

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

**MINUTES OF Meeting of Sub-Committee constituted for considering preferential allotment of land under Rule 3(W) of RIICO Disposal of Land Rules, 1979.**

**VENUE : BOARD ROOM, RIICO**

**DATE & TIME : 10<sup>th</sup> Oct., 2012 at 10.00 A.M.**

**PRESENT :**

Shri Yaduvendra Mathur	CMD, RFC
Shri Rajesh Yadav	Commissioner, Industries
Shri Naveen Mahajan	MD, RIICO
Shri Siddharth Mahajan	Commissioner (Inv. &NRIs)

**Also Present:**

Advisor (Infra), F.A., GM (BP), Addl.C.E., OSD (EM), Sr.RM(P&D) (SKS/SKG/KCS), RM (P&D) (GKS), & Unit Head Bhiwadi-I were also present.

**Case No.1 : Allotment of land to M/s HNB ASIA at Industrial Area Ramchandrapura, Jaipur.**

**Decision:**

The committee observed that the proposed fixed capital investment of the company is only Rs. 2.96 crores which is less than minimum required fixed capital investment of Rs. 10.00 crores in case of NRI/PIO/FDI/OCB. Representative of applicant was also heard. The Committee observed that the application is not fulfilling the investment criteria therefore, decided that it is not considerable for preferential allotment under rule 3(W) and hereby rejected.

**Case No. 2: Allotment of land to M/s Sunshine Automotives at Industrial Area Ramchandrapura, Jaipur.**

**Decision:**

The committee observed that the proposed fixed capital investment of the company is only Rs. 8.62 crores which is less than minimum required fixed capital investment of Rs. 10.00 crores in case of NRI/PIO/FDI/OCB. The Committee observed that the application is not

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fulfilling the investment criteria therefore, decided that it is not considerable for preferential allotment under rule 3(W) and hereby rejected.

**Case No. 3: Allotment of land to M/s Shri Siddheswar Gums Pvt. Ltd. at Ramchandrapura, Jaipur**

**Decision:**

The committee discussed, heard the representative of applicant and decided as under:-

- (i) To allot Plot No. SP-2033 measuring 17500 sqm. (approx.) at Industrial Area Ramchandrapura, Jaipur at prevailing rate of allotment.
- (ii) The allotment is subject to the condition that the applicant will deposit remaining entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 34.08 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (viii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No. 4: Allotment of land to Faith Machines Pvt. Ltd. at Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The committee discussed, heard the representative of applicant and decided as under:-

- (i) Required size of plot (8000 sqm.) is not available, therefore, committee decided to allot part land of Plot No. SP-2-260 measuring 8000 Sqm.



- (approx.) at Industrial Area Kaharani, Bhiwadi at prevailing rate of allotment.
- (ii) The allotment is subject to the condition that the applicant will deposit entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
  - (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
  - (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
  - (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
  - (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 46.40 crores as mentioned in the application. The company will also not be allowed to change the product.
  - (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
  - (viii) An undertaking for the above condition will be taken before issuing formal allotment

**Case No. 5: Allotment of land to M/s Host Remedies Pvt. Ltd. at Industrial Area Manda, Jaipur.**

**Decision:**

The Committee discussed, heard the representative of applicant and decided as under:-

- (i) The committee decided to allot Plot No. F-172 measuring 3012 sqm. (approx.) at Industrial Area Manda, Jaipur at prevailing rate of allotment.
- (ii) The allotment is subject to the condition that the applicant will deposit entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level..
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.

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- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 26.42 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (viii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No. 6: Allotment of land to M/s Super Sulz Pvt. Ltd. at Industrial Area, Raila, Bhilwara.**

**Decision:**

The Committee discussed, heard the representative of applicant and decided as under:-

- (i) The committee decided to allot Plot No. G-96 to G-101 measuring 12718 sqm. (approx.) at Industrial Area Raila, Bhilwara at prevailing rate of allotment.
- (ii) The allotment is subject to the condition that the applicant will deposit entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level..
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 28.43 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (viii) An undertaking for the above condition will be taken before issuing formal allotment.



**Case No. 7: Allotment of land to M/s URB India Bearing Factory & Trade Pvt. Ltd. at Industrial Area Abu-Road.**

**Decision:**

The Committee discussed and heard the representative of the applicant company. The Committee decided to defer the case for want of Quotations for Plant and Machinery and Misc. Fixed Assets, justification for required land and details of construction to be made with estimates duly certified by Chartered Engineer/ Valuer.

**Case No. 8: Allotment of land to M/s Lohiya Starlinger Pvt. Ltd. at industrial area Kaharani.**

**Decision:**

The Committee discussed and heard the representative of Applicant Company. The Committee decided to defer the case for want of Quotations for Plant and Machinery duly signed, plant capacity and land availability for each of its existing plants in order to justify the land requirement and detailed costing for buildings duly certified by Chartered Engineer / Valuer.

**Case No. 9: Allotment of land to M/s Aerobok Shoe Pvt. Ltd. at Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The Committee discussed, heard the representative of applicant company and decided as under:-

- (i) To allot Plot No. SP-6 (G) measuring 16500 sqm. (approx.) at Industrial Area Kaharani, Bhiwadi at prevailing rate of allotment. (As per latest information of vacant plots furnished by Unit Head, Bhiwadi-I).
- (ii) The allotment is subject to the condition that the applicant will deposit entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drain.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level..
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of



- Rs. 44.20 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
  - (viii) An undertaking for the above condition will be taken before issuing formal allotment

**Case No. 10: Allotment of land to M/s Nidhi Kamal Automobiles Pvt. Ltd. at industrial Palra, Ajmer.**

**Decision:**

The Committee discussed, heard the representative of the applicant company and decided as under:

- (i) To allot Plot No. B-302, B-303 & B-304 measuring 22,000 sqm. (approx.) at Industrial Area Palra, Ajmer at prevailing rate of allotment. Re-planning will be done accordingly.
- (ii) The allotment is subject to the condition that the applicant will deposit the balance 75% land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drain.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 22.75 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (viii) An undertaking for the above condition will be taken before issuing formal allotment



**Case No. 11: Allotment of land to M/s Eastern Polycraft Industries Ltd. at Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The Committee discussed, heard the representative of the applicant company and decided as under:-

- (i) To allot Plot No. A-48 measuring 12000 sqm. (approx.) at Industrial Area Kaharani, Bhiwadi at prevailing rate of allotment. (As per latest information of vacant plots, furnished by Unit Head, Bhiwadi-I).
- (ii) The allotment is subject to the condition that the applicant will deposit the entire land price within 60 days from the date of allotment as agreed by the applicant before the committee.
- (iii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iv) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (v) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (vi) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 27.06 crores as mentioned in the application. The company will also not be allowed to change the product.
- (vii) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (viii) An undertaking for the above condition will be taken before issuing formal allotment

**Case No. 12: Time extension cases for commencement of production activity.**

- (I) **Fin Project India Pvt. Ltd. , Industrial Area Sitapura, Jaipur**
- (II) **Brothers Fine Garments Pvt. Ltd., Industrial Area Bijaynagar, Ajmer.**

**Decision:**

The Committee discussed the proposals and observed that 2 years time period for commencement of production activity is given as per rule 3(W) of RIICO Disposal of Land Rules, 1979. In view of the above provision in the rule, the committee decided to allow 2 years time period for commencement of production activity from the date of allotment without paying any additional amount/ penalty.

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**Case No. 13: Case of M/s Shera Infra Power Projects Pvt. Ltd., Industrial Area Khatushyamji, Distt. Sikar.**

**Decision:**

The Committee discussed the matter and observed that the land measuring 30,000 sqm. has been allotted to the company and possession of 28000 sqm. (approx.) is available with the allottee. Remaining land of the plot is presently under litigation. Representative of the applicant was also heard by the Committee. It was also apprised to the Committee that in available utility area, the required working shed can't be constructed. The Committee asked RIICO to relax the setbacks to maximum possible extent and then check as to whether available utility area after relaxing the set back is adequate for the project or not. If not so, the Committee authorized MD, RIICO to allot additional land required for implementation of the project of the company. However, said additional land will be allotted on prevailing rate of allotment of the industrial area and entire land cost shall be deposited within 60 days from the date of issuance of demand letter.

The committee also decided to allow two years time period for commencement of production activity from the date of getting complete physical possession of the allotted plot.

**General Observations:**

1. The committee is of the view that the applications for preferential land allotments should also be got examined from Appraisal cell.
2. The committee is of the view that RIICO may go for allowing zero setbacks in industrial plots as is being adopted in other countries.

**Commissioner (Inv. & NRIs)**

**Managing Director, RIICO**

**Commissioner, Industries**

**Chairman & Managing Director, RFC**