

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **27th October 2014 at 5.30 P.M.**

PRESENT:

Shri C.S. Rajan	Chairman
Smt. Veenu Gupta	Managing Director
Shri Vinod Ajmera	Commissioner Industries
Shri Madhusudan Sharma	MD RFC

Shri D.K. Sharma, Secretary was in attendance. Shri Prakash Tekwani, Financial Advisor, Shri Lalit Kumar, Advisor (Infra), Shri Sravan Bagadia (OSD- EM), 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 Alok, Secretary Energy and Dr. Prithviraj, Ex-Commissioner (Investment & NRI).

Item 1: Confirmation of the minutes of the last meeting of the Committee held on 7th October, 2014.

The minutes of meeting held on 7th 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 7th October , 2014

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

Item 3: Concept Paper regarding pollution control measures in industrial areas.

The Committee discussed the Concept Paper on ‘Pollution Control Measures in industrial areas’ and observed that it has brought out the issues in detail. There is a need for drawing out a concrete action plan for implementation to address these complex issues.

The Committee felt that a statutory mechanism for establishment/management of CTEP’s is a must, therefore, it was suggested that a committee headed by Commissioner (Industries) and comprising representatives of RSPCB and RIICO may be constituted to

frame draft Common Effluent Treatment Plant (CEPT) Act. This Committee shall also address issues related to:

- i. Various funding options for seeking contribution from several stakeholders including Central Govt/State Govt/RSPCB/RIICO/Entrepreneurs etc.
- ii. Various management models for setting up, operation and maintenance of CEPTs spearheaded by Trust/Society/RIICO/PPP etc.

Item 4: Ex-post-facto approval of the decision taken by the management to grant time extension for payment of balance 75% cost of land without interest to the allottees of Apparel Park, Mahal, Jaipur .

The Committee discussed the agenda and accorded ex-post-facto approval to allow further 3 months time period to all the allottees of Apparel Park to deposit balance 75% cost of land without interest.

Item 5: Approval for setting up of the Ceramic Zone in District Ajmer & Bhilwara in compliance of Budget Announcement.

The Committee discussed the agenda and accorded in-principal approval for setting up of ‘Ceramic Zone’ on identified 618-13-10 bigha land of village Sathana, Tehsil Vijaynagar, District Ajmer and 500-05-00 bigha land of village Ukhalia, Tehsil Hurda, District Bhilwara subject to verification of good quantity and quality water in the proposed areas. The Committee also accord approval for getting allotment of above mentioned government land in favour of the Corporation.

Item 6: Proposals for revision in the existing rate of allotment of undeveloped industrial areas.

The Committee discussed the agenda and observed that the rate of allotment of developed and undeveloped industrial areas were fixed at par without considering the fact that in past, there was huge difference between the rate of allotment of developed and undeveloped industrial areas. The Committee decided in principle that the rate of allotment of undeveloped industrial area should not be more than 50% of the adjoining developed areas. In view of above, the Committee accorded approval for downward revision in the existing rates of allotment of undeveloped industrial areas as under:

Sr. Nos.	Name of industrial area	Existing Rate (In Rs. per Sqm.)	Revised Rate (In Rs. per Sqm.)
1	Anupgarh, Ph.-I (UD)	600/-	300/-
2	Sangaria, (TA) (UD)	600/-	300/-
3	Behror, (UD)	3000/-	1500/-
4	Shahjahanpur, (UD)	2500/-	1500/-

The Committee also formed an in-house group of FA, Advisor (Infra.), GM(Tech.) and Secretary to examine and suggest general guidelines for fixing rate of allotment/revision in the rate of allotment of undeveloped industrial areas/ land allotted on undeveloped basis.

Item 7: Case of Enkei Castalloy Ltd., Plot No. SP1-894, Industrial Area, Pathredi.

The Committee discussed the agenda and directed that the promoters of the company be first called, to explain their point of view, and hearing be given at the level of the Managing Director. The agenda may be placed after hearing the promoters of the Company.

With the permission of the Chair the following item was also taken up for consideration.

Item 8: Review of existing policy related to terms of payments of cost of land-Rule 12 of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for allowing payment of balance 75% cost of land in installment of the plots to be allotted for industrial/commercial/residential purpose through auction, as under:

- a. **If the land cost is upto Rs. 1.00 crore:** Balance 75% cost of land will be paid in three equal quarterly instalments with interest (at the rate as may be prescribed from time to time).
- b. **If the land cost is above Rs. 1.00 crore:** Balance 75% cost of land will be paid in seven equal quarterly instalments with interest (at the rate as may be prescribed from time to time).
- c. **Other terms and conditions shall be as under:**
 - (i) The first installment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121st day of allotment. Fixed dates for payments of installment with interest shall be 31st March, 30th June, 30th Sep. and 31st Dec. of the year.
 - (ii) The installment shall be paid on due date (as mentioned above) along with interest calculated on remaining cost of land on due date. In case of default in installment payment, further interest at the rate higher by 2% over & above the normal rate shall be levied on due principal amount of installment from the installment due date to the payment date. While depositing the amount, payable interest shall be adjusted/ deposited first.
- d. The allottee may opt to pay balance 75% cost of land within 120 days of the land allotment for which no interest will be charged.

- e. In case allottee willing to pay the balance 75% cost of land in installments, possession of plot will be handed over after 120 days and upto 150 days from the date of allotment.

The Committee also authorized the Managing Director to allow installment facilities on the above lines for normal allotment of industrial plots in those unsaturated areas which are not fast growing and pace of allotment is very slow. Such changes, if any, will be placed before the IDC for information.

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

CHAIRMAN