

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **26th April 2012 at 11.00 A.M.**

PRESENT :

Dr. Purushottam Agarwal	Commissioner (Inv. & NRI)
Shri Naresh Pal Gangwar	Secretary Energy
Shri Rajendra Bhanawat	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahai, Financial Advisor, Shri Chetan Deora, Advisor (Infra), Shri M.L. Meena, Addl. Chief Engineer and Shri S.K. Sharma, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE

Leave of absence was granted to Shri Sunil Arora, Chairman, Shri Rajhans Upadhyay, Commissioner Industries and Shri Yaduvendra Mathur, CMD RFC.

CHAIRMAN OF THE MEETING

Since the Chairman was out of town, the members elected Dr. Purushottam Agarwal to chair the meeting.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 9th March 2012.

Minutes of the last meeting held on 9th March 2012, were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 9th March 2012.

The Committee noted the position.

Item 3: Recommendation of the Sub-Group constituted by the IDC in the matter regarding revision in the rate of Service Charges with effect from 1.4.2012.

The Committee perused the recommendation of the sub-group dated 10.4.12 and approved the same as under:

- a) Service charges be fixed @ 1% of the prevailing rate of development charges of the concerned area on 1st April of the respective financial year. However, it would be subject to maximum of Rs.10/- per sq. mtrs. and minimum of Rs.1000/- for industrial plot.
- b) Service charges of the area be enhanced by 10% annually.
- c) The final demand of service charges may be rounded off to nearest Rs.10/-.
- d) Cases where one time service charges have already been deposited shall not be re-opened till the validity of the period.
- e) Service charges collected from an area be generally incurred in the same area.

The Committee also authorized the Managing Director to revise service charges in respect of SEZs and EPIPs on the basis of expenditure incurred on maintenance of these areas.

Item 4: Study relating to System followed by the other SIDC's to classify industrial area as saturated and mode of disposal of land.

The Committee noted the position brought out in the agenda note. The Committee however, directed that additional information as regards to process of allotment followed by these SIDCs may also be obtained particularly where more than one application is received for a plot how inter-say seniority is decided and how allotments are made in new areas.

Item 5: Revision in rate of Economic Rent.

The Committee discussed the agenda and, in order to simplify the process, accorded approval for revision and fixing the rate of economic rent @ Rs.300/- per 4000 sq. mtr., rounded off to the next rupees, subject to minimum of Rs.100/- per annum, irrespective of the population in a town. These amendments shall come into force w.e.f. 1.4.2012.

Item 6: Restoration of cancelled plots allotted in various industrial areas.

The Committee discussed the agenda and in order to curb the tendency on the part of allottees to hold land without commencing construction/production activities within the stipulated time, the Committee decided not to restore 15 cancelled plots as referred to in Annexure 'A' to the agenda note. It was also directed that all the cancelled plots, where possession has been taken/deemed to be by the Corporation, be put to auction within 3 months positively. However, the plot allottee may file appeal before the competent authority against cancellation of plot as per provisions of RIICO Disposal of Land Rules.

In order to obviate an element of discretion on the part of unit heads not to release cheque for refund of cancelled plot, the Committee observed that in case of cancellation of plots the cheque for refund amount, if any, has to be issued and sent alongwith cancellation order, in case the plot is vacant. A plot shall be deemed to be vacant for this purpose, in case there is no construction on the plot and even where boundary wall/watchman room (non-habitable)/

factory block upto the plinth level has only been constructed. For other situations a policy may be framed subsequently.

Item 7: Allotment of land to Rajasthan State Ganganagar Sugar Mills Ltd. at Growth Centre, Hamirgarh, Bhilwara.

The Committee discussed the agenda and accorded approval for allotment of plot No.E-281 & E-282 at Growth Centre, Hamirgarh, Bhilwara measuring 4000 sqm. to Rajasthan State Ganganagar Sugar Mills Ltd. @ 3131/- per sqm. (being highest auction rate received in this industrial area) by relaxing the condition of auction in the saturated industrial area.

Item 8: Request of M/s. J.D. World Wide Export-Import (P) Limited for waiver of interest with respect to land allotted at Industrial area Sitapura, Jaipur for Hotel Project.

The Committee discussed the agenda. The Committee also noted that the allottee has neither commenced construction activity at site nor deposited any payment towards land dues in pursuance to the decision taken by the IDC in its meeting held on 5.9.2011. It was informed that the allottee has been allowed various relaxations in the past on which AG Audit has also raised observations. The allottee has also offered security of the plot to secure loan of Rs.8.00 crore from Central Bank of India for its associate concern, namely, J.D. Transporters (P) Ltd. whereas land dues of over Rs.10.10 crore are outstanding. The allottee has proposed to settle the land dues on lump sum payment of Rs.7.22 crore.

