

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

**MINUTES OF** : **Infrastructure Development Committee**  
**VENUE** : **Udyog Bhawan, Jaipur**  
**DATE & TIME** : **20<sup>th</sup> December 2014 at 9.30 A.M.**

**PRESENT:**

Shri C.S. Rajan	Chairman
Smt. Veenu Gupta	Managing Director
Shri Abhay Kumar	Commissioner Industries
Shri Maneesh Chauhan	MD RFC

Shri D.K. Sharma, Secretary was in attendance. Shri Prakash Tekwani, Financial Advisor, Shri Lalit Kumar, Advisor (Infra), Shri S.K. Sharma, Sr. DGM (P&D) and Shri S.K. Gupta, Sr. DGM (P&D) were also present.

**LEAVE OF ABSENCE:**

The Committee granted leave of absence to Shri Sanjay Malhotra, Secretary Energy and Dr. Samit Sharma, Commissioner Inv. & NRI.

**WELCOME OF DIRECTORS:**

The Committee welcomed Shri Abhay Kumar and Shri Maneesh Chauhan who had attended the meeting for the first time after their appointment and expressed hope that the Committee would be benefitted with their experience and guidance.

**Item 1: Confirmation of the minutes of the last meeting of the Committee held on 27<sup>th</sup> October, 2014.**

The minutes of meeting held on 27<sup>th</sup> October, 2014 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 27<sup>th</sup> October, 2014**

The Committee noted the position brought out in the agenda note.

**Item 3: To note the Resolution passed by circulation regarding Administrative sanction for development of Industrial Area, Karoli, Bhiwadi II.**

The Committee noted the following Resolution passed by circulation which shall be deemed to have been passed on 2<sup>nd</sup> December 2014:

**RESOLUTION:**

“**Resolved** that approval be and is hereby accorded for administrative sanction for development of Industrial Area, Karoli, Bhiwadi-II at an estimated cost of Rs.911.73 Crore, as per the cost sheet annexed at ‘Annexure-A’ to the agenda note.”

**Item 4: Relaxation in the policy decision for utilization of land for non- industrial purpose above 15% prescribed limit in Industrial Area, Kukas, for planning of a plot for RSPCL-GAIL for setting up Daughter Station/ CNG Station.**

In partial relaxation to the decision taken by the Committee in its meeting held on 4<sup>th</sup> May 2011, for utilization of land for non- industrial purpose above 15% prescribed limit, the Committee accorded approval for planning of a plot of size 40 x 30 mts. (1200 sqm.) for RSPCL-GAIL for setting up Daughter Station/ CNG Station in Green Belt along NH-8 at Industrial Area, Kukas.

**Item 5: Partial amendment in the Policy of permitting Modern Warehousing set-up in an industrial plot.**

The Committee discussed the agenda and decided that provisions of the policy regarding permitting Modern Warehousing set-up in industrial areas approved by IDC in its meeting held on 13.5.2014 vide item No. 4 may not be made effective retrospectively. Accordingly, the cases of Saraf Textile Mills Pvt. Ltd., Agarwal Marbles India Pvt. Ltd. and Kamal Auto Industries Coach Works Pvt. Ltd. who had earlier been permitted for commercial warehousing/cash & carry wholesale store, prior to formulation of the referred policy, may not be re-opened.

**Item 6: Policy decision for sub-letting of industrial plot/ building for installation of ATM treating it as allied facilities of banking activities.**

The Committee discussed the agenda and accorded ex- post-facto approval to grant permission for sub-letting plot for ATM facilities in case of M/s. Madhusudan Dara, Plot No. F-296(I), Industrial Area, Bhiwadi, subject to condition that such supportive uses will be allowed only when an industrial unit has been set up on the plot and the allottee concerned will be required to pay to the Corporation one month rent, as agreed between the parties, each year of sub-letting.

The Committee also accorded approval to treat ATM as an allied activity of banking and to allow permission for sub-letting of an industrial plot/building for installation of ATM also as supportive use as per policy of the Corporation.

**Item 7: Partial amendment in the provisions of Rule 17 B(2) of RIICO Disposal of Land Rules, 1979 related to transfer fee to be levied on transfer of sub-divided plot- Case of M/s. Vidyanuvad Enterprises, Industrial Area, Kaldwas, Udaipur.**

The Committee discussed the agenda and accorded approval to amend Rule 17 B (2) of RIICO Disposal of Land Rules, 1979, as follows:

**Rule 17(B)(2)**

Transfer of lease hold rights of sub-divided land/plot subsequent to sub-division of the allotted land in accordance with Rules/policies of the Corporation etc. on payment of transfer fee as under:

- i) If all the sub-divided land / plots are sold/transferred by the Lessee in favour of subsequent purchaser(s) without seeking amendment in original Lease-Agreement, transfer fee shall be leviable @ 15% of the prevailing industrial allotment rate of industrial area concerned.
- ii) If any sub-divided plot retained by the Lessee where unit is/had been under production and remaining sub-divided plots are sold/transferred and also seeking amendment in original Lease Agreement, for reduced area (area to be retained by the Lessee), transfer fee shall be leviable @ 2% of the prevailing industrial allotment rate of industrial area concerned for this retained area/sub-divided plot and 15% of the prevailing rate of the industrial area concerned for sub-divided plots transferred/sold by the Lessee.

**Explanation:** Lessee shall be required to retain such sub-divided plot minimum for a period of one year from the date of seeking amendments in original Lease Agreement. Otherwise, 15% transfer charges shall be leviable even on transfer of retained area/sub-divided plot.

In view of above, the Committee also decided the case of Anupam Infilco Pvt. Ltd., by levying transfer fee @ 2% on pre-revised rate of allotment of Industrial Area, Kaladwas, Udaipur by relaxing the requirement to retain sub-divided plot for minimum one year.

**Item 8: Case of Jaipur Integrated Texcraft Park Pvt. Ltd., Plot No. SPL-1, Industrial Area Bagru (Extn.) Ph. II, Jaipur, regarding waiver of retention charges.**

The Committee discussed the agenda and also heard Shri Vikram Joshi, Managing Director of the allottee company. After detailed discussions, and appreciating the genuine reasons for delay in development of Textile Park, the Committee accorded approval for waiver of retention charges for the period from 09.01.2010 to 31.12.2012.

The Committee also took a policy decision that in cases of land allotted under various clusters development schemes, wherein the internal development of allotted land is the responsibility of the developer, overall period of five years for development of the land and for coming into production by the individual units, to be set up in the cluster, will be allowed. The period of five years shall be reckoned from the date of allotment.

**Item 9: Case of M/s. Ashoka Filling Station, Plot No. PP-1, Industrial Area Kekri, Phase-III regarding allotment of additional land for setting up of Petrol Pump.**

The Committee discussed the agenda and accorded approval for allotment of a strip of land measuring 5 x 40 mtrs. = 225 sqmtr., on preferential basis at four times of prevailing industrial rate, by re-planning the area reserved for services, at Industrial Area, Kekri, Phase-III.

**Item 10: Case of M/s. Vijay-Vergiya Software, Plot No. G1-12, IT Park, IPIA, Kota regarding recovery of up-front rebate while transfer of plot.**

The Committee discussed the agenda and decided to recover up-front 40% rebate along with interest in case of M/s. Vijay-Vergiya Software, Plot No. G1-12, IT Park, IPIA, Kota.

The Committee also accorded approval that, in future, upfront rebate allowed in rate of allotment to IT Units shall be recoverable on transfer even to IT Units irrespective of condition in the allotment letter as regards to transfer of plot, if transfer took place before five years from the date of commencement of production.

**Item 11: Case of Havells India Ltd., MIA, Alwar regarding their request to drop the recovery proceedings against them for old dues for the period prior to 4.1.2008.**

The Committee discussed the agenda and decided as under:

1. To reject request of the transferee company, i.e, Havells India Ltd., for complete waiver of old land dues for the period prior to 04.01.2008.
2. Outstanding annual charges due prior to 24.08.2001 shall be payable by the transferee company, along with interest w.e.f. 4.1.2008, as the same were not paid by official liquidator.
3. Outstanding annual charges due/accrued during the period from 24.08.2001 to 04.01.2008 be waived/written off as the same were not to be accrued as per the policy of the Corporation since the unit was in possession of Official Liquidator.

**Item 12: Case of allotment of land to Ready Roti India Pvt. Ltd. under Rule 3(W) of RIICO Disposal of Land Rules, 1979, at industrial area Sarekhurd.**

The Committee discussed the agenda and accorded approval for following:

- (a) Investment made on merged plots upto scheduled date i.e. 18.12.2013, can be treated as part investment as stipulated in allotment letter under rule 3(W) as one part of the total land allotted under 3(W) has been merged with existing land of the allottee.
- (b) Time extension upto 31.12.2014 to achieve the committed investment level of Rs.32.86 crore on payment of additional cost of land as per the policy of the Corporation under rule 3(W) i.e. on the difference of committed investment minus investment already made on merged plots upto stipulated date.

**Item 13: Case of Enkie Castalloy Ltd.,Plot No. SPI-894, Industrial Area, Pathredi.**

The Committee discussed the agenda and accorded approval for :

- i. Allowing transfer of allotted plot by relaxing the existing provision under rule 3(W) as being a special case wherein the transfer is already affected

- due to de-merger scheme approved by Hon'ble High Court, subject to submission of NOC from the banker of the Company.
- ii. Levy of transfer charges as applicable for transfer of vacant plot.
  - iii. To allow time extension upto 30.06.2015, with levy of additional cost of land and retention charges as per 3(W) policy to commence construction activity for setting up the project in favour of transferee company by relaxing the earlier decision of IDC to cancel the allotment due to plot is lying vacant.

**Item 14: Certain relaxation for reservation / allotment of land to the vendors of Honda Cars India Ltd.(HCIL) and Honda Motorcycle & Scooter India Pvt. Ltd. (HMSI) at upcoming Industrial Area Karoli (Tapukra Extn).**

The Committee discussed the agenda and accorded approval:

1. To earmark another chunk of land measuring around 125 acres at industrial area Karoli apart from 60 acres land already reserved for their four Japanese vendors. The reservation shall be in-force for a maximum period of two years from the date of decision.
2. To issue 'Letter of Reservation' in favour of the vendors of HCIL and HMSI as per existing reservation policy by relaxing following provisions of the reservation policy:-
  - a. To relax requirement of minimum fixed capital investment limit of Rs. 50.00 Cr. prescribed for all type of projects and not to prescribe any minimum investment limit for vendors of HCIL and HMSI.
  - b. To relax requirement of issue of advertisement in newspapers for wide publicity about area for which applications for reservation to be received as the reservation of land is to be made only to those who are certified by HCIL/HMSI as their vender.
  - c. To relax-in-house validation of presumptions of the applications as is done in the cases of land allotment under Rule 3(W). However, land requirements of the applicant will be assessed by the concerned Investment Cell.
  - d. To relax requirement of approval of the IDC for issuing reservation letter and to authorize MD to approve the same.
3. Other provisions of the reservation policy will remain applicable.
4. To receive applications for reservation of land from the vendors along with a letter of HCIL or HMSI stating that said company is vendor of HCIL/HMSI, within a specified period which may be finalized by the Managing Director. Further, after assessment of required land, plots of required size will be planned in the above earmarked land and reservation/allotment of plots in favour of the vendors would be finalized by a in-house committee headed by Managing Director having Advisor (Infra.), GM(BP), AGM(BP) and Unit Head as members.
5. Other general terms and conditions will be as per RIICO Disposal of Land Rules, 1979, as amended from time to time.

**Item 15: Case of R-Tech promoters Pvt. Ltd., Plot No. A-56 & A-57, Industrial Area, Bhiwadi regarding their request for granting time extension for payment of outstanding conversion charges.**

The Committee discussed the agenda and accorded approval for allowing time extension upto 31.12.2015, as a special case. The Company will deposit the balance amount of service tax up-front, if any. Balance dues of conversion charges and betterment levy, along with 14% interest p.a., shall be paid in four quarterly instalments on or before 31.12.2015. The first quarterly instalment falling due on 31.3.2015 will also include outstanding interest dues upto 31.3.2015. The above permission is subject to the condition that the company will not be permitted to sub-lease the built area till deposition entire dues of the Corporation. If the applicant defaults on payment of installments as above, the MD is authorized to further extend/regularize the delay period on the same rate of interest.

The Committee also partially amended its policy decision taken vide item 22 of its meeting held on 13.05.2014 to the extent that 25% conversion charges and betterment levy, if any, together with full amount of service tax, if payable, will have to be deposited within 30 days of issue of letter of provisional/in-principle permission.

**Item 16: Case of M/s Digital infrastructure, Plot No. G1-545, Industrial Area, Chopanki regarding their request for levy of restoration charges as per pre-revised policy for restoration of cancelled plots.**

The Committee discussed the agenda and rejected the request of the captioned allottee for levy of restoration charges as per the pre-revised policy of the Corporation for restoration of cancelled plots.

**Item 17: Case of M/s Shri Laxmi Textiles, Plot No. B-112, Industrial Area, Khairthal (Extn), Distt. Alwar regarding their request for waiver of restoration charges.**

The Committee discussed the agenda and accorded approval for waiver of restoration charges in case of M/s Shri Laxmi Textiles, Plot No. B-112, Industrial Area, Khairthal (Extn), Distt. Alwar looking to the fact that the applicant has already deposited all principal dues with interest in the Unit Office.

**Item 18: Approval for acquisition of 174.04 Bigha private Khatedari land of village – Devnagar, Tehsil-Phagi, Jaipur for setting up of new industrial area.**

The Committee discussed the agenda and accorded approval for acquisition of 174.04 bigha private Khatedari land of village- Devnagar, Tehsil- Phagi (Jaipur) under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re- settlement Act, 2013.

**Item 19: De- acquisition of 555.0351 hectare private Khatedari land of village–Khirood, Basawa, Mohan-Bari and Turkani Johdi, Tehsil-Nawalgarh, District- Jhunjhunu**

The Committee discussed the agenda and accorded approval for sending recommendations to the State Govt. to de- acquire 555.0351 hectares private land, out of 989.0351 hectares private land of village Basawa, Khirood, Turkani Johdi, Mohan-Bari of Tehsil- Nawalgarh, District- Jhunjhunu, acquired for UltraTech Cement Ltd. for establishment of Cement and Mining Plant. The Committee, however, directed that UltraTech Cement Ltd. will pay 12% administrative and other charges on entire 989.0351 ha. land for which award has been issued.

**Item 20: Inclusion of new entity i.e.Limited Liability Patnership and One Person Company in the RIICO Disposal of Land Rules, 1979 and corresponding amendments in rules consequent thereof.**

The Committee discussed the agenda and accorded approval for inclusion of both the legal entities, i.e. Limited Liability Patnership (LLP) and One Person Company (OPC), in Rule Nos. 3(i), Note (v) of Rule 3(A), Rule 17(B)(1), Exemption clause (iii) of Rule 17(B) (2), Rule 17 (C), Rule 18(a), Rule 18(a-i), Rule 18(C)(v) and Rule 18 (C)(vi) of RIICO Disposal of Land Rules, 1979 and to incorporate/amend provisions of relevant rules as proposed in Annexure 'A' to the agenda note.

**Item 21: Case of J.D. World Wide Export- Import (P) limited, Industrial Area EPIP, Sitapura, Jaipur.**

The Committee discussed the agenda and observed that earlier time extension was granted for completion and commencement of total project upto 31.12.2014 without retention charges. The wake up calls were given by the Unit Office on 31.3.2014, 25.8.2014 and 5.11.2014 but the Company neither responded nor started any work at site. The land allotted in the year 1998 is still lying unutilized. The Committee also note that as against the extended date for completion of peoject by 31.12.2014, the company has submitted the building plans for approval on 1.12.2014 which shows non-seriousness of the promoters to execute the project even upto extended period. In this backdrop, the Committee rejected request of the allottee company for approval of building plans of Plot No. SPL-386 and request for time extension upto October 2015.

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

**CHAIRMAN**

**Date:**