

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **5th September 2011 at 5.30 P.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, Shri Chetan Deora, Advisor (Infra.), Dr. A.K. Gupta, Chief General Manager (SEZ), Shri P.K. Mittal, 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 Umesh Kumar, Ex-CMD RFC and Shri Naresh Pal Gangwar, Secretary Energy.

Item 1: Confirmation of the minutes of the last meeting of the Committee held on 9th June 2011.

Minutes of the last meeting held on 9th June 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 9th June 2011.

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

Item 3: To insert a stipulation in existing provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979 related to industrial land allotment on 'on going basis' in certain special cases in the industrial area developed by RIICO.

The Committee discussed the agenda and observed that presently there is no provision in the rule 3(W) to ensure time bound utilization of land as per the draft project report and make the proposed investment within the stipulated period. In this background, the Committee accorded approval for insertion of provision in existing rule 3(W) of RIICO Disposal of Land Rules, 1979, to the effect that if an allottee fails to fulfill the obligations of the terms and conditions of allotment within the stipulated/extended period, as the case may

be, the allottee shall be required to pay the additional development charges which would be worked out as under:

Additional development charges = allotted area x (highest auction rate of industrial plot of industrial area concerned – rate of allotment).

The Committee also accorded approval for inserting this provision in the rule 3(W) of RIICO Disposal of Land Rules, 1979 retrospectively to be made applicable on all previous allotments made under the rule after 1.4.2010.

The Committee approved the above proposals subject to clarification on the following, before issue of the order in this regard:

- i. Time limit for commencement of production be specified at the time of allotment.
- ii. The date from which the time limit for commencement of production be reckoned with.
- iii. Circumstances in which time limit can be extended may be specified e.g. delay in environment clearance etc.

The Committee formed a sub-group of Commissioner Industries, Commissioner (Inv. & NRI) and Advisor (Infra) to deliberate and put up their recommendations to the IDC.

Item 4: Issues for consideration of IDC regarding coming up industrial area Navagaon, Pali.

The Committee discussed the agenda and accorded ex-post-facto approval of the following:

- i. To start allotment of industrial plot in the industrial area immediately.
- ii. Reserving the industrial area for power loom units only.
- iii. Allowing reimbursement of certain amount of development charges for early commencement of production as below:
 - a. 30% amount of development charges paid by the allottee, if the production is commenced within one year from the date of allotment.
 - b. 15% amount of development charges paid by the allottee, if the production is commenced within two years from the date of allotment.

The Committee directed that Finance Division may verify that the overall development scheme of this area is economically viable at the development charges of Rs.600/- per sqm. fixed for allotment of land in this case.

Item 5: De-notification of Handicraft SEZ developed by Corporation in Boranada, Jodhpur.

The Committee discussed the agenda and accorded in-principle approval for requesting the Government of India for de-notification of Handicraft SEZ established by RIICO at Boranada. The modalities for de-bonding of units and related issues to be worked out by a team of Financial Advisor and CGM (SEZ).

Item 6: Agenda in compliance of the directives of IDC as General Observation “to examine the issue of water harvesting in industrial areas of the Corporation in line with the policy and guidelines issued by the State Government from time to time.”

The Committee was informed that the sub-group formed by the IDC in its meeting held on 9.6.2011 has considered the issue and made recommendations. While discussing the agenda the Committee made following observations:

- i. A manual on rain water harvesting system be drafted wherein the vital parameters such as size, type, design, technical specifications etc. of the water harvesting system be defined.
- ii. A motivational approach for water harvesting system be adopted with wider discussions with Industries Association.
- iii. A group of Commissioner (Inv. & NRI), Addl. Chief Engineer (Civil) and Advisor (Infra) may firm up the modalities for implementation of the suggestions of the sub-group.

With the above observations, the Committee in-principle approved the recommendations made by the sub-group, as under:

- i. For water conservation and increasing level of ground water, all plot allottees of plots having area more than or equal to 500 sqm. shall have to construct Rain Water Harvesting Structures (RWHS) in their premises to recharge the ground water so as to ensure that all rainwater is effectively recharged.
- ii. Plot allottee shall intimate in writing to concerned RIICO unit office after the construction of RWHS. No new industrial units will be recorded as “under production” without having physical verification of requisite RWHS in their premises by Unit Head.
- iii. Six months time period will be allowed for existing industrial units to construct RWHS. Request for land use change/transfer of plot/change in constitution/No Objection Certificate of existing industrial units will not be entertained without having RWHS in their premises.

The orders in this regard shall be issued after getting the same approved from Commissioner (Inv. & NRI), since MD, RIICO is proceeding on tour abroad.

Item 7: Recommendation of the Sub-Group constituted by the IDC in its meeting held on 04.05.2011 and 09.06.2011.

The Committee perused the recommendation of the Sub-group as enclosed with the agenda and adopted the same for implementation in case of Pink Fashions Pvt. Ltd., at industrial area EPIP, Sitapura, Jaipur and Punj Softech Pvt. Ltd. industrial area Kanth Kalwar. The Committee also adopted revised norms for classifying an area as saturated and allowing interest on refund of application money for the period of delay beyond 30 days. The term 'saleable industrial area' would mean the land available for sale in an area as per the original/revised planning of the respective industrial area.

Item 8: Recommendation of the Sub-Group constituted by the IDC in its meeting held on 04.05.2011.

The Committee perused the recommendation of the sub-group as enclosed with the agenda and approved the same in case of J.D. worldwide Export Import Pvt. Ltd. – I/A Sitapura, Jaipur and change of land use of allotted industrial plots for Hostel at Electronic Complex, Kota, where construction has already been done as per setbacks admissible for industrial use.

Item 9: Providing final opportunity to the plot holders at industrial area Kartapura & Sudershanpura (Extension) for getting their plot regularized.

The Committee perused the recommendation of sub-group. After detailed discussions, the Committee accorded approval to give final opportunity to the left over patta-holders of both the industrial areas on the following terms and conditions:

- a. To get the plots regularized at the prevailing rate of development charges (presently Rs.1030/- per sqm.) for industrial purposes. For residential and commercial purposes, the rate of regularization would be twice and four times of the above industrial rate respectively, as decided earlier by the IDC.
- b. Applications from the remaining patta-holders may be invited in the prescribed form and with the requisite amount by allowing them one month time to make application from the date of publication in news paper.
- c. These applications will be vetted by the Committee earlier constituted by the IDC.
- d. Having allowed another opportunities, as above, if their still remains certain cases for regularization then those cases will be dealt with strictly as per law i.e. the cases will be deemed as unauthorized occupant on RIICO's land and therefore action for eviction of those occupants will be initiated under the relevant Rules/Laws etc.

Item 10: Approval for accepting payment of compensation amount as per award dated 31.5.2011 in installments for the land acquired by RIICO for mining purpose for Shree Cement Ltd.

The Committee discussed the agenda in detail. Looking to the provisions of Section 12(2) of the Land Acquisition Act, the Committee rejected the request of Shree Cement Limited to accept the payment of compensation in installments. Chairman as well as Commissioner (Inv. & NRI) observed that an agenda item which is prima facie contrary to any statutory provision(s) should not be brought up before IDC and/or got thoroughly legally vetted/examined before bringing it to the Committee.

Item 11: Administrative sanction for development of a New Industrial Area, Shrinagar (Distt. Ajmer).

The Committee discussed the agenda and accorded approval for development of industrial area Shrinagar, Ajmer at a total estimated cost of Rs.1326.34 lacs, as per the details at Annexure 'A' to the agenda note. As provision of water supply scheme has not been made in the development scheme, therefore it would be one of the conditions of allotment that water shall be arranged by the allottees at their own level.

Item 12: Revised administrative sanction for development of Ind. Area, Phulera.

The Committee discussed the agenda and accorded approval for revised administrative sanction for development of the industrial area, Phulera, at an estimated cost of Rs.76.94 lacs as per the details at Annexure 'A' to the agenda note.

Item 13: Approval of the recommendations of the Committee with respect to market rate of private land under acquisition for upcoming Inland Container Depot being set up by Kribhco Infrastructure Limited at Village – Beda Banki, near Hindaun City (Karauli).

The Committee perused the recommendation of the constituted Committee to determine the market rate in the referred matter. After detailed discussions, the Committee accorded ex-post-facto approval/endorsement to the recommendations which have already been accepted and sent to the Land Acquisition Officer for declaration of the award, looking to the urgency of the matter.

Item 14: De-acquisition of 0.98 Hectare Private Khatadari Land of Village Kukas, Distt. Jaipur.

The consideration of the agenda note was deferred with a note that a site report be obtained from District Collector, Jaipur.

Item 15: Handing over 12.65 acres (51198 sq. meter) encroached land of Industrial Area Phase- IV, Pali to Nagar Parishad, Pali.

The Committee discussed the agenda and also perused the report of the Committee headed by Commissioner Industries. The Committee also noted that total 17 court cases are pending in the lower courts/Rajasthan High Court, Jodhpur, out of which stay has been granted in 12 cases. After detailed discussions, and looking to the fact that numerous encroachments have been done on the referred land by constructing boundary walls or small rooms, the Committee accorded approval for handing over land measuring approximately 12.65 acres (i.e. 51198 sqm.) situated at industrial area, phase-IV, Pali to Municipal Council Pali, on payment of cost of acquisition along with interest @ 16% p.a. thereon from the date of acquisition of land till the date of payment by Municipal Council, Pali on the analogy of earlier decision taken by the IDC on identical issues.

Item 16: Building parameters of plots allotted to Orient Crafts Ltd. at industrial area Pathredi (Bhiwadi) for building dormitories for its workers.

The Committee discussed the agenda and accorded ex-post-facto approval for prescribing FAR of 1.67 (equivalent to residential plot), for two plots allotted to Orient Craft Ltd. at industrial area Pathredi, for building dormitories for its workers as per the norms of residential use in the RIICO Disposal of land Rules 1979 (amended). The parameters as regards to ground coverage, proper provisions for lift, parking etc. be examined and dealt with by a Sub-group of Advisor (Infra) and Addl. Chief Engineer before communicating the decision to the company.

Item 17: Allotment of old dispensary building at industrial area Basni, Jodhpur to Apparel Training Design Centre (ATDC).

The Committee discussed the agenda and accorded approval for:

- 1) Allotment of old dispensary building at industrial area Basni to ATDC for setting up of SMART Training Center (Schemes for Manufacturing Apparels through Research and Training) on the similar terms and conditions as approved by the BOD in the case of allotment of built-up space at CFC Building, SEZ-II, Sitapura, Jaipur.
- 2) Authorizing the Managing Director to allot the built up space to ATDC for setting up such SMART Training Center in other RIICO industrial areas on the similar terms and conditions in light of the announcement made by the Hon'ble Chief Minister in his budget speech.

The Committee also authorized the Managing Director to allot built-up space to ATDC for setting up other Training Centers, in RIICO Industrial Areas, on similar terms and conditions. MD may also put up the list of other Government Departments/Organisations to which similar authorization is required.

Item 18: Case of Center for Community Economics and Development Consultant Society, Industrial Area, Sitapura, Jaipur.

The Committee discussed the agenda in detail and directed that a general policy decision be taken in the matter for which an agenda note be placed in the next meeting.

Item 19: Allotment of land for setting up of facility of Center of Excellence for Test and Calibration of large area Solar Photo Voltaic Panels and Telecom Equipments at Industrial Area Ajaymeru Palra, Ajmer.

The Committee discussed the agenda and accorded ex-post-facto approval for:

- 1) Allotment of 5 acres land comprising of plot No.E-295, E-296, D-297 to D-299 measuring 5 acres (20,000 sqm.) to Director General, Department of Information & Technology, GoI, New Delhi for setting up of Center of Excellence on a token amount of Rs.1/-. The allottee will have to pay the Economic Rent annually as per rules. The service charges will not be leviable.
- 2) Bearing the expenses by RIICO towards stamp duty & registration charges of the new lease deed to be executed in favour of M/s.J.P. Industries due to exchange of plot from plot No.E-295 to F-220 & F-221.

Item 20: Case of M/s. Karambhoomi Estates, Jaipur for execution of lease deed of allotted land measuring 13 acres at Industrial Area, Akhera Doongar, Jaipur.

The consideration of the agenda item was deferred.

Item 21: Allotment of alternative industrial plot to M/s. Monica Print at Industrial Area Balotra, Phase III (Extension).

The consideration of the agenda item was deferred.

Item 22: Relaxation of ground coverage of industrial plot allotted to Nippon Express (India) Pvt. Ltd. at New Industrial Complex (Majarakath) Neemrana, Distt. Alwar – Ex post facto approval.

The Committee discussed the agenda and accorded ex-post-factor approval for allowing ground coverage of 45.89% (in place of 35%), with 0.498 FAR, looking to the nature of operation of this logistic company as it is not in a position to construct multistory building as they handle heavy components, parts, products etc.

Item 23: Case of M/s. Krishna Enterprises, Plot No. J-6, V.K.I.A., Jaipur regarding permission for sub-division of vacant plot.

The Committee discussed the agenda and accorded approval for:

- 1) Granting time extension for payment of balance outstanding development charges with interest under rule 23(A)(iii). Time extension for commencement of production activity under rule 23-C(3) of RIICO Disposal of Land Rules, 1979, on the sub-divided plots upto 31.5.2012 to Shri Aditya Jaipuria and upto 31.12.2012 to Smt. Sita Goel as per their request on payment of retention charges as per the rules, on submission of undertaking regarding time schedule.
- 2) Permission for transfer of vacant plot (part) sold by the original allottee to Smt. Sita Goel on dated 11.08.2006 (299 sqm.) and remaining area of plot measuring 891.59 sqm. to Shri Aditya Jaipuria on dated 21.01.2008.
- 3) Permission for transfer of vacant plot measuring 201.45 sqm. sold by Sh. Aditya Jaipuria to Smt. Sita Goel vide sale deed dated 7.3.2011.
- 4) Permission for sub-division of plot, relaxing the provision of Rule 17(B) (i) and (ii) since sub-division is requested of vacant plot and as finally the area with the respective purchaser is more than 500 sqm.

Item 24: Permitting interest free quarterly installments for payment of balance 75% cost of land – Case of M/s. G.N. Industries, Proprietor Sh. Heeralal Ganesh Raj Bansali, Industrial Area Balotra.

The Committee discussed the agenda and accorded approval to allow payment of balance 75% development charges in 19 interest free quarterly installments towards allotment/regularization of about 1993 sqm. land in favour of the applicant Shri Heera Lal Ganeshraj Bhansali, at industrial area Balotra, as a special case, by relaxing the provision of the relevant rule which otherwise provides payment of 75% development charges in 19 interest bearing quarterly installments.

Item 25: Permitting exchange of plot at industrial area Karauli – Case of Smt. Janki Devi, Plot No. F-133(A) at industrial area Karauli.

The Committee discussed the agenda and accorded approval for withdrawal of cancellation of allotment/forfeiture of 10% deposit amount, exchange of plot No.F-133 (A) with another plot No.G1-36 measuring 1504 sqm. at industrial area Karauli in favour of Smt. Janki Devi subject to the condition that the applicant will withdraw the court case filed against RIICO, before allotment of the alternative plot. The other terms and conditions as regards to commencement of production, payment of dues etc. shall be reckoned from the date of allotment of alternative plot.

Item 26: Agenda in reference of item No.30 of IDC meeting held on 4.5.2011 regarding approval of taking up works by RIICO related to development of logistic park and ICD at Bikaner.

The Committee noted the position as brought out in the agenda note. It was also decided to send a DO letter from Chairman to CMD, RSIC.

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

Item 27: Approval of the recommendations of the Committee with respect to market rate of private land under acquisition for upcoming industrial area – Patikhiya (Sri-Ganganagar).

The Committee perused the report of the constituted Committee and accorded approval to the same and directed to make it available to the Land Acquisition Officer for declaration of the award.

Item 28: Considering request for allotment of land to set up a Design Institute at industrial area Ramchanderpura, Jaipur by relaxing the provisions of Rule 3(E) of RIICO Disposal of Land Rules.

The Committee discussed the agenda in detail. The Committee also perused the project report, profile of the promoter, company and the design institute proposed to be established at Jaipur at an investment of Rs.21.20 crore. After detailed discussions, the Committee accorded approval for preferential allotment of approx. 11000 sqm. land at industrial area Ramchanderpura, Jaipur to Harmony Systems Pvt. Ltd. to set up a design institute, at the rate applicable for allotment to educational institute, by relaxing the provisions of Rule 3(E) of RIICO Disposal of Land Rules, as a special case, looking to the credentials of Shri Rathore as internationally renowned designer.

The Committee also formed a Sub-group of Commissioner Industries, Commissioner (Inv. & NRI) and MD to frame a policy and laid down the norms for allotment of land to set up Vocational Institute/Skill Development Centres.

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

CHAIRMAN

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