The Committee found no reason to re-consider or change the decision taken in its meeting held on 5.9.2011. The promoter may, however, be given another opportunity to deposit the dues by 31.5.2012 subject to conditions stipulated by IDC in its meeting held on 5.9.2011. With respect to sanction of loan by Central Bank of India to the associate concern of the promoters, on the security of allotted plots, Financial Advisor may ensure that Corporation's interests/ security is not compromised.

Item 9: Allotment/Regularization of strip of land in favour of the existing plot allottees of industrial area Bhiwadi.

The Committee discussed the agenda and accorded approval for allotment/regularization of the referred strip of land @ Rs.8111/- per sqm. by relaxing provision of rule 12(B) as highest auction rate of Rs.10,011/- per sqm. is an isolated case for allotment of small size plot of 257 sqm. which may not be considered as true reflection of market rate. The referred unplanned strips of land are on the back side of the plots, irregular in shape etc. which may not be independently put to auction.

Item 10: Amendment in building regulations for establishment of Petrol Pump in line with Jaipur Development Authority (Jaipur Region) Building Regulations – 2010.

The Committee discussed the agenda and observed that the cited regulations/norms of Jaipur Development Authority for petrol pumps are identical with that of Local Bodies through-out the State. In view of above, the Committee accorded approval for amending the norms for establishment of petrol pump as per provisions/norms of the Jaipur Development Authority (Jaipur Region) Building Regulations 2010 (as per annexure 'B' to the agenda note) by deleting relevant complete existing provision in RIICO Rules.

Item 11: Environmental Clearance for proposed new RIICO industrial areas.

The Committee discussed the agenda and authorized the Managing Director of the Corporation to decide under which item and category of the Schedule Annexed to EIA Notification 2006 and its subsequent amendment, application to competent authority is to be filed in case of Environmental Clearance for Industrial Areas to be developed in future, i.e. under item 7(c) Category A/item 7(c) Category B/item 8(b) Category B. For this purpose an in-house Committee comprising of Financial Advisor, Chief General Manager (M), Advisor (Infra), General Manager (BP), Additional Chief Engineer and concerned unit head is constituted. The Managing Director may take a final view considering recommendations of the Committee.

Item 12: Review of policy for preferential allotment of land under rule 3(W) of RIICO Disposal of Land Rules 1979 in industrial area, not opened for general allotment.

The consideration of agenda note was deferred with a note to submit information with respect to status of application filed by M/s Hanuman Udyog as on 5.12.11, other similarly placed applications under Rule 3(W) pending on that date etc. The Committee decided there is no need to review its decision taken vide item No.16 of its meeting held on 5.12.11 so far as it relates to not considering allotment of land before an area is opened/notified for allotment.

Item 13: Putting some riders on regularization of excess land in favour of the allottee.

The Committee discussed the agenda and accorded approval for insertion of following clauses in rule 12(B) of RIICO Disposal of Land Rules 1979:

- a) Regularization of strip of land/excess land will be done only once for any allotted plot.
- b) The total area of strip of land/excess land which is requested/permitted for regularization shall not exceed more than 10% of the original allotted area.

Item 14: Recommendation of the sub-group constituted by the IDC in its meeting held on 9.3.2012 – Partial amendment in the existing policy for levy of service charges in case of closed units.

The Committee perused the recommendations of the Sub-group made in its meeting held on 10.4.2012 and approved the same as under:

‘Service charges may not be levied on closed units for one year from the date of closure. All the cases which have earlier been decided shall not be re-opened. The units which are closed as on 31.3.2012 will be given benefit of non-levy of service charges at-least for one year of closure.’

Item 15: Permitting of RIICO buildings/Community Center/Parks for development and maintenance by Association/Society in RIICO industrial areas.

The Committee discussed the agenda and accorded approval to the policy on the captioned subject, with modifications, as under:

- 1) The title of land / building shall remain with RIICO. RIICO will not levy any charges on the land / building being used for such facilities, however, any statutory charges/fees if applicable by virtue of operation of law, shall be paid by respective Association/ Society/ Maintenance Agency.
- 2) Construction work of Recreation Club, Community Center building shall be carried out by the respective Association/ Society subject to prior approval of building map from RIICO.
- 3) The building will be used exclusively for social activities and the expenses incurred on development of the land/ construction of building shall be borne by the Association/ Society at its own level.
- 4) Management and maintenance of the building/ park will be carried out by a managing committee constituted either by respective Association/ Society or its members under their respective constitution. However, one officer from RIICO shall be a standing member of such Committee.
- 5) Activities relating to social / public interest only would be carried out in the said building/park/center.
- 6) Bar Room, Restaurant and Guest House shall not be permitted.
- 7) All other charges such as Government Taxes, Electricity Charges, Water Charges, Telephone Charges etc. shall be borne by the concerned Association/ Society and RIICO will not be liable to make payment of such charges.
- 8) The land/building shall be used only for the purpose for which it is allotted, no similar activity/identical activity shall be permissible without prior written consent of the Corporation.
- 9) Requisite licenses/permissions required for operation of activities permitted on land shall be obtained by the respective Association/ Society at its own level and RIICO will not be responsible if any condition of license / permission is breached by them.
- 10) In case of any dispute among members of the respective Association/ Society and managing committee or any outsider, RIICO will not be made a party to such disputes and also not liable for any damages/ losses.

- 11) An undertaking shall be furnished by authorized persons on behalf of respective Association/ Society to the effect that they will abide by the terms and conditions of the allotment and also liable for all type of payments towards operational and maintenance activities of such building/ park etc.
- 12) In case of any dispute between RIICO and allottee/ user/ licensee, decision of RIICO shall be binding on such allottee/ licensee/ Association/ Society and said decision cannot be referred to Civil Court.
- 13) Before permission for use of land/ building/ park for the purpose defined above, keeness money as decided by the Corporation shall be deposited by the applicant Association/Society. In case, any amount is to be paid by RIICO to any other agency towards allotted land/ premises/ park, the amount shall be adjusted from the keeness money.
- 14) The allottee shall be bound to make functional the property within stipulated time failing which the land /premises/ park allotted/ leased shall stand reverted to RIICO and the keeness money so deposited shall stands forfeited.
- 15) RIICO will be free to take over the possession of such building/ center/ park, if, any illegal activity or any contravention of agreement/lease is found to be performed/noticed or after expiry of term of allotment/ lease/ permission.
- 16) Association/Society should be of the allottees of RIICO.
- 17) RIICO will have right to withdraw the permission, if conditions mentioned above are not complied with.
- 18) The assets shall be used only for the purpose for which it is permitted.

The Committee authorized the Managing Director to permit/allot such building/ center/park on the above terms and conditions to Association/Society/Agency on case to case basis.

Item 16: Case of Hero Moto Corps Ltd. Plot No. SP-101 to SP-109 at industrial area Neemrana Phase II.

The Committee discussed the agenda and accorded approval for:

- i. Permitting allotted land to set up World Spare Part Centre, subject to technical feasibility as per building norms, and manufacturing facilities at Neemrana.
- ii. Granting further time extension upto October 2013 with levy of retention charges.
- iii. Allowing 4 years period (approx.) for utilizing the part land i.e. 49.23 acres at industrial area Neemrana for future business purposes on payment of retention charges.
- iv. Permitting construction of an under pass to connect both chunk of land as it is required for their future backward integration plants at Neemrana after technical examination. The cost will be borne by the allottee.

Item 17: Allotment of land measuring 1118 sqm. to Ajar Shilla Pvt. Ltd. at industrial area VKI (Ext.), Jaipur.

The Committee discussed the agenda and rejected the request of the company to charge the land cost for allotment of 1118 sqm. as per the Amnesty Scheme as this is not a case of allotment of excess land but allotment of adjacent land.

Item 18: 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 perused the recommendation of Addl. Chief Engineer and deferred the consideration of agenda.

Item 19: Exchange of plot in case of Bonton Cables India Pvt. Ltd. Plot No. E-133, Industrial Area, Kharani, Bhiwadi.

The Committee discussed the agenda and accorded approval for exchange of Plot No.A-6(A) measuring 5000 sqm. at I/A Kaharani, Bhiwadi in lieu of E-133 by dispensing with the condition of allotment by auction. Cost of extra land will be charged as per rule 12(B-2) of RIICO Disposal of Land Rules, 1979. The date of commencement of production shall be reckoned from the date of allotment of original plot i.e. 4.8.2010.

Item 20: Regularization of unauthorized structure constructed in violation of prescribed set backs in case of Agarwal Marble & Industries (P) Ltd. plot No. B-73, VKIA, Jaipur.

The consideration of the agenda item was deferred.

Item 21: Regularization of encroached land for Weigh Bridge purpose, out of commercial land reserved for future planning at IID Centre, Newai (Tonk) in favour of M/s. Vimal Computerized Dharam Kanta.

The Committee discussed the agenda and accorded approval for allotment of encroached commercial land measuring about 222 sqm. at IID Centre Newai to M/s. Vimal Computerized Dharam Kanta at six times of prevailing rate of D.C. of the area (i.e. Rs.8100/- per sqm.) as this land is commercially planned.

Item 22: Revised approval for acquisition of 87.63 hectare private khatedari land and allotment of 1.48 hectare government land, total 89.11 hectare at village Sanwatsar, Tehsil-Kishangarh, District-Ajmer for extension of industrial area Kishangarh-VI phase.

With reference to the decision taken by the Committee vide item No.39 of the meeting held on 9.3.2012, the Committee accorded revised approval for acquisition of 87.63 hectare private khatedari land and allotment of 1.48 hectare government land at village Sanwatsar, Tehsil-Kishangarh, District Ajmer for expansion of industrial area, Kishangarh Phase-VI.

Item 23: Regarding approval for acquisition of 46.63 hectare private khatedari land and allotment of 1.61 hectare government land at village Khoda, Tehsil & District-Ajmer for setting up of new power-loom industrial area.

The Committee discussed the agenda and accorded approval for acquisition of 46.63 hectare private khatedari land and allotment of 1.61 hectare government land at village Khoda, Tehsil & District Ajmer for setting up of new power-loom industrial area.

Item 24: Approval for acquisition of 157.62 hectare private khatedari land of village Gogelav and Balwa, Tehsil & District-Nagaur for establishment of new industrial area.

The Committee discussed the agenda and accorded approval for acquisition of 157.62 hectare private khatedari land of village Gogelav and Balwa, Tehsil & District Nagaur for establishment of new industrial area as per details mentioned hereunder:

S.No.	Name of Village	Private land to be acquired
1.	Gogelav	133.48 hectare
2.	Balwa	24.14 hectare
	Total	157.62 hectare

Item 25: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for expansion of industrial area Kehrani (Bhiwadi-6th Phase).

The Committee discussed the agenda and accorded approval to the recommendation of the Constituted Committee with respect to market rate determination of private land under acquisition dated 7.2.2012 and making the same available to the Land Acquisition Officer for further necessary action.

Item 26: Approval of the recommendations of the Committee formed in respect to market rate determination of private land under acquisition for expansion of industrial area Chaupanki.

The Committee discussed the agenda and accorded approval to the recommendation of the Constituted Committee with respect to market rate determination of private land under acquisition dated 7.2.2012 and making the same available to the Land Acquisition Officer for further necessary action.

Item 27: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for expansion of industrial area Khushkhera.

The Committee discussed the agenda and accorded approval to the recommendation of the Constituted Committee with respect to market rate

determination of private land under acquisition dated 7.2.2012 and making the same available to the Land Acquisition Officer for further necessary action.

Item 28: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for cement plant and mines for Ultra Tech Cement Limited.

The Committee discussed the agenda and accorded approval to the recommendation of the Constituted Committee with respect to market rate determination of private land under acquisition dated 23.1.2012 and making the same available to the Land Acquisition Officer for further necessary action.

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

Item 29: Review of provision of Rule 3(W) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for insertion of following provisions under Rule 3(W):

- i. The definition of NRI/PIO as describe in the Income Tax Act (section-6) may be opted for the purpose of considering applications for allotment of land under rule 3(W) of RIICO Disposal of Land Rules, 1979 and may be inserted in existing Rule 3(W).
- ii. The entire amount of land cost has to be remitted either through NRE Account of the applicant or remittance from abroad/in foreign exchange.
- iii. Allotment of land will be considered subject to fulfillment of other criteria and availability of land.

Item 30: Policy for the change in land use from Nursing Home/Hospital to Educational Institute.

The Committee perused and approved the recommendation of the Committee formed by IDC for suggesting policy for change of land use from Nursing Home/Hospital to Educational Institute, as per Annexure 'C' to the agenda note. The Committee however, directed that change of land use in such cases is to be examined and approved by the Constituted Land Use Change Committee under the Chairmanship of MD.

Item 31: Case of M/s. Tarun Industries (Hotel Rawat Palace), Plot No.H1-49-50, Industrial Area, Dausa regarding relaxation in prescribed setbacks and waiver of regularization charges.

The consideration of the agenda item was deferred.

Item 32: Exchange of plot to M/s. Shri Ram Industries, an allottee of plot No.SP-1 at industrial area Mandore, Jodhpur.

The consideration of the agenda item was deferred.

Item 33: Allotment of land to M/s. Hero Moto Corp Ltd. at Industrial Area Kukas, Phase-II, Jaipur.

The Committee discussed the agenda and accorded approval for:

- i. Allotment of remaining 47.11 acres (approx.) land to Hero Moto Corp. Ltd. on undeveloped basis @ Rs.1000/- per sqm. at industrial area Kukas, Phase-II, Jaipur.
- ii. The entire allotted land to Hero Moto Corp. Ltd. may be allowed for setting up the Centre for Research Development & Innovation (CRDI).
- iii. Possession of the land, already acquired, will be given to the company after deposition of the entire cost of land.
- iv. Possession of the land under acquisition will be given after completion of the acquisition proceedings, the land vests with the Corporation and receipt of payment.
- v. The allotment will be subject to consent from the Jaipur Development Authority for modification in road network besides modification of part land use.

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