

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **13th June 2012 at 5.00 P.M.**

PRESENT :

Dr. Purushottam Agarwal	PSI & Chairman and Commissioner (Inv. & NRI)
Shri Rajahans Upadhyay	Commissioner Industries
Shri Yaduvendra Mathur	CMD RFC
Shri Rajendra Bhanawat	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Shri Chetan Deora, Advisor (Infra), Shri Suresh Agarwal, GM(Finance), Shri S.K. Sharma, Sr. RM (P&D) and Shri S.K. Gupta, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE

Leave of absence was granted to Shri Naresh Pal Gangwar, Secretary Energy.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 29th May 2012.

Minutes of the last meeting held on 29th May 2012, were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 29th May 2012.

The Committee noted the position.

Item 3: Regarding General Time Extension to the defaulter allottees of the SEZ, Boranada for starting Production activity.

The consideration of the agenda item was **deferred with the following notes:**

1. A Sub-group of CMD RFC and MD RIICO to review, examine and give recommendation.
2. The issue may be discussed with the office of Development Commissioner, SEZ before the line of action is decided in the matter.
3. Final approval for de-notification of SEZ, Boranada be routed through the State Government.
4. Till that time no general time extension is allowed.

Item 4: Revision/amendment in Administrative Sanction (A.S.) for development of Industrial Area.

The Committee discussed the agenda and **accorded approval to:**

- (i) **Continue to follow present practice of drawing development scheme of an area for revision in existing A.S., if there are changes in existing layout plan.**
- (ii) **Issue new A.S., whenever new additional development works in the existing industrial areas are to be taken up which were not the part of the original scheme. No provisions, overheads and interest will be kept in such cases.**

This shall be made effective from the date of meeting.

Item 5: Ex-post-facto approval for relaxation of front setback of industrial plot No.SP 2-1 to SP 2-4 allotted to NIDEC India Pvt. Ltd., at New Industrial Complex (Majarakath) Neemrana, Distt. Alwar.

The Committee discussed the agenda and **accorded ex-post-facto approval for relaxation in front setbacks.**

Item 6: Relaxation of side setback of Industrial Plot No.C-159(I) permitted for Hotel belonging to Dream-works International (P) Ltd. at Indraprasth Industrial Area, Kota.

The Committee discussed the agenda and observed that in the instant case the shape of the plot is irregular. In view of above, the Committee **directed the management to frame separate policy as regards to setbacks of irregular plots and/or regularization of unauthorized construction therein. The policy may also suggest the extent of regularization of unauthorized construction, rate of compounding etc.**

Item 7: Permission of Hotel in allotted industrial plot No.A-8 at Industrial Estate Kota.

The Committee discussed the agenda and observed that separate setback norms have been prescribed in the rules for industrial use and for the use of hotel. In case an allottee requests for establishment of hotel in an allotted industrial plots it has to observe the prescribed setback norms for hotel. Accordingly, **the request of the allottee was rejected.**

Item 8: Allotment of undeveloped land measuring 100 hectares to Shri Nath Mega Texprocess Cluster Pvt. Ltd. for setting up of common cluster production center under Bhilwara Powerloom Mega Cluster Scheme.

The Committee discussed the agenda and observed that Ministry of Textile, GoI has selected Shri Nath Mega Texprocess Cluster Pvt. Ltd. for setting up a

Textile Park in Bhilwara, whereas undeveloped land requested for allotment is available at industrial area Soniyana, Distt. Chittorgarh.

In view of above, **the Committee approved allotment of 100 hectare undeveloped land to Shri Nath Mega Texprocess Cluster Pvt. Ltd. for setting up a Textile Park at industrial area Soniyana, Distt. Chittorgarh, subject to approval of the State Government.**

Item 9: Case of M/s. Gorana Udyog, Jodhpur for allotment of industrial plot at Industrial Area Mandore (Jodhpur).

