

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **5th December 2011 at 11.00 A.M.**

PRESENT :

Shri Sunil Arora	Chairman
Shri Rajhans Upadhyay	Commissioner Industries
Dr. Purushottam Agarwal	Commissioner (Inv. & NRI)
Shri Yaduvendra Mathur	CMD RFC
Shri Rajendra Bhanawat	Managing Director

Shri D.K. Sharma, Secretary was in attendance. Ms. Aparna Sahai, Financial Advisor, Shri Chetan Deora, Advisor (Infra.), Shri L.S. Shekhawat, OSD (Land), Shri R.B. Yadav, AGM(Tech) and Shri S.K. Sharma, 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 19th October 2011.

Minutes of the last meeting held on 19th October 2011, were confirmed and signed by the Chairman.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 19th October 2011.

The Committee noted the position.

Item 3: Amendment in existing Rule 3(S) of RIICO Disposal of Land Rules, 1979 regarding transfer of residential plot in industrial areas.

The Committee discussed the agenda and rejected the proposal for amendment.

Item 4: Recommendation of the Sub-Group constituted by the IDC in its meeting held on 9.6.11.

The Committee perused the recommendation of the sub-group as enclosed with the agenda note and approved that land under plot No. 27 & 27-A at Light Industrial Area, Jodhpur be transferred to Municipal Corporation, Jodhpur with

lock, stock and barrel, subject to their agreeing to accept transfer. Dues of any Govt. Deptt. will be cleared by concerned company/allottees.

Item 5: Recommendation of the Sub-Group constituted by the IDC in its meeting held on 5.9.11.

The Committee perused the recommendations of the sub-group as enclosed with the agenda note regarding enlargement of definition of educational institute under Rule 3(E) of RIICO Disposal of Land Rules. The Committee desired the Sub-group to clearly define the term 'Skill Development/Vocational Training/Institutes Imparting Certificate Courses'.

Item 6: Recommendation of the Sub-Group constituted by the IDC in its meeting held on 19.10.11.

The Committee discussed the agenda and approved the following recommendations of the Sub-group:

A) Case of Perfect Thread Mills Ltd., Udaipur for relaxation in Sub-Division Rules.

To proceed further for sub-division of land as approved by the IDC in its meeting held on 19.10.11. Sale of sub-divided plot should be done by inviting sealed bids.

B) Allotment of 100 acres land to M/s. Hero Moto Corp on un-developed basis at I/A Kukas-II, Jaipur.

Allotment of 100 acres land to M/s. Hero Moto Corp on undeveloped basis @ Rs.1000/- per sqm., at industrial area Kukas, Phase-II, Jaipur.

Item 7: Withdrawal of Policy for the restoration of cancelled plot from RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and formed a Sub-group of Commissioner Industries, CMD RFC and MD to examine the current policy for restoration of cancelled plot and suggest a policy which is more transparent, non-discriminative, simplified but reduces element of arbitrariness.

Item 8: Case of Hero Honda Motor Ltd., Plot No. SP-101 to SP-109 at industrial area Neemrana, Phase-II.

The Committee discussed the agenda and directed to check from the allottee whether they are still willing to establish auto component manufacturing plant, R&D and Training Center for which 82.3 acre land was allotted in 2005. In case they are willing to establish the main plant, the request for time extension may be considered.

Item 9: Permission for sub-division and transfer/sub-leasing of part land in the case of Honda Siel Car India Ltd. (HSCIL), land allottee at Industrial Area Tapukara (Bhiwadi).

The Committee discussed the agenda and rejected the request on the ground that similar requests have already been considered favourably four times earlier.

Item 10: Allotment of additional land to Comptroller and Auditor General of India for setting up an International Center for Environment Audit and Sustainable Development at Industrial Area Kanth Kalwar (Extension), Jaipur.

The Committee discussed the agenda and accorded approval for allotment of adjacent additional land measuring 2521 sq. mtr. to Comptroller and Auditor General of India, for setting up an International Center for Environment Audit and Sustainable Development at Industrial Area Kanth Kalwar (Extension), Jaipur, at 50% rebate in the rate of development charges, on the same terms and conditions of earlier allotment.

Item 11: Issuance of NOC for conversion of agriculture land for Tourism Unit at village Neemrana under the prevailing Tourism Policy 2007.

The Committee discussed the agenda and decided to delete the prevailing policy of the Corporation for obtaining NOC from the Corporation to convert agriculture land for Tourism units, falling within 1 km. periphery of RIICO's areas, and levy of requisite peripheral charges. For other units, distance of 1 km. be counted as per motorable road in case there is a natural barrier like hills, ravines, river etc. between periphery of RIICO's area and the land for which NOC is being sought.

Item 12: Approval for allotment of industrial plot No.G-82 at industrial area Phase-IV, Biliya, Bhilwara in favour of fifth highest bidder.

The Committee discussed the agenda and rejected the proposal for allotment of captioned plot in favour of 5th highest bidder.

Item 13: Allotment of industrial land to Smt. Yasmin Abrar at industrial area Ramchandrapura for LPG Gas Godown.

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

1. to change the land use of plot No. CP/R-1 from Commercial to Industrial.
2. for allotment of land measuring 2693 sqm. to Smt. Yasmin Abrar for setting up of LPG Gas Godown and industrial unit by relaxing the condition of allotment by inviting sealed bid offers.

Item 14: Case of M/s. Jain Industries, Plot No.G-162, G-163, Industrial Area Bichhiwara, District Dungarpur regarding exchange of plot.

The Committee discussed the agenda. The Committee took a serious note of the fact that the Corporation has not been able to get possession of plot Nos.F-122, F-123 from its un-authorized occupants in spite of the fact that the land of this area was acquired long back. The captioned allottee is being allotted these plots, in exchange of allotted plots, with the understanding that they will settle the dispute/take possession of the plots from the khatedars. In this background, the Committee observed that such wrong practice should not be adopted.

The Committee, therefore, suggested to either identify other vacant plots for exchange which are free from encumbrances or to return the deposited amount along with interest in case no vacant plots are available for exchange.

Item 15: Permitting RIICO Avasiya Colony Vikas Samiti, Boranada for developing and maintaining Community Center and Park at Housing Colony, Boranada.

The Committee discussed the agenda and accorded approval for permitting RIICO Avasiya Colony Vikas Samiti, Boranada for developing and maintaining Community Center and Park at Housing Colony, Boranada, on the plot measuring 500 sqm. carved out for the purpose, on the following terms and conditions :

- a) The land title shall continue to be with RIICO. However, RIICO will not levy any charges on the land area measuring 500 sqm. being permitted for setting up Community Centre.
- b) Unit Head, Boranada will issue a formal letter to the RIICO Awasiya Colony Vikas Samiti, Boranada for setting up Community Centre.
- c) Construction of the Community Centre building shall be carried out by the 'Samiti' after approval of maps from RIICO.
- d) The Community Centre will be used for social activities only and expenses on the development will be borne by the 'Samiti'.
- e) Management and maintenance of the Community Centre will be carried out by a Management Committee of the Samiti with Unit Head, Boranada as RIICO's representative.
- f) Activities of social/public interest would be carried out in the Community Centre.
- g) Bar room, restaurant and guest house will not be permitted on the land/Community Centre.

The Committee directed to bring a policy paper for allotment/permitting land use for similar cases in order to have uniformity to consider such request.

Item 16: Case of M/s. Hanuman Udyog for preferential allotment of land at industrial area Karni (Extn.) Bikaner.

The Committee discussed the agenda and rejected the request for considering preferential allotment of land in favour of M/s Hanuman Udyog. It was also directed that requisite development works in the area be expedited and be opened/notified for allotment, to all, at the earliest. It was also directed that allotment of land should not be considered before an area is opened/notified for allotment.

Item 17: De-acquisition of 29.53 Hectares Private Khatedari Land of Village Durjanpura (Nawalgarh), Distt. Jhunjhunu.

The Committee discussed the agenda and accorded approval for making request to the State Government for de-acquisition of 29.53 hectare private khatedari land of village Durjanpura (Nawalgarh), District Jhunjhunu.

Item 18: Allotment/Regularisation of strip of land in favour of existing plot allottees of industrial area Bhiwadi.

The Committee discussed the agenda and accorded approval for allotment/regularization of unplanned strip of land, as per following:

Existing allottee of Ind. Area Bhiwadi	Total allotable land
SP-1192(J)	574 sqm.
SP-1192(K)	2566.42 sqm.
SP-1192(L)	805 sqm.
SP-1194 (A&B) & SP-1195	4015.59 sqm. (Part land under possession of the allottee and falling in the ROW of road may not be allotted and allottee will be asked to vacate this land)
F-1198 & 1199	801 sqm.

The allotment shall be considered at twice the prevailing rate of development charges or the highest rates received in the last auction for industrial use, whichever is higher, as per Rule 12(B) of RIICO Disposal of Land Rules.

Item 19: Revised administrative sanction for development of industrial area Mama-Bhanja, Jhalawar Phase-III.

The Committee discussed the agenda and accorded approval for revision in the administrative sanction for development of industrial area Mama-Bhanja Phase-III Jhalawar from Rs.43.62 lacs to Rs.156.13 lacs, as per cost sheet attached with the agenda note.

Item 20: Amendment in delegation of powers relating to civil works and matters connecting thereto.

The Committee discussed the agenda and accorded approval to delegate full powers to Managing Director for purchase of store items for works from approved firms on their contracts with DGS&D or CSPO, Rajasthan PHED rate contracts without calling tenders, as per terms and conditions, retrospectively, as mentioned in item No.38 of the schedule of powers. Accordingly, the term 'after completing due tender process' as appearing in the remarks column be removed.

Item 21: Industrial area-wise amount of administrative sanction, expenditure incurred and profit earned/losses made as on 31.03.2011.

The Committee noted the position.

Item 22: Recommendations of the Sub-Group constituted by the IDC in its meeting held on 4.5.2011.

The Committee perused the recommendation of the Sub-group, made in its meeting held on 26.5.2011, in respect to review/ceiling of delegation of powers of the unit heads for allotment of land in unsaturated industrial areas – plots size more than 5000 sqm., and adopted the same.

Item 23: Delegation of powers to the Managing Director to approve changes in the PWD BSR-2008 adopted by the Corporation for Electrical works in RIICO industrial areas.

The Committee discussed the agenda and decided to authorize the Committee of Managing Director, Financial Advisor and Addl. Chief Engineer/S.E.(Power) to approve any amendments in the PWD BSR 2008 (Electrical works), as adopted by the Corporation. The concerned Addl. Chief Engineer/S.E.(Power) will be the Member Secretary of the Committee.

The Committee also ratified the action for allowing two manufacturers, i.e. M/s. National Industries, Jaipur and Paruthi Engineers Pvt. Ltd., Sonapat for providing/supplying GI hot dipped galvanized pole, on trial basis, as per specification and rates specified in the PWD BSR 2008, and enlistment of Paruthi Engineers Pvt. Ltd., Sonapat for providing GI hot dipped galvanized pole.

Item 24: Allotment of commercial land to Ajar Shila Pvt. Ltd. at Industrial Area, VKI (Ext.), Jaipur.

The Committee discussed the agenda and accorded approval for allotment of 1118 sqm. commercial land to Ajar Shila Pvt. Ltd. at industrial area, VKI (Extn.), Jaipur by re-planning the land for industrial purposes at twice the prevailing rate of development charges or the highest rates received in the last auction for industrial use, whichever is higher, as per Rule 12(B) of RIICO Disposal of Land Rules. The decision has been taken against the backdrop of the recommendation of the team which had visited the site and confirmed that

this piece of land was never put to auction as the said area is low lying and, as such, the possibility of selling this land as commercial plot is not there.

Item 25: Allotment of additional land of Right of Way (ROW) of the road to Ready Roti India Pvt. Ltd. at Industrial Area Sarekhurd, Bhiwadi.

The Committee discussed the agenda and accorded approval for allotment of additional land measuring 4320 sqm. of Right of Way (RoW) of the road to Ready Roti India Pvt. Ltd. at industrial area Sarekhurd, Bhiwadi at twice the prevailing rate of development charges or the highest rates received in the last auction for industrial use, whichever is higher, as per Rule 12(B) of RIICO Disposal of Land Rules, as this road is being used only by applicant. No charges towards cost of road construction shall be leviable.

Item 26: Allotment of plot to four applicants namely S. D. Technologies, Software Solutions, India Infotech and D.K. Ranka Infosys in IT Park, Udaipur.

The Committee discussed the agenda and considered allotment of plots No.G-1-3 measuring 1369 sqm., G-1-4 measuring 994 sqm., H-34 measuring 628 sqm. and F-39-B measuring 1000 sqm. to M/s. S.D. Technologies, M/s. Software Solutions, M/s. India Infotech and M/s. D.K. Ranka Infosys respectively @ Rs.1800/- psqm. at IT Park, Udaipur, on the same terms and conditions subject to withdrawal of all cases pending in courts.

Item 27: Permitting exchange of plot at industrial area Bhiwadi – Case of Shri Ganesh Engineering Works, Plot No. G-1237, Industrial Area, Bhiwadi.

The Committee discussed the agenda and accorded approval to allow exchange of allotted plot No.G1-1237 at industrial area Bhiwadi with another plot No.G1-1274(C) of equivalent area as that of original allotted plot of 1500 sqm. at industrial area, Rampur Mundana, Bhiwadi. Further, time extension for commencement of production activity on the exchanged plot will be allowed upto 31.3.2012 without levy of retention charges. No refund of earlier deposited retention charges will be made.

Item 28: Case of M/s. Karam Bhoomi Estates for execution of lease deed of allotted land measuring 13 acres at Industrial Area, Akeri Doongar, Jaipur.

The Committee discussed the agenda and noted that highest rate of Rs.4.26 lacs per acre quoted in negotiations held on 31.3.2001 by M/s. Karam Bhoomi Estates was not approved by the Corporation and decided to re-auction the land. Being aggrieved by the decision of the Corporation, M/s. Karam Bhoomi Estates filed a civil suit alongwith stay application against the Corporation before the Addl. Civil Judge (Sr. Div.) No.5 court, Jaipur City.

The Court of Addl. Civil Judge, vide order dated 19.5.2001 passed in Stay Application (No.15/2001) in civil suit (No.24/2001), directed the Corporation (i) not to re-auction the disputed property (ii) not to impose new terms and conditions other than mentioned in the tender dated 31.3.2001 (iii) not to allot the said property in favour of any other except to plaintiff applicant (iv) to

complete all proceedings regarding allotment of disputed property as per conditions mentioned in tender dated 31.3.2001 as per rules.

It was decided by the then management not to file an appeal against the court order dated 19.5.2001 passed by civil court but to implement the same. In compliance of the decision taken by the management, the unit office issued an offer letter dated 13.6.2001 to M/s. Karam Bhoomi Estates informing to deposit requisite amount within 24 hours of the issuance of the said letter. The amount was deposited by the party on 14.6.2001 and the formal allotment letter was issued on 14.6.2001 in which it was mentioned that remaining amount be deposited within 60 days and thereafter that lease deed will be executed and possession will be handed over. The firm deposited all requisite amounts and requested to execute the lease deed but lease deed was not executed in favour of the firm.

Civil court decided and decreed suit in favour of M/s. Karam Bhoomi Estates vide judgment dated 29.7.2004. The operative part of the order is as under:

Defendant is directed neither to re-auction the land mentioned in Para 1 of the plaint nor to get re-auctioned, nor to impose new conditions other than mentioned in tender dated 31.3.2001. To finalize tender of Rs.4,26,000/- of the plaintiff given against auction notice dated 31.3.2001 and mandatory permanent injunction is passed to the effect that defendant to get registered lease deed in favour of the plaintiff as per rules.

It was brought to the notice of members of the IDC that an appeal was filed against the judgment of the civil court in suit No.24/2001 dated 29.7.2004 notwithstanding the clear directions of the then CMD to execute and implement the order dated 19.5.2001 passed by civil court in the stay application of above suit No.24/2001. This appeal was decided in favour of the Corporation vide order dated 9.8.2005. Corporation has withdrawn the offer dated 13.6.2001 and allotment letter dated 14.6.2001 vide letter dated 9.12.2005.

M/s. Karam Bhoomi Estates filed appeal before Hon'ble Rajasthan High Court against order dated 9.8.2005, which is pending. The Hon'ble High court vide interim order dated 24.11.2005 has directed both parties to maintain status quo till further orders. The High Court has also framed substantial questions of law involved in this case. The Committee also perused the opinion of Mr. Justice N.M. Kasliwal, former judge Supreme Court of India in this matter, as obtained by the party.

The matter was also discussed at the level of Hon'ble Industries Minister with the management on various occasions. Accordingly, it was felt that the existing stand of the management needs to be re-examined in the light of averments made by the applicant in the various representation over a period of time.

After deliberation, the Committee decided to withdraw the Corporation's letter dated 9.12.2005 and execute lease deed in favour of M/s. Karam Bhoomi

Estates subject to withdrawal of pending appeal against the Corporation from Hon'ble Rajasthan High Court.

Item 29: Recommendations of the Sub-Group constituted by the IDC in its meeting held on 19.10.2011.

The consideration of recommendation of the Sub-group was deferred by the Committee, as the policy for considering allotment of un-developed land on 'as is where is basis' requires further examination.

Item 30: Recommendation of the Sub-group constituted by the IDC in the matter relating to Rule 3(W) of RIICO Disposal of Land Rules, 1979.

The Committee perused the recommendations of the Sub-group, made in its meetings held on 8.6.2011 and 16.11.2011 in respect to Rule 3(W), and approved the same for implementation.

Item 31: Partial amendment in Rule 3(A) of RIICO Disposal of Land Rules, 1979 relating to reservation of plots to disabled persons for establishment of industry and certifying authority about disability.

The Committee discussed the agenda and accorded approval for following amendment in Rule 3(A) as below:

Note viii(C) in Rule 3(A) – New insertion – 'Reservation of 1% plots for disabled persons out of total industrial plots planned for allotment in normal process in the all unsaturated industrial areas for setting up of industry up to a ceiling of 2000 sqm. land'.

Item 32: Case of Dnananjay Industries, Plot No. 3-A, Industrial Area Sangaria, Distt. Hanumangarh regarding relaxation in technical rider of existing sub-division policy under rule 17(B) of RIICO Disposal of Land Rules, 1979.

The consideration of the agenda item was deferred due to paucity of time.

Item 33: Allotment of 250 acre land in upcoming industrial area Tapukara (Extension) for setting up of Apparel City to Rajasthan Integrated Apparel City Ltd. (an SPV) by Apparel Export Promotion Council (AEPC).

The consideration of the agenda item was deferred due to paucity of time.

Item 34: Case of Harmony Systems Pvt. Ltd., Plot No. IS-2019, Industrial Area Ramchandrapura, Jaipur regarding rebate in rate of allotment for large size plot.

The consideration of the agenda item was deferred due to paucity of time.

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

CHAIRMAN