

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

**Minutes of** : 3/2018 – Infrastructure Development Committee  
**Venue** : Udyog Bhawan, Jaipur  
**Date** : 30<sup>th</sup> April 2018  
**Commencement/Completion time of meeting** : 3.00 P.M. /4.15 P.M.

**Present :**

Shri Rajeeva Swarup	Chairman & MD
Shri Kunji Lal Meena	Commissioner Industries and Commissioner (Inv. & NRI)
Shri Anoop Khinchi	MD, RFC

All the above directors were present throughout the meeting.

Shri D.K.Sharma, Secretary was in attendance. Ms. Anupama Sharma, Financial Advisor; Shri Vijai Pal Singh, Advisor (Infra.); Shri S.K. Gupta, Sr. DGM (P&D) and Shri Sanjay Waghmare, Sr. Town Planner were also present.

**Quorum:** The Chairman was present. As the quorum was present, the meeting was called to order.

**Notice for calling the meeting was issued in time. The agenda notes were circulated at a notice of less than seven days, therefore, the Directors present in the meeting unanimously agreed to waive the minimum notice period and took up all the items for consideration.**

**Item 1: To note the minutes of the last meeting of the Committee held on 27<sup>th</sup> March 2018.**

The minutes of the last meeting of Committee held on 27<sup>th</sup> March 2018 were noted.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 27<sup>th</sup> March 2018.**

The Committee noted the position brought out in the agenda note. The Committee also noted that office order in respect to Special Scheme for

preferential allotment to Micro Enterprises in Most Backward and Backward Districts has been issued on 30.4.2018.

**Item 3: Clarification regarding decision taken in the IDC meeting dt. 19.10.2011 on agenda item (36) regarding finalization of rate of allotment of 100 acres for Hero Moto Corp. Ltd., land rate fixed provisionally by the IDC vide item (22) dated 21.10.2005, final rate of allotment.**

The Committee discussed the agenda. In pursuance to the proposal made vide Item (36) in IDC meeting dated 19.10.2011, the Committee accorded approval that the provisional rate of allotment of Rs. 500/- per sqm, for earlier allotted 100 acre land, which was fixed by the IDC be converted into final rate of allotment.

**Item 4: Clarification in respect of Rule 17-(B) of the RIICO Disposal of Land Rules, 1979.**

The Committee discussed the agenda and accorded approval for replacement of condition (f) in Rule 17(B) (ii), as follows:

*“(f) If the subdivided plot is proposed to be merged into adjoining plot (with common physical boundary), then same will be allowed by relaxing conditions of minimum size of subdivided plot mentioned in (b) and (c) above, provided that after merger, the size of plot is 500 sqm. or more and the size of the remaining part of the subdivided plot is also 500 sqm. or more. The merged plot shall not be treated / counted as a sub-divided plot on account of the merger.”*

The Committee also accorded approval for insertion of following para in note to Rule 17(B)(ii) after (b) of para (v):

*“(c) However, such plots that were reconstituted after allotment through merger and thereafter sub divided, will be permitted for subsequent sub division if the same is done for the purpose of restoring the plots to the original shape and size as allotted initially by the Corporation.”*

**Item 5: Approval for allotment of 7.535 hectare acquired private land and 5.5394 hectare land belonging to JDA to Hero Moto Corp Ltd. on undeveloped basis for developing facilities of Test Track for two wheelers.**

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

- (i) Allotment of land measuring 7.535 hectare on undeveloped basis to Hero Moto Corp Ltd. @ Rs. 3600/- per sqm. for developing facilities of Hi-Speed Test Track.
- (ii) To allot land measuring 5.5394 hectares, on undeveloped basis, to the captioned company, after taking possession from JDA, @ Rs. 3600/- per sqm. for the same purpose after obtaining a formal undertaking in writing from the Company to the effect that no construction in the form of building or industrial use would be done by the Company on the JDA land and it will be kept open for the purpose of test track only.

**Item 6: To accord permission for making payment of compensation of trees attached to land of village Barkhera which was acquired for industrial area, Karauli.**

The Committee discussed the agenda and accorded approval that payment of trees be made as per present valuation of respective trees/plantations standing at the time of survey carried out by the Committee under the Chairmanship of SDO, Karauli on 28.07.2015. Since, in aforesaid Standing Committee, presently, there is no representation of Horticulture Department for valuation of fruits bearing trees, therefore, it would be appropriate that one representative of Horticulture Department i.e. District Level Officer of Horticulture Department, may also be included in the Standing Committee.

**Item 7: (i) General Policy Decision for allotting developed land to the Khatedars/interested persons in accordance with prevailing policy in lieu of cash compensation of their respective acquired land at Industrial Area Kaharani.**

**(ii) To resolve the issue relating to handing over possession of part allotted land to HSIL, Industrial Area Kaharani.**

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

- (i) Permission for accepting time barred option of khatedar of khasra no. 173 min, land of khasra no. 140 min, 143 min & 78 min total 1.9242, village Mundana for allotting 20% developed residential land and 5% developed commercial land in lieu of cash compensation of his acquired land.
- (ii) Ex-post-facto approval for planning of residential plot measuring 4048 sqm. as per planning already approved by the

management and also accord approval for making allotment of 3848 sqm (20% of 1.9242 hectare) land as per said planning and remaining area would be merged in existing plot no. SP-160(A) planned for hospital purpose. In case, proposal for de-acquisition is declined by the State Government due to one and other reasons, then khatedar will be compensated either by way of allotting 200 sqm. residential land at residential colony at Kaharani or by making cash compensation as per award sheet.

- (iii) Permission to accept time barred applications/options of the khatedars/interested persons, received till date for allotment of 25% developed land in lieu of cash compensation of their respective acquired land, who did not submit their written options within prescribed time limit as mentioned in the concerned award issued by LAO.
- (iv) In other identical nature of cases wherein physical possession of acquired land could not be taken by the LAO at site and not handed over to RIICO and RIICO is also not able to dispose planned plots in industrial area Kaharani, an offer for inviting request/written options for allotting 25% developed land as per prevailing policy of the State Government/ RIICO may be given to such khatedars and adequate land as per recent decision of the IDC dt. 27.03.2018 would be allotted to them in lieu of cash compensation of their respective acquired land and these offers would be accepted up to a particular date which may be decided by the Managing Director.
- (v) Apart from the Kaharani Industrial Area in light of earlier decision of IDC taken in its meeting held on 09.09.2015 for remaining industrial areas in which land has been acquired for RIICO in recent past but time limit for submitting options by the khatedars/interested persons as per award has already been lapsed, in respect of such cases where litigation is pending and RIICO is facing problem due to such pending litigation, it was decided that an offer for inviting request/written options for allotting 25% developed land as per prevailing policy of the State Government /RIICO may be given to such Khatedars and adequate land as per recent decision of the IDC dt. 27.03.2018 would be allotted to them in lieu of cash compensation of their respective acquired land and these offers would be accepted up to a particular date which may be decided by the Managing Director.

- vi) Matter be referred to the State Government for according approval to seek options from the khatedars/interested persons for allotting 25% developed land, as per prevailing policy, in lieu of cash compensation, wherever the stipulated period to give option has expired as per the award subject to condition that they have not received cash compensation towards their respective acquired land and they will hand over physical possession at site to LAO/RIICO and also withdraw their court cases filed in this regard, if any.

**Item 8: Regularization of sub-division of plot in case of Jyoti Stone Industries, Bayana, Distt. Bharatpur.**

The Committee discussed the agenda and accorded relaxation in the provisions for allowing transfer of plot no. G1-59 in favour of Shri Kamal Singh by condoning the intermediate sub-divisions and sale/purchases (or area less than 500 sqm) since the plot is restored to its original shape and size. The permission is accorded by imposing the full charges for regularization as under:

1. Subdivision and transfer charges for 1<sup>st</sup> transaction which is permissible under rule.
2. One time transfer charges on full plot area (600 sqm) on consolidated basis.

As this case is not a case of fragmentation but a case of consolidation, so that a larger plot is constituted this case was decided as a special case and it shall not form precedence.

**Item 9: Case of M/s. Shri Ram Industries related to exchange of allotted plot at industrial area Mandore, Jodhpur – earlier IDC decision dated 29.05.2012.**

The Committee discussed the agenda in detail. The Committee observed that the plot was allotted through auction in 2005 and the allottee had deposited only 25% premium of the land of the then allotment rate (i.e.. Rs. 351 psqm.) and balance 75% premium which was required to be deposited within 60 days from the date of allotment has not been deposited till date, therefore, physical possession was never handed over to the allottee. Construction of boundary wall was also illegal. The prevailing rate of allotment of industrial area Mandore is Rs. 2000/- per sqm. whereas in the latest auction of plots done on 22.11.2017 bids in the range of Rs.9073/- to Rs.9721/- per sqm. were received against the reserve price of Rs.7000/- per sqm. The area is saturated and as per the

then applicable rules, exchange of plot was also not permissible in saturated industrial areas.

In view of above, the Committee reviewed its earlier decisions and decided that M/s. Shri Ram Industries be given following two options:

- i. To get an alternate land measuring about 14000 sqm at I/A Mandore, Jodhpur, in a block of 10 nos. of industrial plots (having total area of 19086 sqm.) at highest auction rate received in last one year. 25% land premium deposited at the time of allotment in the year 2005, together with interest payable on such deposit @ 6% p.a. as per the Corporation's rules, will be adjusted against the value of proposed alternate land now offered.
- ii. In case, the captioned allottee does not wish to seek allotment of alternate land then 25% land premium deposited by them at the time of allotment, together with interest payable on such deposit @ 6% p.a. as per the Corporation's rules, be refunded.

**The Committee noted that following agenda items were placed on the table with the permission of the Chair, therefore, the Directors present in the meeting unanimously agreed to waive the minimum notice period, took up these items for consideration and approved unanimously.**

**Item 10: RIICO building Regulations -2018 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules-1979).**

The Committee discussed the agenda. A power point presentation was given before the Committee highlighting significant amendments/ insertions in the Building Regulations. The Committee accorded approval to RIICO Building Regulations-2018, as annexed at Annexure-A to the agenda note, which will replace the existing Building Regulations as provided in RIICO Disposal of Land Rules 1979.

**Item 11: Correction in the language of sub-rule 3(8) of Rule 3(W) of RIICO Disposal of Land Rules, 1979 regarding rate of allotment.**

The Committee discussed the agenda and accorded approval for amendment to sub rule 3(8) of Rule 3(W), of RIICO Disposal of Land Rules, 1979 and the amended rule will be as follows:

“Allotment will be considered on highest auction rate received for industrial plot in the saturated industrial area concerned, in last one

year or prevailing rate of allotment of the industrial area, whichever is higher.

If no auction rate is available for last one year, then the highest auction rate received in the preceding period, but not more than five years old, and, in such case that rate be updated by adding 14% interest per annum up to the date of allotment.

If no auction has been conducted in the industrial area or the auction was done 5 years prior to the date of receiving application, then the rate of allotment shall be fixed by the reserve price fixation committee headed by MD.

In unsaturated industrial area, rate of allotment will be the prevailing rate of allotment of the industrial area concerned.”

The Committee further observed that the provision of adding 14% interest per annum, in context of prevailing interest rate, is far too high and may distort the rate, especially in view of sluggish demand and land prices in recent years. This may be examined in the drafting of the new Rules.

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

**CHAIRMAN**

**Place: Jaipur**  
**Date: 11.05.2018**