for existing industrial area Chopanki and Chopanki (Extension) (Bandapur).

The Committee desired that suitable land may be identified within industrial area Chopanki and Chopanki (Ext.) as acquisition of land would take time.

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 Kakani (Jodhpur).

The Committee discussed the agenda and authorized the Managing Director to take a view on the recommendations of the Constituted Committee before forwarding it to the Land Acquisition Officer for declaration of the award.

Item 20: De-acquisition of 46.63 hectare private khatedari land of Village-Khoda District-Ajmer and allotment of 49.22 hectares government land for establishment of new powerloom industrial area at Ajmer.

The Committee discussed the agenda and desired to seek a report from District Collector, Ajmer on de-acquisition of 46.63 hectare private khatedari land.

Item 21: Case of Bhartiya Jan Kalyan Trust, New Delhi – allotment of land at industrial area Karoli (Tapukara Extn.), Bhiwadi.

The Committee discussed the agenda and also perused the recommendation of the in-house group dated 2.5.13. After detailed discussions, the Committee approved the recommendation and the modalities for allotment of land to SPV subject to following amendments:

1. SPV would be allowed to develop their area within a period of 2 years from the date of providing motorable approach road to the land.
2. RIICO shall have a nominee(s) in the SPV.
3. SPV will submit a comprehensive pollution control plan to RSPCB and possession of the land will be given after issuance of requisite approval by RSPCB/competent authority.

Item 22: Reservation of industrial land at industrial area Ghiloth in favour of Greenply Industries Ltd.

The Committee discussed the agenda and accorded approval for reserving 22.54 acre land in favour of Greenply Industries Ltd. at industrial area Ghiloth as per reservation policy of the Corporation.

Item 23: Allotment of land to Rajasthan Corrugators CFC Pvt. Ltd. at industrial area Manda-Bhinda, Phase-I, Jaipur for setting up of CFC Cluster for corrugated packaging units.

The Committee discussed the agenda. A copy of letter dated 29.8.2008 received from Development Commissioner, Ministry of Micro, Small & Medium Enterprises, GoI, Jaipur, approving the project in favour of the captioned company and letter dated 30.6.2011 recommending allotment of land were placed before the Committee.

After discussion, the Committee accorded approval for allotment of land to Rajasthan Corrugators CFC Pvt. Ltd., measuring 16821 sqm. (approx.) at industrial area Manda – Binda, Phase-I, Jaipur at the prevailing rate of allotment by relaxing the condition of auction.

Item 24: Ratification of the decision taken by the unit office to restore the cancelled plot – Case of Smt. Veenu Wadhwa, Plot No. F-59, Agro Food Park, Alwar.

The Committee discussed the agenda and accorded approval for ratification of the decision taken by the then unit head, Alwar to restore the cancelled plot, subject to furnishing an undertaking by the captioned allottee to the effect that she will commence the production activity by 1.11.2013 and will not seek any further time extension.

Item 25: Case of M/s. Mukesh Kumar Saini, Plot No. CP-4, Industrial Area Kolana (Bandikui) regarding allotment of additional land for setting up of Petrol Pump.

The Committee discussed the agenda and accorded approval for allotment of additional land measuring 235 sqm. at original rate of allotment (auction rate) of the plot with applicable interest from the date of allotment to the date of payment by relaxing the relevant rule, in order to enable the allottee to get license and establish a petrol pump in the area.

The Committee also directed that an office order may be issued reiterating that all the aspects relating to size, setback etc. be followed, while planning a plot for specific use, as may be prescribed by Oil Marketing Companies and/or other regulatory authorities.

Item 26: Relaxation of setback of industrial plot allotted to Proec Energy Ltd., at Growth Centre, Abu Road phase-II.

Agenda item was withdrawn.

Item 27: 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 was informed that a written communication has been received from the Society to the effect that Shri Shashikant Singhi, Secretary of the Society may not be able to present their case before the Committee as he will be out of town. In view of above, consideration of agenda item was deferred.

Item 28: Case of Digvijay Synthetics Ltd. related to refund of amount of service charges and interest thereon, recovered by the Corporation for the closure period, as per the rules.

The Committee discussed the agenda and accorded approval for refund of the amount of service charges and interest thereon, if any, for the period 2009-10 and 2010-11, in view of the fact that the allottee had already intimated to the Corporation about the closure of their unit in August 2008. However, request for the refund of amount recovered on account of service charges and interest

thereon for earlier period was rejected as the allottee had failed to intimate the Corporation about the closure of unit, in time as per the then policy.

The Committee also desired to initiate minor penalty proceedings against the concerned unit head for accepting service charges for the period 2009-10 and 2010-11 in spite of the fact that the charges were not leviable as per the rules.

Item 29: Appeal of M/s. Prasadhi Minerals for restoration of allotment of cancelled Industrial Plot No. H-140 Industrial Area, Malpura Tonk.

The Committee discussed the agenda and accorded approval for restoration of allotment of cancelled industrial Plot No.H-140 Industrial Area, Malpura Tonk, as per rules.

Item 30: Case of M/s. Jain Industries, Commercial Plot No. CP-1, Paryavaran Industrial Area, Kota – regarding change of land use from commercial to industrial.

The Committee discussed the agenda and accorded approval for change of land use from commercial to industrial use in respect to remaining land measuring 2258 sqm. of Plot No.CP-1, Paryavaran Industrial Area, Kota, with a condition that the said part of industrial land shall only be used for making fly ash bricks, CC blocks etc. made out of fly ash. As agreed by the allottee, no refund is to be made on this account.

Item 31: Case of M/s. Rajshree Enterprises, Plot No.F-236 (A) and M/s. Arbuda Enterprises, Plot No.F-228, Industrial Area Ambaji, Abu Road regarding execution of lease deed.

The Committee discussed the agenda and accorded approval for execution of lease deed in favour of M/s. Rajshree Enterprises, Plot No.F-236 (A) and M/s. Arbuda Enterprises, Plot No.F-228, Industrial Area Ambaji, Abu Road

Item 32: Case of M/s. Rahul Stone Industries, Plot No.B-253 (A), IPIA, Kota, regarding permission for transfer of lease hold rights.

Consideration of the agenda item was deferred with a note that the issue of installation of mobile tower be examined with reference to guidelines issued by the UDH, GoR and decisions/observations given/made by Hon'ble Rajasthan High Court, Jaipur.

Item 33: Allotment of land, in lieu of agriculture land, to khatedars of private land for khasra no.1376/1492 (New No.2061) of village – Kukas (Jaipur).

The Committee discussed the agenda and accorded approval for allotment of 25% developed (20% industrial/residential + 5% commercial) land at industrial area, Kukas (Ext.) as per the present policy of the Corporation subject to approval of the State Government. The khatedar will surrender 0.25 ha land to RIICO.

Item 34: Case of Airen Metal Pvt. Ltd., Plot No.SP-16, SKS Industrial Area (Extn.) Reengus, Distt. Sikar, regarding allotment of land for construction of dormitory /residential quarters for their workers.

The Committee discussed the agenda and accorded approval for allotment of commercial plot measuring 5700 sqm. (approx.), at industrial area SKS, Reengus, in favour of Airen Metal Pvt. Ltd., for construction of dormitories/quarters for captive use of the company. It was also decided to allot the land by considering reserve rate for auction of the commercial plot at four times of the prevailing industrial rate of this area and allowing 50% rebate thereon, as per rules, as the allotment is being made for construction of dormitories/quarters.

The Committee also desired that a Standing Committee may be formed to ensure that the terms and conditions for allotment of land for construction of dormitories/ quarters for captive use are being fully complied with. In case of non-compliance, there should be a provision for taking punitive action against the defaulting allottee. A paper be put up before the Committee in its next meeting.

Item 35: Ex-post-facto approval for allotment of additional land for setting up of facility of Center of Excellence for Test and Calibration of large area Solar Voltaic Panels and Telecom Equipments at industrial area Ajaymeru Palra, Ajmer.

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of additional land measuring 5200 sqm. of Plot Nos. E-295,296 and D-297, 298 & 299 at industrial area Ajaymeru, Palra, Ajmer on a token amount of Re.1/-, for setting up of facility of Center of Excellence for Test and Calibration of large area Solar Voltaic Panels and Telecom Equipments.

Item 36: Allowing utilization of existing construction in plots after change in land use of allotted plots.

The Committee discussed the agenda and accorded approval that in case of change in land use of allotted plot, an option may be given to the allottee to use the existing construction for non industrial use, subject to fulfilling requirements of ground coverage, FAR, parking, fire fighting etc., as applicable for changed land use.

GENERAL OBSERVATION:

1. The Committee directed that an office order may be issued to the effect that the concerned controlling officer shall be fully responsible for mentioning full, complete and correct facts including previous Government/Board/IDC decisions, if any, about the subject matter of the agenda items of Board and its Committees.

2. A third party audit of expenditure proposed/incurred under the head of arboriculture be got done to assess the extent of benefit of the expenditure incurred in this regard, short comings observed and corrective action to be taken in the matter, etc.
3. No development scheme for a new area/expansion of an existing industrial area be considered for approval or an industrial area be declared as developed unless there is suitable provision in the scheme for proper arrangement for Pollution Control/CETP. A concept paper on the subject may be placed before the Board in the next meeting.

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

CHAIRMAN

Date: