

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **9th March 2012 at 10.30 A.M.**

PRESENT :

Shri Sunil Arora	Chairman
Dr. Purushottam Agarwal	Commissioner (Inv. & NRI)
Shri Rajendra Bhanawat	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahai, Financial Advisor, Smt. Urmila Rajoria, Advisor (A&M), Shri M.L. Meena, Addl. Chief Engineer, Shri L.S. Shekhawat, OSD (Land), and Shri S.K. Sharma, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE

Leave of absence was granted to Shri Rajhans Upadhyay, Commissioner Industries, Shri Yaduvendra Mathur, CMD RFC and Shri Naresh Pal Gangwar, Secretary Energy.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 5th December 2011.

Minutes of the last meeting held on 5th December 2011, were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 5th December 2011.

The Committee noted the position. The Committee desired that the Sub-groups constituted for various issues may expedite their reports, so that important matters entrusted to Sub-groups do not remain pending.

Item 3: To note the Resolution passed by circulation regarding allotment of 250 acre land in upcoming industrial area Tapukara (Extension), for setting up of Apparel City, to Rajasthan Integrated Apparel City Ltd. (an SPV) by Apparel Export Promotion Council (AEPC).

The following circular Resolution passed on 28th December 2011 was noted:

RESOLUTION :

“RESOLVED that approval be and is hereby granted for:

- a) Allotment of 250 acres of undeveloped land at acquisition cost + 12% (including 1% for Village Amenities Development Fund and 1% for Skill Development Fund), this works out to Rs.1,120 per sqm. mtr.
- b) 10% payment will be made before handing over possession and remaining 90% will be paid in 19 interest bearing quarterly installments @ 12% per annum, as per rules of the Corporation.”

Item 4: Recommendation of the Sub-Group constituted by the IDC in the matter regarding to frame a policy and laid down the norms for allotment of land to set up vocational institutions/skill development centres.

The Committee perused the recommendation of the sub-group as enclosed with the agenda note for enlarging the scope of definition of educational institute under Rule 3(E)(i) of RIICO Disposal of Land Rules. The Committee adopted the amended definition with a condition that it is as per National Council of Vocational Training (NCVT) definition. In case a different definition is adopted by NCVT the same shall be adopted. The recommendations of the Sub-group as amended are reproduced for ready reference:

1. The term ‘vocational education or vocational education and training’ may be defined as an education that prepares trainees for jobs that are based on manual or practical activities, traditionally non-academic, and totally related to a specific trade, occupation, or vocation. It is sometimes referred to as technical education as the trainee directly develops expertise in a particular group of techniques.
2. The institute which provides the referred education/training by whatever name called (viz. vocational school, trade/training school, vocational college/university/institute) will be covered under the definition of vocational institute/skill development center. Under Rule 3(E)(i) of RIICO Disposal of Land Rules.
3. In order to ensure that juristic person/institute seeking allotment of land to establish vocational institutes is genuine, the constituted Committee under the rule 3(W) may take decision for allotment of land on the basis of presentation made before the Committee, existing activity pursued by such person/institute, their future plans, proposed project, employment generation potential of the proposed training, suitability of the course/training looking to demand supply aspect, etc.

Item 5: Recommendation of the Sub-Group constituted by the IDC in the matter relating to Policy for considering allotment of undeveloped land to the applicant for industrial purpose.

The consideration of the agenda item was deferred.

Item 6: Recommendation of the Sub-Group constituted by IDC in the matter regarding Land Pricing Policy of the Corporation.

The Committee discussed the agenda and directed to put up this agenda before the full Board of Directors in the next meeting of BOD. Chairman also desired that the management of RIICO may make a detailed presentation on the subject.

Item 7: Defining the term ‘Family Settlement’ as referred to in the agenda note related to partial amendment in rule 17(B) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and adopted the recommendation of Advocate General, Government of Rajasthan. Accordingly, no relaxation in Rule 17-B was considered in the matter of Family Settlement.

Item 8: Matter relating to allotment of undeveloped land measuring 32.83 hectares at upcoming industrial area Srinagar, Distt. Ajmer.

The Committee discussed the agenda and directed that a team of RIICO Officers comprising of Advisor (Infra), Advisor (A&M), F.A., Secretary and one officer from BIP to be nominated by Commissioner BIP, may inspect the industrial area and submit its report. The Committee will examine the issue whether the industrial area should be developed by RIICO or it may be sold as undeveloped.

Item 9: Agenda in compliance to the General Observation of IDC regarding “Third party sample audit of the arboriculture done at Industrial Area, Bhiwadi.”

The Committee discussed the major findings of the consultant and adopted their suggestions/future plan of action in the matter for implementation.

Item 10: Policy for the change in land use from Nursing Home/Hospital to Educational Institute.

The Committee discussed the agenda and deferred with a note that a Committee comprising of Advisor (Infra), Additional Chief Engineer (Civil) and Manager (Planning) should examine the matter with reference to building parameters, requirement of parking, sewerage, water, power etc. and submit its report.

Item 11: Partial amendment in the existing policy for levy of service charges in case of closed units.

The Committee discussed the agenda and formed a Sub-group comprising of Commissioner (Inv. & NRI), CMD RFC and MD RIICO to examine the matter and submit its report.

Item 12: Revision in rate of service charges with effect from 1.4.2012.

The Committee discussed the agenda and formed a Sub-group comprising of Commissioner (Inv. & NRI), CMD RFC and MD RIICO to examine the matter and submit its report.

Item 13: Partial amendment in one of the provisions of the policy related to keeness money for allotment of land for setting up of educational institute under rule 3(E) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for amendment in note under Rule 3(E)(ii)(x) as under:

Note- In case, the cost of land is less than Rs.5 lacs and Rs.10 lacs, for school and other educational institute respectively, than the amount of keeness money will be limited to the total cost of the land.

Item 14: Partial amendment in the existing policy under rule 17(B) related to sub-division of allotted plots.

The Committee discussed the agenda and accorded approval for amendments in Rule 17-(B)(ii)(c) in the transferred industrial areas only. Accordingly, the amended provision of the Rule 17-(B)(ii)(c) will be as under:

(c) Minimum size of the sub divided plot should not be less than 500 sqm., however, if in any transferred industrial areas, wherein more than 50% plots were planned upto the size of 500 sqm. or less area, than the minimum size of sub-divided plot can be 200 sqm.

Item 15: Dealing with cases wherein land was allotted during the specific periods without any obligation for completing construction and commencing production activity on the allotted land within the stipulated period.

The Committee discussed the agenda and directed to seek the opinion of Advocate General, Government of Rajasthan and put up the matter again.

Item 16: Issue relating to sub-leasing of part land measuring 4322 sqm. out of the 40,000 sqm. land allotted for dumping yard, to M/s. Shri Marble Slurry Udyog for manufacturing of binder from the marble slurry.

The Committee discussed the agenda and accorded approval to allow Chittorgarh Marble Laghu Udyog Sansthan to sub lease part land measuring two bigha for industrial purpose to M/s. Shri Marble Slurry Udyog for remaining lease period for setting up a unit for manufacturing of binder from the Marble Slurry. The Committee also took note of the reference dated 17.1.12 made by the Collector, Chittorgarh in this regard. The above permission will be given on levy of transfer charges equivalent to the amount work out @ 2% of the rate of development charges of the nearby industrial area relaxing the provisions of sub-leasing rule.

The Committee further, directed to identify an alternative site for dumping of Marble Slurry within 3 months.

Item 17: Amendment in existing building byelaws/parameters related to industrial plots allotted in institutional area EPIP, Sitapura, Jaipur.

The Committee discussed the agenda and decided to seek the views of Chief Town Planner, Government of Rajasthan. The matter may be put up before the Committee thereafter.

Item 18: Providing final opportunity to the plot holders at industrial area Kartarpura and Sudershanpura (Extension) for getting their plots regularized.

The Committee discussed the agenda and accorded approval for extending the validity of the scheme upto 30.4.2012 as a last opportunity. The Committee also decided that additional 25% amount of the regularization charges should be levied from such left-out plot-holders.

Item 19: Reservation of industrial plots for Ex-Serviceman/War widows, Women Entrepreneurs, SC/ST category entrepreneurs and Disabled persons irrespective of declaration of the industrial area as saturated.

The Committee discussed the agenda and accorded approval for allotment of industrial plots, upto the reservation limit, even after the industrial areas get saturated, at the prevailing rate of development charges with the admissible upfront concessions.

Item 20: Ex-post-facto approval for planning of more school plots at Industrial area Bhiwadi and authorization to Managing Director to approve more Educational Institute plots in Industrial Areas.

The Committee discussed the agenda and accorded ex-post-facto approval for planning of two more school plots in Bhiwadi Industrial Area. The Committee also decided that in future all the Educational Institute plots covered under Rule 3(E) will be approved for allotment by a Committee comprising of CMD RFC, Secretary Energy and MD RIICO.

Item 21: Taking over industrial area Akeda Dungar, Jaipur for maintenance purpose which was semi developed by a private developer, namely, Natasha Housing Urban Development Ltd.

The Committee discussed the agenda and decided 'in principle' to take over industrial area Akeda Dungar, Jaipur for maintenance purposes. The Committee also constituted a Sub-group comprising of FA, Advisor (Infra) and Additional Chief Engineer to work-out the rate of service charges for this area, looking to the present status of infrastructure in the area. The Committee authorized the MD to finalize the rate of service charges for this area.

Item 22: Revision in Administrative Sanction for development of Ind. Area, Kapasan, Distt. Chittorgarh.

The Committee discussed the agenda and accorded approval for revision in existing administrative sanction for development of industrial area, Kapasan, Chittorgarh, at an estimated cost of Rs.51.71 lacs as per cost sheet attached as Annexure 'A' to the agenda note.

Item 23: Allotment of built up space for opening of Protector of Emigrants Office (Ministry of Overseas Indian Affairs, Govt. of India) at RIICO CFC building, Sitapura, Jaipur.

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of built up space measuring 5080 sq. ft. in RIICO CFC building at Sitapura Jaipur for opening of Protector of Emigrants office (MOIA, GoI) and other allied activities on the following terms and conditions:

- a) The built up space measuring 5080 sq. ft. will be allotted on rental basis on a token rent of Re.1/- per month.
- b) The token rent will be deposited by MOIA by seventh of every month.
- c) The MOIA will bear the electricity, water and other charges as per the demand raised by the respective agencies. The maintenance of building and furnishing thereof will be done by MOIA.

Item 24: Permission for sub-division and transfer/sub-leasing of part land in the case of Honda Siel Car India Limited (HSCIL), land allottee at industrial area Tapukara (Bhiwadi).

The Committee discussed the agenda especially the contents of the representation dated 23.12.11 made by Honda Siel and accorded ex-post-facto approval as under:

- a) Permitting sub-division of the allotted land and transfer/sub-leasing of the sub-divided land measuring 1,03,881 sq.mt. and 38,211 sq. mt. as proposed by HSCIL in favour of the Honda majority companies, namely, Honda Motor India Pvt. Ltd. and Honda Express Logistics India Pvt. Ltd., respectively for the specified purpose by relaxing the provision of sub-division policy.
- b) Permitting sub-leasing/transfer of the sub-divided plots on payment of transfer charges to be levied on allotment rate on which the land was allotted to HSCIL, instead of prevailing rate of development charges.

Item 25: Case of Harmony Systems Pvt. Ltd., Plot No. IS-2019, Industrial Area Ramchandrapura, Jaipur regarding rebate in rate of allotment for large size plot.

The Committee discussed the agenda and accorded approval for considering 10% rebate in rate of allotment, as admissible in unsaturated industrial areas for large size plot.

Item 26: Case of Dhananjay Industries, Plot No. 3-A, Industrial Area Sangaria, Distt. Hanumangarh regarding relaxation in technical rider of existing sub-division policy under rule 17(B) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for sub-division of plot as a special case by relaxing the existing provision of Rule 17(B) which provides that each sub-divided plot should not be less than 25% of the plot area.

Item 27: Case of Maruti Zip Fastners Pvt. Ltd., Plot No. F-20(B), Malviya Industrial Area, Jaipur regarding regularization of unauthorized use of industrial plot for Hotel.

The Committee discussed the agenda and directed that Additional Chief Engineer, RIICO may inspect the site and give a report on para 14 of the agenda note. After this report is received, the matter may be re-submitted in the next meeting.

Item 28: Allotment of additional land of Right of Way (ROW) of the road to M/s. U.K. Marble at industrial area Chittorgarh (Extension).

The Committee discussed the agenda and accorded approval for allotment of the additional land of RoW of the existing road measuring 672 sqm. to M/s. U.K. Marble at industrial area, Chittorgarh (Extension) at two times of the prevailing development charges or highest auction rate, whichever is higher. IDC also decided not to levy the charges towards cost of road construction.

Item 29: Allotment of 1050 sqm. land to M/s. Kalptaru Maincame Industries at industrial area Bewar, Distt. Ajmer, in lieu of land acquired by the Railway Authority.

The Committee discussed the agenda and authorized the MD RIICO to decide the case at his level. In case it is decided to allot 1050 sqm. land to this party than allotment would be made at two times of the prevailing development charges or highest auction rate, whichever is higher.

Item 30: Proposal for considering allotment of undeveloped land measuring 1000 acres to Bhartiya Jan Kalyan Trust, New Delhi, out of the land under acquisition at Tapukara, Bhiwadi.

The Committee deferred the agenda with an observation that related aspects such as availability of land, recommendation of DSIIDC, capacity of the Trust

to undertake development of proposed 1000 acre land, authenticity of the Trust and whether RIICO should develop the area or allot undeveloped land to the Trust etc. should have been clearly brought out before the Committee to take the decision. It was decided to consider this agenda in the next meeting of IDC wherein full details have been furnished in the agenda note.

Item 31: Case of Choudhary Fashions, Plot No. F-108, Industrial Area EPIP, Sitapura, Jaipur.

The Committee discussed the agenda and accorded approval for levying transfer charges at the pre-revised rates, i.e. @ Rs.1500/- per sqm., instead of prevailing rate of development charges, i.e. Rs.4500/- per sqm., on the ground that essential documents such as sale deed etc. has been submitted by the applicant on 8.6.2010 i.e. prior to revision of rate of development charges of industrial area EPIP Sitapura, Jaipur..

Item 32: Policy for allotment of land for LPG Godown to war widow – Request of Smt. Sarika Singh W/o Shahid Major Bhanu Pratap Singh for land allotment at industrial area Bindayaka, for LPG Gas Godown.

The Committee discussed the agenda and accorded approval for allotment of land measuring upto 1000 sqm. for setting up of LPG Godown, to the war widows who are having license from the oil companies. The allotment can be considered in both the saturated and un-saturated areas on the prevailing rate of development charges with upfront concession @ 25%. The cited case of Mrs. Sarika Singh may be decided as per this policy

The Committee formed a Sub-group comprising of MD, FA and Advisor (Infra) to prepare the guidelines for allotment of land to the war widows.

Item 33: Case of Aksh Optifibre Ltd., Shri Khatu Shyamji Industrial Area, Reengus, Distt. Sikar regarding permission for sub-division of allotted land.

The consideration of the agenda item was deferred with a note that a Sub-group of CMD RFC, Commissioner (Inv. & NRI) and Secretary Energy to examine the issue and give its recommendation. The matter may be put up thereafter.

Item 34: Levy of interest on Service Charges for default in payment.

The Committee discussed the agenda and accorded approval to change the existing rule for levy of service charges and to charge interest, on the applicable rate, on defaulted amount of service charges with effect from 1st April till the actual deposition of dues. Accordingly, the rate of service charges would not be enhanced by 10% w.e.f. 1st August. These amendments shall come into force w.e.f. 01.04.2012.

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

Item 35: Proposed amendments/modifications in the Village Amenities Development Fund (VADF) Scheme and Skill Development Fund (SDF) Scheme.

The Committee discussed the agenda and decided as follows:

- a) To provide financial support, to the extent of Rs.15.00 crore during F.Y. 2012-13, for Skill development as per the need of the industry as a Corporate Social Responsibility (CSR) activity for following purposes:
 - i. RIICO will provide funds through RMOL or any other body to be decided by a Committee of Commissioner Industries, Principal Secretary (SSI), Commissioner (Inv. & NRI) and MD for incurring capital expenditure for purchase of plant and machinery/equipment e.g. CNC machines, gang-saws, for Government ITI's and Polytechnics, for improving the training infrastructure in Government training institutions to suit requirements of industry.
 - ii. To allow RIICO to contribute adequate funds to RMOL or any other body to be decided by a Committee of Commissioner Industries, Principal Secretary (SSI), Commissioner (Inv. & NRI) and MD for Skill Up-gradation of 5000 persons as per need of industry in next two years. These funds will be used preferably for training of members of families, whose land has been acquired by RIICO.
 - iii. Besides this RIICO may provide land on long term lease in its industrial areas/estates for setting up skill development institutions on recommendation of RMOL/any other organization on the basis of recommendations of the Sub Committee mentioned at para i and ii above.
- b) To authorize the Managing Director to make a request to the Government to consider amendments in the existing schemes of Skilled Development and Village Amenities Development Funds.

Item 36: Revision in rate of Economic Rent.

The consideration of the agenda item was deferred due to paucity of time.

Item 37: Approval of the recommendations of the Committee with respect to market rate of private land under acquisition for ICD Kathuwas (Behror).

The Committee discussed the agenda and accorded ex-post-facto approval to the recommendations of the Committee as per Annexure 'A' to the agenda note.

Item 38: Providing higher FAR for commercial plot at Industrial Area, Bhiwadi.

The Committee discussed the agenda and accorded approval for adoption of FAR norms upto maximum FAR-2.25 for commercial plots at industrial areas in Greater Bhiwadi master plan limit, in line with Model Rajasthan Building Regulation 2010 for Bhiwadi Region with following conditions:

वर्तमान में निगम में प्रचलित नियमों में देय अथवा अनुज्ञात एफ.ए.आर. से अधिक एफ.ए.आर. निम्न शर्तों पर अनुज्ञेय किया जा सकेगा :-
 “एफएआर के अन्तर के क्षेत्रफल पर 200/-रूपये प्रति वर्गफिट अथवा उस क्षेत्र में स्थित नगर विकास न्यास द्वारा निर्धारित व्यावसायिक आरक्षित दर का 25 प्रतिशत, जो भी अधिक हो, बेटरमेन्ट लेवी के रूप में जमा कराया जाये।”

The higher FAR shall be subject to following other prescribed parameters (viz. minimum setback, maximum ground coverage, maximum height and parking requirement). FAR of auctioned plot shall not be changed.

Item 39: Regarding approval for acquisition of 83.06 hectare private khatedari land and allotment of 1.48 hectare government land, total 84.54 hectare at village Sanwatsar, Tehsil Kishangarh, District Ajmer for extension of VI Phase of industrial area Kishangarh.

The Committee accorded approval for acquisition of 83.06 hectare private khatedari land and allotment of 1.48 hectare government land at village Sanwatsar, Tehsil Kishangarh, District Ajmer for setting up of new powerloom industrial area.

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

CHAIRMAN

Dated: