

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

**MINUTES OF** : **Infrastructure Development Committee**  
**VENUE** : **Udyog Bhawan, Jaipur**  
**DATE & TIME** : **22<sup>nd</sup> January 2014 at 12.00 Noon**

**PRESENT :**

Shri C.S. Rajan	Chairman
Shri Yaduvendra Mathur	CMD, RFC
Shri Vinod Ajmera	Commissioner Industries
Smt. Veenu Gupta	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahay, Financial Advisor, Smt. Shruti Bhardwaj, Advisor (Infra), Shri S.K. Sharma, Sr. RM (P&D) and Shri S.K. Gupta, Sr. RM (P&D) were also present.

**Item 1: Confirmation of the minutes of the last meetings of the Committee held on 24<sup>th</sup> May 2013 & 29<sup>th</sup> May, 2013.**

The minutes of meetings held on 24<sup>th</sup> May 2013 & 29<sup>th</sup> May 2013 were confirmed by the Committee and signed by the Chairman.

**Item 2: Action Taken Report on the decisions of the previous meetings of the Committee held on 24<sup>th</sup> & 29<sup>th</sup> May 2013.**

The Committee noted the position and made following observations:

- i) **Draft RIICO Disposal of Land Rules 2010 (Sl.No.1):** The managements' view on the draft rule be finalized within three months.
- ii) **Issues related to change of land use for hostel at Electronics Complex, IPIA, Kota (Sl.No.2):** The issue be discussed with Principal Secretary, UDH at the earliest.
- iii) **Clarification regarding permitting a Hotel on allotted industrial/institutional plant with respect to ceiling of 15% non-industrial use (item 2(6)) (Sl.No.4):**  
An agenda be placed in the next meeting.
- iv) **Case of Bharatiya Jan Kalyan Trust, New Delhi (Sl.No.50):**  
A status note be placed before the Committee in the next meeting.

**Item 3: Special delegation of powers to officers of the Corporation for expeditious disposal of land matters - an amnesty scheme during Special Drive from 06.01.2014 to 28.02.2014.**

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

A) Time extension for utilization of the plot for which it is allotted in all industrial areas, including Tribal & Backward Districts.

Delegating the powers to the Unit Heads to grant last time extension of one year and to regularize the old delay on payment of uniform rate of retention charges @1% per quarter for the complete delay in all cases subject to fulfillment of following parameters:

- i. Plot is already utilized/commenced the activity and verified by the Unit Head as per rules; or
- ii. Construction of main shed has been completed atleast upto the DPC level; or
- iii. Plot could not be utilized due to death of allottee, and
- iv. Financial closure of the proposed project to be implemented on the allotted plot has been achieved.

B) Time Extension for payment of cost of land:

Delegating the powers to the Unit head to accept the delayed payment with interest irrespective of period of default subject to fulfillment of following parameters;

- (i) Plot is already utilized/commenced the activity and verified by the Unit Head as per rules; or
- (ii) Construction has been completed atleast upto the DPC level; or
- (iii) Plot could not be utilized due to death of allottee.

The above delegations are subject to fulfillment of following general conditions:

- (i) No encroachment should be made by the allottee.
- (ii) In case of unauthorized construction made by the allottee, an undertaking on non judicial stamp paper will be taken from the allottee that unauthorized construction would either be got regularized as per the applicable policy or will be removed, if cannot be regularized.
- (iii) All outstanding dues of the Corporation should be deposited by the allottee.

**Item 4: Ex-Post-Facto approval of allotment of additional land measuring 5 acres (approx.) to Central Institute of Plastic Engineering & Technology (CIPET), Sitapura, Jaipur.**

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of 20,565 sqm. land to CIPET at Industrial Area, Sitapura & Ramchandrapura, Jaipur, at a token amount of Rs.1/- for expansion of their existing centre.

- Item 5:** (A) Preferential allotment of industrial land at industrial area, Karni (Extn.), Bikaner in favour of Shree Jaiambey Agricom Industries Pvt. Ltd., and Shri Bhawani Agricom Pvt. Ltd.
- (B) Preferential allotment of industrial land at industrial area, Karni (Extn.), Bikaner in favour of M/s. Mangi Lal Agarwal.
- (C) Preferential allotment of industrial land at industrial area, Karni (Extn.), Bikaner in favour of BISME Rabbik Foods Pvt. Ltd.

The Committee discussed the agenda and accepted the recommendations of the sub-group dated 13<sup>th</sup> August 2013, recommending not to allot the land to the above four applicants.

**Item 6: Case of M/s.Global Art Exports, Industrial Area, Sitapura, Jaipur regarding allotment of adjoining land.**

The Committee discussed the agenda and accepted the recommendations of the sub-group dated 13<sup>th</sup> August 2013 recommending that the request of applicant for allotment of additional land on last auction rate without addition of interest is not justified. In case the applicant does not agree to pay the interest amount, the plot of land can always be put to auction as an independent plot as per rules. The applicant is allowed to deposit cost of adjoining land latest by 31<sup>st</sup> March 2014, failing which offer will stand withdrawn.

**Item 7: Revision in the Administrative Sanction of Industrial Area, Kaladwas (Ext.), Udaipur and fixing the rate of allotment.**

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

- (A) revision in the administrative sanction of Industrial Area, Kaladwas (Ext.) Udaipur from Rs.14,467.48 lakh to Rs.20,869.34 lakh, as per Annexure-A to the agenda note.
- (B) not to make provision for interest on capital during construction period, in the instant case.
- (C) fixing the rate of allotment @ Rs.585/- psqm. in respect to 35 acre undeveloped land reserved for allotment in favour of Cadila Pharmaceuticals Ltd. and Mankind Pharma Ltd. in pursuance to decision of IDC dated 13.6.2012.
- (D) fixing the rate of allotment of developed industrial land @ Rs.3,500/- psqm, considering the rates received in auction at the adjoining industrial areas.

**Item 8: Issuance of additional administrative sanction for strengthening & recarpeting of roads at Industrial Area, Sitapura, Phase –III.**

The Committee discussed the agenda and accorded approval for additional administrative sanction of Rs.927.48 lakh for undertaking strengthening & re-carpeting of road works at industrial area Sitapura Phase-III, as per the cost sheet at Annexure-A to the agenda note.

**Item 9: Revision in rate of allotment of undeveloped land being allotted to Shrinath Mega Taxprocess Cluster Pvt.Ltd. (SMTCPCL) at Industrial Area, Soniyana, Chittorgarh for setting up of Textile Park.**

The Committee discussed the agenda and perused the recommendations of the Sub-group constituted by the IDC in its meeting held on 24.5.2013. The Committee also noted that though Cluster Management Technical Agency (CMTA) has furnished a copy of DPR of the proposed Textile Park to the Government of India but the same is yet to be approved. Further, SMTCPCL has to provide CETP, Captive Power Plant and Water supply scheme, during implementation of the project, which is not confirmed at this stage.

In view of above the Committee decided to keep the rate of allotment of 100 ha undeveloped land at Industrial Area, Soniyana, Chittorgarh, unchanged at Rs.580/- psqm. as already decided by the Committee. The Committee, however, approved to allow back end rebate @ Rs.228/- psqm. in case the Textile Park is fully implemented, as per the DPR approved by GoI, within three years from the date of sanction of project by GoI. The allotment is made with a specific condition that SMTCPCL (the SPV) will construct, establish, provide and operate at its own cost; the CETP, power supply and water supply scheme in their allotted area. RIICO shall not in any manner be liable and responsible for the same at any point of time. No concession for large size plot, big investment etc. shall be allowed. The other terms and conditions of allotment shall remain unchanged.

**Item 10: De-acquisition of 46.63 hectares private khatedari land of Village-Khoda, Distt. Ajmer and allotment of 49.22 hectares government land for establishment of new powerloom industrial area at Ajmer.**

The Committee discussed the agenda and accorded approval to make a request to the District Collector, Ajmer for setting apart of 49.22 hectares Siva Chak (government) land for industrial purpose and also make a request to the State Government for allotment of aforesaid 49.22 hectares land of village Khoda, Distt. Ajmer for setting up of a new powerloom industrial area at Kishangarh (Ajmer). The Committee also accorded approval for requesting the State Government for de-acquisition of 46.63 hectares private khatedari land of village Khoda, Ajmer after the referred 49.22 hectares Sivaychak government land is set apart and allotted in favour of the Corporation.

**Item 11: Approval for acquisition of 1.69 hectare private khatedari land of village-Bewanja, Tehsil Nasirabad (Ajmer).**

The Committee discussed the agenda and accorded approval for rectifying clerical error and amending notification issued u/s 4 & 6 of the Land Acquisition Act, 1894 to the extent of change of khasra No. 1023 in place of khasra No. 1033 of land measuring 1.69 hectare of village Bewanja, Tehsil Nasirabad (Ajmer).

**Item 12: 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 and rejected the request of the khatedars in light of provisions of policy dated 24.3.2008 pertaining to allotment of developed land in lieu of cash compensation.

**Item 13: Amendment in rule for allowing for establishment of Propane Storage Tank in Industrial plot with respect to matter of plot No.B-86-87 at Udyog Vihar Phase-I, Sriganganagar.**

The Committee discussed the agenda and accorded approval for allowing to establish propane storage tank for self consumption in an industrial plot of more than 10 acres and above in the setback area (leaving stipulated passage for firefighting) as well as in utility area. This permission will be subject to obtaining NOC from concerned Explosive Department for location, size, and distance to be maintained from other structures etc. The applicant has to furnish an insurance policy for the entire period of lease to indemnify RIICO for third party damages which may occur due to any explosion/accident of propane tank leading to damage to adjacent units.

**Item 14: Ratification of the decision taken on the review application to restore the allotment of commercial shop No.S-10 at Industrial Area, Phalodi, Jodhpur.**

The Committee discussed the agenda and accorded approval for ratification of the decision taken on the review application to restore the allotment of commercial shop No. S-10 at IA, Phalodi, Jodhpur.

**Item 15: Case of Murliwala Power Cable Pvt.Ltd., transferee of industrial Plot No.E-18 & 19 at Industrial Area, Bagru (Extn.), Jaipur.**

The Committee discussed the agenda and rejected the request of the applicant to levy the transfer charges as per the pre-revised policy.

**Item 16: Case of Hero MotoCorp Ltd. (HMCL), Plot No.SP-101 to SP-109 at Industrial Area, Neemrana, Phase-II.**

The Committee discussed the agenda and noted that the allottee has already invested Rs.592 crores in the Manufacturing Plant and Global Part Centre, and construction works on allotted land is under progress.

In view of above, and considering the fact that this being a mega project involving investment of over Rs.500 crores, the Committee accorded approval to allow time extension upto 30-6-2014 and waiver of 50% of the retention charges, which are leviable in pursuance to IDC decision dated 13.6.2012.

**Item 17: Allowing additional two years time period for completing 20% construction in the plot area without retention charges in Japanese Zone at Industrial Area NIC (M), Neemrana.**

The Committee discussed the agenda and accorded approval for considering an industry/unit to be in production even if 20% construction is not made at site, in view of totality of circumstances of the projects in Japanese Zone at NIC (M), Neemrana, as a special case, subject to following conditions:

- (i) Commercial production has been started by such allottee with minimum 10% constructed area.
- (ii) The allottee shall complete 20% construction subsequently in phases as per the requirements of the rules.
- (iii) No sale/transfer of lease hold rights will be permitted till the unit completes the construction in 20% of the plot area as per Rule 21 of RIICO Disposal of Land Rules, 1979.
- (iv) If 20% construction parameters of the rule is met within next two years of the commencement of production in first phase, no retention charges shall be levied. However in case of failure, to complete the construction as above, the said deferment regarding recovery of retention charges shall be treated as withdrawn and the matter will be dealt as if unit has violated the provisions of Rule-21 of RIICO Disposal of Land Rules, 1979.
- (v) In cases wherein retention charges have earlier been levied/paid for granting time extension shall not be reopened.

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