The Committee discussed the agenda and observed that in a partnership every partner has joint and several responsibilities. As in the instant case the cheque for refund of the development charges has been accepted, realized by a partner on behalf of the firm, the other partner(s) may not subsequently plead that they are not bound by the act of the other partner(s). In this background, **the Committee rejected the request of Shri Dilip Singh Gehlot, another partner of the firm.**

Item 10: Regarding ex-post-facto approval for acquisition of 1506.8 hectare private khatedari land of village-Birod, Bavad, Palava, Lamachpur, Manka, Mirjapur, Gugalkota, Choubara, Jonianchakhurd, Shajahanpur of District Alwar for Delhi-Mumbai Industrial Corridor project.

The Committee discussed the agenda and **accorded ex-post-facto approval for acquisition of 1506.8 hectare private khatedari land and 77.86 hectare government land of various villages of Tehsil-Mundawar & Behror, District Alwar for DMIC project** as per details mentioned hereunder:

Sr. No.	Name of Village	Tehsil	Proposed private land to be acquired (In hectares)	Proposed Govt. land (In hectares)
1.	Birod	Mundawar	6.72	0.23
2.	Bawad	Mundawar	205.15	31.85
3.	Palawa	Mundawar	37.18	2.08
4.	Lamachpur	Mundawar	210.34	4.61
5.	Manka	Mundawar	153.71	7.78
6.	Mirjapur	Mundawar	124.59	1.02
7.	Gugalkota	Behror	281.03	13.90
8.	Choubara	Behror	184.04	4.27
9.	Jonaichakhurd	Behror	155.83	2.89
10.	Shahjahanpur	Behror	148.21	9.23
		Total	1506.8	77.86

Item 11: Regarding surrender of 8 Bigha 17 Biswa 14 Biswansi government allotted land of village-Boranada, Tehsil & District-Jodhpur to the State Government.

The Committee discussed the agenda and decided **not to de-acquire the same but to maintain the present land use status and to also develop the**

earmarked land for 'Samshan' as its Corporate Social Responsibility (CSR).

Item 12: Review of existing provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and **accorded approval for amendment in the provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979** as regards to deposition of keenness money as under:

'DD of the keenness money may be deposited in the Advance from Customer Account immediately after receiving the application by the Finance Cell at HO/Unit office, as the case may be. In case the application is rejected, than the amount of keenness money may be refunded through cheque/DD without any interest'.

The consideration of proposals made in Annexure 'A' was deferred due to paucity of time.

Due to paucity of time, the Committee took break at this stage and decided to re-assemble again on 15th June 2012 at 4.00 P.M. to transact the remaining agenda. Dr. Purushottam Agarwal, PSI, Chairman and Commissioner BIP; Shri Yaduvendra Mathur, CMD RFC and Shri Rajendra Bhanawat, MD RIICO were present in the meeting on 15th June 2012 at 4.00 P.M.

Item 13: Relaxation in existing policy relating to allotment of industrial plots through bidding after declaring the industrial area as saturated – Case of Japanese Zone NIC (M) Neemrana.

The Committee discussed the agenda and accorded approval for **relaxation in existing policy relating to allotment of industrial plots through bidding after declaring the industrial area as saturated in case of Japanese Zone NIC(M) Neemrana, and allowing allotment of plots on first come first serve basis on the prevailing rate of allotment, as auction process will not be a feasible option for Japanese Companies. However, no rebate in the prevailing rate of allotment shall be given for allotment of large size plot and also for investment as mentioned under Rule 3(C) of RIICO Disposal of Land Rules, 1979, after declaring the industrial area as saturated.**

Item 14: Allotment of strip of land falling behind the plots of existing allottees at industrial area Mini Growth Centre, Sangaria, Phase-II, Jodhpur.

