

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

**MINUTES OF** : **Infrastructure Development Committee**  
**VENUE** : **Udyog Bhawan, Jaipur**  
**DATE & TIME** : **24<sup>th</sup> May 2013 at 4.15 P.M.**

**PRESENT :**

Shri Sunil Arora	Chairman
Shri S.K. Agarwal	Principal Secretary Energy
Shri Rajesh Yadav	Commissioner Industries
Shri Naveen Mahajan	Managing Director, RIICO and officiating as Commissioner (Inv. & NRI's)

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahay, Financial Advisor, Shri Chetan Deora, Advisor (Infra) and Shri S.K. Sharma, Sr. RM (P&D) were also present.

**LEAVE OF ABSENCE:**

The Committee granted leave of absence to Shri Yaduvendra Mathur, CMD RFC and Shri Siddharth Mahajan, Commissioner (Inv. & NRI).

**WELCOME OF DIRECTOR**

The Committee welcomed Shri S.K. Agarwal, Principal Secretary Energy, on the Board of Directors of the company and expressed hope that the company will again be benefited with his association.

**Item 1: Confirmation of minutes of the last meeting of the Committee held on 4<sup>th</sup> January 2013.**

Amended minutes of the last meeting of the Committee held on 4<sup>th</sup> January 2013, were confirmed and signed by the Chairman.

**Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 4<sup>th</sup> January 2013.**

The Committee noted the position.

**Item 3: To note the resolution passed by circulation regarding allotment of undeveloped land measuring 100 hectares to Shri Nath Mega Texprocess Cluster Pvt. Ltd. for setting up of Textile Park under Bhilwara Powerloom Mega Cluster Scheme.**

The Committee took note of the representation of the applicant/the clearance of the project by Ministry of Textiles of Government of India and directed that a Sub-group of Financial Advisor, Advisor (Infra) and Sr. DGM (Tech) to examine and give a report on the representation dated 14.5.2013 given by the applicant.

**Item 4: Application of Tierra Enviro Pvt. Ltd. received through Single Window Clearance System (SWCS) for allotment of land at Industrial Area, South East Zone (Extension), MIA, Alwar.**

The Committee discussed the agenda note and accorded approval for allotment of a plot of land measuring approx. 28000 sqm. to the captioned company at Industrial Area, South East Zone (Extension), MIA, Alwar at prevailing rate of allotment.

**Item 5: Compliance of budget announcement made by Hon'ble Chief Minister for the year 2013-14.**

The Committee discussed the agenda and accorded approval for:

- (i) Authorizing the Managing Director to approve allotment of land for establishment of Common Effluent Treatment Plant (CETP) for the Textile Industries, at a token price of Re.1/-, in RIICO industrial areas, by relaxing the existing rule to this extent.
- (ii) Approving the Scheme for Production Incentive, applicable to the allottees on continuous production for at least 5 years, as recommended by the in-house group in its meeting held on 16.4.13 (Annex. 'A' to the agenda note), with the following amendments:
  - a. The scheme shall be applicable in respect to all the fresh allotments made on or after 1.6.13.
  - b. 10% of the admissible incentive shall be paid after 3 years and balance 15% after 5 years from the date of commencement of production/activity.
  - c. Any rebate/concession received by the allottee from State/Central Government shall not be adjusted/deducted against the amount of production incentive.
  - d. Production incentive may also be admissible to the transferee of the plot.

**Item 6: Cases of rejected applications received for preferential land allotment from various applicants and remanded by the State Empowered Committee constituted under Single Window Act-2011.**

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

- 1) Land may be allotted to M/s. Jangir Enterprises, M/s. Khalid Industries, M/s. Karim Industries, M/s. Gurunanak Enterprises, M/s. Anand Industries and Mr. Max Confectioner, all NRI applicants, at the respective industrial areas, looking to the fact that all these applicants were eligible for allotment under the then prevailing provision of Rule 3(W) at the time of decision taken in this regard by the Constituted Committee under Rule 3(W).
- 2) To keep on hold the application of M/s Shri Mahesh Industries for allotment of land at I/A Nokha (Ext.) due to non-availability of undisputed planned industrial plot of applied size in this area.
- 3) To reserve land for allotment in favour of M/s. Shri Vinayak Marble & Minerals at I/A Roopangarh subject to verification of minimum investment of Rs.20 crore on fixed capital investment and other eligibility criteria under Rule 3(W), and to open the area for allotment for general public as per rules.
- 4) To reject the applications of M/s. Dhananjay Industries and Jamini Granite Pvt. Ltd., looking to the fact that these applicants are not eligible for preferential allotment under rule 3(W).

The Committee noted that land has already been allotted to Bikaner Food Industries Pvt. Ltd. and Nokha Agrotech Pvt. Ltd. at industrial area Karni(Extn.) Bikaner.

**Item 7: Case of Gujarat Polythelene Pvt. Ltd. and other two similar applicants for allotment of land at Growth Centre, Phase-II, Abu Road.**

The Committee discussed the agenda and accorded approval for allotment of land on preferential basis, under Rule 3(W), in favour of Gujarat Polythelene Pvt. Ltd., M/s. Sonal Polysacks and Mangala Laxmi Industries Pvt. Ltd., at Growth Centre, Phase-II, Abu Road. However, since available vacant land is about 58976 sqm. of plot No.SP-235 and part land of SP-236 in this area, whereas request for allotment is for 1.30 lac sqm. by the cited 3 applicants; the Committee constituted a Sub-group of Managing Director, Financial Advisor, Advisor (Infra) and Company Secretary to scrutinize and decide the area to be allotted to each of them.

**Item 8: Fixing rate of allotment of industrial area Apparel Park, Mahal, Jaipur for allotment to existing applicants.**

The Committee was briefed about the discussions held by the management with the representatives of Garment Exporters Association of Rajasthan on

20.4.13 and written acceptance given by them on the matter. A corrigendum to point No.4(v) of the agenda was also placed before the Committee. After detailed discussions, the Committee accorded approval for:

- (i) Fixing rate of allotment @ Rs.4700/- per sqm. for the purpose of allotment of industrial land to the existing applicants of industrial area Apparel Park, Mahal, Jaipur.
- (ii) Making full allotment to the applicant's upto 2000 sqm., without reduction in the applied area, and deficit in the area may be meet out by reducing proportionately the area of the applicant(s) who had applied for more than 2000 sqm.
- (iii) Allowing three years time period for commencement of production, instead of 2 years, as has been done by RIICO for fresh investors/new allotments. This will require approval of the State Government.
- (iv) Approving decision taken in the meeting held on 20.4.13, as per Annexure 'B' to the agenda note.
- (v) Adopting other applicable terms and conditions as per the directions of the State Government dated 10.9.2012.

**Item 9: Recommendations of constituted 'core group' in the matter of building parameters for industrial and non-industrial plots and also on compounding of unauthorized constructions done by the land allottees in RIICO Industrial Areas.**

The Committee discussed the agenda and accorded approval for amendment in building parameters for industrial and non-industrial building as well as regularization norms for un-authorized construction in industrial and non-industrial building, as recommended by the constituted core group and as also discussed in an in-house meeting held on 1.5.13, as under:

1. Building parameters for industrial buildings in RIICO Industrial Areas:

To frame plot area wise category of plots for prescription of setbacks, instead of setbacks prescribed for standard size of plots, and also suggested setbacks for various category as below:

a. Setbacks for industrial plots based on plot areas:

Plot Area (in sq. meter)	Front (in meter)	Side-I (in meter)	Side-II (in meter)	Rear (in meter)
150 to 249	2.50	1.00	-	1.00
250 to 499	3.00	1.50	-	1.20
500 to 1000	3.00	3.00	-	1.20
1001 to 1500	5.00	3.00	-	2.50
1501 to 3000	5.00	3.00	3.00	3.00
3001 to 4,000	6.00	3.00	3.00	3.00

4,001 to 10,000	6.00	4.00	4.00	4.00
10,001 to 50,000	7.50	4.50	4.50	4.50
Above 50,000	9.00	9.00	9.00	9.00

- b. Apart from Security Room-cum-LT/HT Meter Room, following facilities may also be permitted in set-back area:
- i. D.G. set room in front/side/rear setbacks to the extent of permissible size of Security Room-cum-LT/HT Meter Room.
  - ii. Transformer platform and its shed to the minimum requirement as approved by DISCOM in industrial units whose power connection is 60 HP or more.
  - iii. Other permitted facilities such as Cycle, Scooter & Car shed, Toilet Block and Chowkidar quarter as mentioned in Table No. 3 in RIICO Disposal of Land Rules, 1979. However, a clear passage of 3.6 meters. for movement of fire fighting engines will be required to be left in case of plot having more than 4001 sq. meter for availing the above facilities.
- c. The Committee authorized Commissioner Industries and Managing Director to recommend FAR for industrial plots of different sizes with respect to right of way of road on which plot is located.

2. Applicability of proposed set-backs in the existing industrial areas.

Allottees of the existing industrial areas may also be allowed to opt the above proposed setback norms in toto, subject to condition that the existing allottee of plot area more than 4001 sq. meters will leave clear passage of 3.6 meters for movement of fire fighting engine. The building parameters as applicable to IT & ITeS plot and Gem & Jewellery will be same.

3. Regularization of unauthorized construction in Industrial plots:

Consideration of this part of agenda was deferred.

4. Building parameters for non-industrial buildings in RIICO Industrial Areas:

- a. Building regulations/building byelaws are applicable in urban areas of Rajasthan are for the entire area under the jurisdiction of the concerned authority/local body including Industrial Areas (RIICO Industrial Areas and other Industrial areas). These Building regulations/building byelaws provide procedure for building approval and parameters for all uses except industrial use.

- b. Therefore it was decided to adopt JDA Building regulations for Non-industrial buildings in RIICO Industrial Areas in Jaipur District and Rajasthan Building Regulations-2010 for class-I cities including Bhiwadi and Local body (urban area) Building Regulations for less than one lacs population issued by the state govt.
  - c. List of class-I towns on the basis of census-2001 is annexed as annexure 'D' to the agenda note.
5. Regularization of unauthorized construction in non-industrial plots

Consideration of this part of agenda was deferred.

**Item 10: Allotment of 11600 sqm land to Bhiwadi Jal Pradushan Nivaran Trust (BJPNT) for upgradation of existing CETP Bhiwadi and approval of Draft Memorandum of Understanding for operation and maintenance of CETP Bhiwadi.**

The Committee discussed the agenda and accorded approval for:

- i) Issuance of an administrative and financial sanction of Rs.522 lac for making payment to UIT, Bhiwadi against allotment of 11600 sqm. land to the Corporation under the development scheme of industrial area, Bhiwadi.
- ii) Allotment of 11600 sqm. land to BJPNT, for capacity up-gradation of CETP to 15 NLD, at token price and handing over possession of this land to BJPNT.
- iii) Approval of draft MoU to be executed between RIICO and BJPNT for operation & maintenance of CETP, Bhiwadi.
- iv) Authorizing Unit Head, Bhiwadi-I to execute the MoU on behalf of the Corporation.

**Item 11: Administrative Sanction for development of new Industrial Area, Dhanodi, Jhalawar.**

The Committee discussed the agenda and accorded approval for administrative sanction for development of new industrial area, Dhanodi, Jhalawar, at an estimated cost of Rs.1319.15 lac, as per the cost sheet at Annexure-I to the agenda note.

**Item 12: Administrative Sanction for development of new Industrial Area, Bijoliya, Bhilwara.**

The Committee discussed the agenda and accorded approval for administrative sanction for development of new industrial area, Bijoliya, Bhilwara, at an estimated cost of Rs.1812.47 lac, as per the cost sheet at Annexure-I to the agenda note.

**Item 13: Revision in the administrative sanction of Industrial Area Phase-IV, Bhilwara and revision of rate of allotment.**

The Committee discussed the agenda and accorded approval for revising existing Administrative Sanction of Industrial Area Phase-IV, Bhilwara from Rs.727.00 lac to Rs.1503.43 lac. The Committee decided not to recover the incidence of enhanced land compensation from the allottees of the area.

**Item 14: Approval of the recommendations of the Committee with respect to market rate determination of private land under acquisition for Railway siding up-to proposed plant of Ultra Tech Cement Limited at Tehsil-Nawalgarh (Jhunjhunu).**

The Committee discussed the agenda and accorded approval to the recommendations of the Committee dated 24.12.12 and forwarding it to the Land Acquisition Officer for declaration of the award.

**Item 15: Ex-post-facto approval for allotment of 25% (20% residential+5% commercial) developed land to the khatedars in lieu of cash compensation against their 1.28 hectare land under acquisition for expansion of industrial area Kukas (Jaipur).**

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

- (i) The allottee company (i.e. Hero Moto Corp Ltd.) be allowed to surrender land to the extent of requirement for allotment of 25% developed land to the khatedars/interested persons in lieu of cash compensation for 1.28 hectare land under acquisition and land required for road, services, etc.
- (ii) Land area which will be surrendered by the allottee company be reduced from the total allotted area and revised allotment letter and site plan be issued.
- (iii) Allotment of 25% developed land to the khatedars/interested persons, as per present policy of the State Government/RIICO in lieu of cash compensation of their acquired land, out of the land being surrendered by the allottee company for said purpose for which LAO has already been informed to keep provision in award.

**Item 16: Ex-post-facto approval for acquisition of 131.09 hectares private khatedari land consequent upon creation of new revenue village Bharala from existing revenue Village-Mahawa, Tehsil-Neem Ka Thana, District-Sikar.**

The Committee discussed the agenda and accorded ex-post-facto approval for acquisition of 131.09 hectare private land and allotment of 128.28 hectares government/pasture land of village – Mahawa & Bharala, Tehsil-Neem Ka Thana (Sikar).

**Item 17: De-acquisition of 2 Bigha 10 Biswansi private khatedari land of Village-Rampura Mewatiyan, Tehsil-Beawar, District-Ajmer.**

The Committee discussed the agenda and accorded approval for recommending to the State Government for de-acquisition of 2 Bigha 10 Biswansi private khatedari land of khasra nos.212, 213 and 214 of village-Rampura Mewatiyan, Tehsil-Beawar, District-Ajmer, in view of the fact that surrounding land has already been de-acquired and this land is located at extreme corner towards north side of the area and not connected with existing area in any manner.

**Item 18: De-acquisition of 20 Bigha 6 Biswa private khatedari land of khasra no. 1861 of Village & Tehsil-Osian, District Jodhpur.**

The Committee discussed the agenda and accorded approval for recommending to the State Government for de-acquisition of 20 bigha 6 biswa private khatedari land of khasra No.1861 of village and Tehsil Osian, District Jodhpur, looking to the fact that proposed adjoining government land may not be allotted for development of industrial area as the same has been reserved as forest and this chunk may not be used for developing a new industrial area.

**Item 19: Reservation of industrial land at industrial area Ghiloth in favour of HSIL Ltd.**

The Committee discussed the agenda and noted that the captioned company has proposed to set up a Vitreous China Sanitary ware project with an investment of about Rs.250 crore and is expected to provide employment to 800 persons. In this background, the Committee accorded approval for reservation of 37.5 acre land in favour of HSIL Ltd. at I/A Ghiloth, as per rules.

**Item 20: Allotment of built up space admeasuring 3056.49 sq.ft. in CFC building Sitapura to Apparel Training & Design Centre (ATDC).**

The Committee discussed the agenda and accorded approval for time extension of 3 years for lease of built up space admeasuring 3056.49 sq. ft. in CFC building Sitapura in favour of Apparel Training & Design Centre (ATDC), on the same terms and conditions of lease agreement earlier executed with ATDC.

**Item 21: Request for change of land use of part of industrial plot no. G1-47 & 48 to Petrol Pump use at Industrial Area Sitapura allotted to M/s. Prem Garments.**

The Committee discussed the agenda and accorded approval for change of land use of part of industrial plot (measuring 880 sq. mtr.) No.G1-47 & 48 at Industrial Area Sitapura for Petrol Pump use by relaxing the condition of minimum road width from 24 mts. to 18 mts. in this case.



**Item 22: Request of Super Gold Suitings Pvt. Ltd., Bhilwara for allotment of an alternative land in lieu of encroached land and land under irrigation canal.**

The Committee discussed the agenda and accorded approval for:

- (a) Allotment of about 5 bigha of un-developed land under khasra No.619/1 of village Mandapiya to Super Gold Suitings Pvt. Ltd., in lieu of the deficit land area, for their ongoing industrial project of synthetic fabric.
- (b) As against 14076.61 sqm. deficit land area, since 12,650 sqm. (5 bighas) land area is being considered for allotment as an alternative land in the shape of the above said khasra, therefore, for the balance land area measuring about 1426 sqm., the development charges deposited may be refunded as per rules. Suitable amendment in lease deed & land details will be done by unit office concerned.
- (c) Allowing setbacks treating the earlier allotted land in four parts, as at site land is physically divided in four parts. Setbacks for all four parts will be decided as per their size/land areas provided in rules.

**Item 23: Case of M/s. Global Art Exports, Industrial Area Sitapura, Jaipur regarding allotment of adjoining land.**

The consideration of the agenda item was deferred with a note that a Sub-group of Board comprising Principal Secretary Energy, Commissioner Industries and MD RIICO to examine the request in more detail and recommend.

**Item 24: Case of Purohit Polytech Pvt. Ltd., Plot No. F-167(D), Industrial Area Kaladera – request for allotment of additional land.**

The Committee discussed the agenda and accorded approval for allotment of additional land measuring 77 sqm., as per the policy approved by the Committee in its meeting held on 4.1.13, and to adjust the excess service charges and interest paid by them for the period 1997 to 2005 towards cost of additional land.

**Item 25: Case of M/s. ORS Traders, Plot No. H1-77, Industrial Area SKS, Reengus, Sikar for restoration of cancelled plot.**

The Committee discussed the agenda and accorded approval for restoration of cancelled plot No.H1-77, I/A SKS Reengus, Sikar in favour of M/s. ORS Traders. The Committee also desired that a full enquiry in the matter may be conducted by Commissioner Industries.

**Item 26: Case of the Education Committee of The Maheshwari Samaj (Society), Plot No. SPL-224, Industrial Area Bagru (Extn.), Phase-II, Jaipur – regarding permission for running a day boarding school.**

The Committee discussed the agenda and accorded approval for allowing the applicant to establish a day boarding school in place of a Technical Institute/Engineering College, on the allotted plot at industrial area Bagru (Ext.), Phase-II, Jaipur.

**Item 27: Case of Sanjay Shiksha Samiti, Plot No. IS-2018, at Industrial Area Ramchandrapura, Jaipur regarding reduction in rate of allotment and to allow rebate of large size plot in the rate of allotment.**

The Committee discussed the agenda and accorded approval for allowing rebate of large size plot in the rate of allotment @ Rs.5500/- psqm. in case of Sanjay Shiksha Samiti, Plot No. IS-2018, at I/A Ramchandrapura, Jaipur, subject to withdrawal of court case and making payment of balance dues as per rules. The request for reduction in rate of allotment was however rejected.

**Item 28: Case of Sanjay Shiksha Samiti, Plot No. ISI-5 Institutional Area, Sitapura, regarding allotment of additional land.**

The Committee discussed the agenda and accorded approval for allotment of additional adjoining land measuring 4473 sqm. (approx.) at Institutional Area, Sitapura @ two times of prevailing institutional rate of allotment or the highest auction rate received for institutional plot updated by adding 14% interest per annum, whichever is higher. This is subject to withdrawal of pending court case by the cited Samiti.

**Item 29: Case of M/s. Shiv Dayal, the allottee of Shop Nos. S-30, 31 & 32 at Industrial area R.T.R., Sawaimadhopur regarding regularization of unauthorized possession over additional land and unauthorized construction.**

The Committee discussed the agenda and accorded approval for:

- (i) Regularizing the unauthorized construction over the platform land measuring 15.30 sqm. on payment of compounding fee @ 4 times of the prevailing rate of allotment of the industrial area subject to verification of cost of platform land paid by the allottee. Further, the construction of basement in the platform land and construction made over the first and second floor may be treated as regularized without payment of any additional charges.
- (ii) Allotment of additional land measuring 37.50 sqm. of passage/service area in favour of the applicant for commercial use on payment of cost of land @ 4 times of the rate of allotment of the industrial area as no

auction has been conducted in this industrial area of commercial plots for last 12 years.

- (iii) Restoration of the allotment of the cancelled shop No.S-30 as per prevailing policy/rules.
- (iv) Granting final time extension of one year for completing the construction activity and commencement of commercial activity on allotted shops on payment of retention charges as per prevailing policy.

**Item 30: Case of Shri Khanda Singh, Resident of Village-Ghatal (Bhiwadi).**

The Committee discussed the agenda and accorded approval for requesting the State Government for de-acquisition of land on which Gurudwara and residential house are existing which is part of khasra No.271 of village Ghatal (Bhiwadi).

**Item 31: Case of Smt. Gulab Devi W/o. Shri Chittar Mal relating to acquisition of 1.41 hectare private khatedari land of village-Kukas, Tehsil-Amer (Jaipur).**

The Committee discussed the agenda and accorded approval for allotment of 25% developed (20% residential/industrial + 5% commercial) land in lieu of cash compensation of acquired land in favour of Smt. Gulab Devi, W/o Shri Chittar Mal, at I/A Ramchandrapura (Sitapura Ext.) with approval of the State Government.

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