The Committee discussed the agenda and observed that strip of land behind plot Nos. H2-543(A) to H2-556 at Mini Growth Center Sangaria, Phase-II, Jodhpur has come to notice after demarcation of boundary by Jodhpur Development Authority. It was further observed that the strip of land has no independent access, are small in size, therefore, cannot be sold by auction by

carving them as independent plot(s). The occupants are already having possession over the strip of land and have reported to constructed boundary walls.

In view of above, the Committee **accorded approval to allot the strip of land in favour of existing allottees at two times the prevailing rate of allotment of the area by relaxing the upper ceiling of 10% prescribed for strip of land in the rules. The said offer for allotment will be valid for 30 days from the date of offer letter failing which the offer shall stand automatically withdrawn.**

Item 15: Allotment of additional 10 acres undeveloped land to Cadila Pharmaceuticals Ltd. and allotment of 25 acres undeveloped land to Mankind Pharma Ltd. at Industrial Area Kaladwas (Extension), Udaipur for setting up pharmaceutical units.

The Committee discussed the agenda and **accorded approval for issuing letter of reservation for allotment of additional 10 acre undeveloped land to Cadila Pharmaceuticals Ltd. and allotment of 25 acres undeveloped land to Mankind Pharma Ltd. at Industrial Area Kaladwas (Extension), Udaipur. The allotment will be made after opening of the area at the rate to be decided by the management and possession of land will be handed over only after opening of the area.**

Item 16: Case of Lorom India Corporation Pvt. Ltd., a transferee of plot no. SP4-865 (A) and SP4-866 at industrial area Pathredi, Bhiwadi.

The Committee discussed the agenda and observed that Shri Ram Cables Pvt. Ltd., the allottee of the plot, has wrongly sold the cited plot to Lorom India Corporation Pvt. Ltd. in contravention of terms of allotment under Rule 3(W) which inter-alia provides that transfer of vacant plot before commencement of production will not be permitted. It was further observed that when the transfer of plot was not permissible under the rule then why the unit head has wrongly raised demand of Rs.2.17 crore on the transferee to facilitate transfer of plot and time extension, vide demand letter dated 19.3.12.

Considering the credentials of the Transferee Company, proposed investment of Rs.34.00 crore, likely gateway of FDI investment from other Thaiwani Companies, the Committee **accorded approval to the following:**

- (i) To relax terms of allotment under Rule 3(W) and permitting transfer of vacant plot in this case even before commencement of production.**
- (ii) Waiver of full amount of retention charges.**
- (iii) Not to waive the transfer charges which are to be paid by the transferee.**
- (iv) This shall not form precedents for other cases.**

The Committee also directed to seek explanation of the unit head for his obvious dereliction of duty.

Item 17: 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 and observed that allotment of plot is proposed to a unit which will be engaging in electronic waste dismantling and processing, considered to be environmentally hazardous. In view of above, it was directed to seek advice from RSPCB.

Item 18: Exchange of residential plot in case of plot allotted to Shri Nathu S/o Shri Mohru at residential colony Ramchandrapura, Jaipur.

The Committee discussed the agenda. It was noted that the said plot was allotted to the land owner in lieu of land compensation while acquiring the land. After discussions, the Committee **accorded approval for exchange of residential plot No.RJ-01 with plot No.RH-17 and RH-20 equivalent to the allotted area to Shri Nathu S/o Shri Mohru at residential colony Ramchandrapura, Jaipur in view of the fact that plot No.RJ-01 has become quite irregular in shape rendering it non useful for residential purpose.**

Item 19: Ex-post-facto approval for permitting construction in setback of industrial plot allotted to Honda Express Logistic India Pvt. Ltd. (HELI) – (a Honda Majority Company) at Industrial Area Tapukara, Distt. Alwar.

The Committee discussed the agenda and **accorded ex-post-facto approval to allow platform of 8.5 mts. depth and canopy of 10 mts. depth in setback area looking to the practical aspect of the case.**

Item 20: Case of Hero Moto Corp Ltd.,(HMCL) Plot No.SP-101 to SP-109 at Industrial Area Neemrana, Phase-II.

The Committee discussed the agenda. The Committee was informed that HMCL had planned to set up an integrated manufacturing plant to manufacture two wheelers considering Kukas as mother plant supported by Neemrana as a feeder plant to Kukas. Though the company had made 100% payment of Rs.20.00 crore towards cost for allotment of 100 acre land at Kukas still the possession could not be given due to various litigations. It was reported that this had forced HMCL to opt for an alternate location at Haridwar and to make investment in land there. Though the company was given possession of land at Neemrana in 2007 but since possession of land at Kukas is still pending, HMCL could submit its plan for Neemrana land in 2011 only on intimation from the Corporation that stay/litigation over Kukas land has been vacated. The company has proposed to start commercial activities at Neemrana by 31st December 2013 and requested for waiver of retention charges till that dated. It was further informed that a meeting was held at the level of Chief Secretary which was attended by the MD wherein the progress of the project was reviewed. The Committee also noted that the

company has announced their plans to take up implementation of the project very shortly.

In view of above, the Committee **accorded approval for granting time extension upto January 2013 without levy of retention charges, and upto December 2013 with levy of retention charges as per rules. However, in case the production is not started even by December 2013, all exemption/waiver of retention charges granted to HMCL will stand withdrawn.**

Item 21: To issue ‘Reservation Letter’ in favour of the Khatedars/interested persons, for allotment of developed land in lieu of cash compensation for acquired land, on the pattern of JDA.

The Committee discussed the agenda. The Committee was informed that in view of an undertaking given by the Corporation before the Hon’ble High Court problems regarding land acquisition at Tapurkara were resolved by following the process to issuance of ‘letter of reservation’ to the khatedars.

In view of above, the Committee **accorded approval for adopting pattern of JDA for issuance of ‘Reservation Letters’ in case of allotment of developed land in lieu of cash compensation to the khatedars/interested persons of their acquired land as per Annexure-A to D to the agenda note.**

Item 22: Determination of compensation of land of left out khasras/small area under acquisition without recommendation of Market Rate Determination Committee.

The Committee discussed the agenda and **accorded approval for authorizing Land Acquisition Officer for declaring compensation of small sizes of land, including structures, left out earlier and falling within the acquired land, at his own level by exercising powers conferred under Section 23 of the Land Acquisition Act, 1894 by waving off the procedure for visit by Market Rate Determination Committee in the cases mentioned in Annexure-1 to the agenda note. However, while doing so it should be kept in mind that the rate of such left out khasras/land shall not be less than the rate allowed for that area by LAO.**

Item 23: Relaxation of other front setback of IT Industrial plot No. IT-20 at IT Park, EPIP Sitapura Industrial Area Jaipur allotted to M/s. DSL Infosys (P) Ltd.

The Committee discussed the agenda and observed that where there are two fronts in case of any plot, one is treated as front and other as side and accordingly setbacks are allowed. Building line in the instant case has been different as applicable for hotel use whereas adjoining plot has building parameters for industrial use, besides it being a corner plot having two front setbacks. In view of above, the Committee **allowed side setback of 8 mtrs. towards 24 mtrs. wide road with a condition that the allottee will not keep**

any opening on this side and shall have opening only towards front setback on 45 mtr. wide road.

Item 24: Revised proposal for acquisition of land for the proposed industrial area Kunj-Biharipura, District-Jaipur.

The Committee discussed the agenda. It was informed that the proposed additional private land is located within the middle of land under acquisition; therefore, its acquisition is considered to be essential. In view of above, the Committee **accorded approval for the following:**

- (i) **Ex-post-facto approval of acquisition of 143.13 bigha additional private land which has already been notified under section 4 of the Act and also approval for acquisition 48.18 bigha private land of left out khasras.**
- (ii) **Ex-post-facto approval for allotment of 252.03 bigha government land, instead of 218.08 bigha government land, and also allotment of 817.17 bigha charahgah land instead of 875.02 bigha charahgah land.**
- (iii) **Approval to send proposal to the State Government for de-acquisition of 8.01 bigha land of Tikel Narukan as per detail mentioned in Annexure-6 to the agenda note.**

Item 25: Partial amendment in the provision of Rule 3(E) relating to allotment of land for educational institute purpose.

The Committee discussed the agenda and, in partial modification to its decision taken vide item 4 of meeting held on 9.3.12, **accorded approval that the Committee constituted for allotment of land under Rule 3(E) shall be empowered for allotment of all types of educational institute plots (Vocational and Non Vocational).**

Item 26: Matter relating to regularization of unauthorized construction in plot setbacks at industrial area Punayata, Distt. Pali.

The consideration of the agenda item was deferred.

Item 27: Proposal for approval of the IDC regarding reservation of industrial land in favour of the applicants before opening the industrial area for allotment.

The Committee discussed this agenda along with agenda item 12 for amendment in provisions of Rule 3(W). The Committee appreciated need for giving some sort of comfort letter to the applicant seeking allotment of land for the projects involving big investment in the State in certain cases so that they may firm up their plans to catalyze investment in the State of Rajasthan.

After discussions, the Committee **reviewed its earlier decision taken vide item 30 of the meeting held on 29.5.2012 and decided that 'Letter of**

Reservation' may be issued in case of allotment of industrial land in the following cases:

- a) The possession of land is already available with the Corporation,
- b) The planning of the area has been approved by the competent authority and
- c) Application has been made for obtaining Environmental Clearance (EC), wherever applicable.

The Committee also approved following provisions in case of Reservation of Land:

- (i) Reservation Letter may be issued only for projects envisaging minimum fixed capital investment of Rs.50.00 crores. In case of IT Industries minimum fixed capital investment limit shall be Rs.5.00 crore with a minimum employment generation of 100 persons.
- (ii) Such applications should be accompanied with keeness money of 10% of the cost of land calculated on the prevailing rate of allotment, if fixed. In case where rate of allotment has not been fixed, 10% of the cost of land calculated on the prevailing rate of allotment of nearby industrial area.
- (iii) Before considering reservation proposals an advertisement is to be issued in newspapers for wide publicity for considering applications from interested entrepreneurs in case where an area is not opened for sale. The advertisement shall also give details above the name of area, keeness amount, available land area, nature of permissible industries etc.
- (iv) 'Letter of Reservation' be considered only upto 50% of the saleable area.

The Committee also decided to reject three pending applications received from Nagad Narayan Agro Foods Pvt. Ltd., Sethia Foods Pvt. Ltd. and J.K. Ceramics Pvt. Ltd. for allotment of land at Industrial Area Karni (Extn.), Bikaner on the ground that the referred area has not been opened for allotment and similar applications have been rejected in the past on the same ground.

With the permission of Chair, following agenda item was taken up for consideration:

Item 28: (i) De-acquisition of 0.98 hectare private khatedari land of Village Kukas, District Jaipur.

(ii) Approval for acquisition of 7.535 hectare private khatedari land of Village Ajabgarh, Handi ka Bas (Kukas) Tehsil-Jamvaramgarh, District Jaipur and allotment of 5.5394 hectare government land belonging to JDA.

The Committee discussed the agenda and accorded approval for de-acquisition of 0.98 hectare private khatedari land of Village Kukas,

District Jaipur in view of ground report received from Collector Jaipur. The Committee also accorded approval for acquisition of 7.535 hectare private khatedari land of Village Ajabgarh, Handi ka Bas (Kukas) Tehsil-Jamvaramgarh, District Jaipur and allotment of 5.5394 hectare government land belonging to JDA.

GENERAL OBSERVATION:

During discussion, the Committee also observed that the prevailing rate of allotment should be reviewed and revised from time to time.

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

CHAIRMAN

Date: