

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **19th October 2011 at 11.00 A.M.**

PRESENT :

Shri Sunil Arora	Chairman
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) and Shri S.K. Sharma, Sr. RM (P&D) were also present.

LEAVE OF ABSENCE

Leave of absence was granted to Shri Rajhans Upadhyay, Commissioner Industries, Dr. Purushottam Agarwal, Commissioner (Inv. & NRI) and Shri Naresh Pal Gangwar, Secretary Energy.

Item 1: Confirmation of minutes of the last meeting of the Committee held on 5th September 2011.

Minutes of the last meeting held on 5th September 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 5th September 2011.

The Committee noted the position brought out in the agenda note. The Committee directed that the meetings of various sub-groups be called at the earliest and their recommendations be positively placed before the Committee in its next meeting.

Item 3: Partial amendment in Rule 17(B) of RIICO Disposal of Land Rules, 1979 – Sub-division of allotted plot and after transfer of sub-divided plot.

The Committee discussed the agenda and accorded approval for:

- a) Plots existed as on 1.5.08 will be treated as original plots and sub-division will be allowed as per present sub-division policy.
- b) The conditions/stipulations mentioned at clause (a),(b)&(c) of Rule 17-B (ii) be relaxed in such specific cases of sub-division of allotted plots

affected by way of WILL of the deceased allottee concerned or due to any court order.

- c) Such sub-division cases will be considered by a Committee comprising of Sr.RM(P&D), Manager (Plan/DTP), Controlling unit Manager, headed by Advisor (Infra).

The Committee also desired that opinion of Advocate General/Additional Advocate General (AAG) be obtained to define the term 'family settlement' as referred to in the agenda note and matter be put up before the Committee in its next meeting.

Item 4: To implement budget announcement made in State Budget 2011-12 with respect to production incentive package in industrially backward districts - Karauli, Sawaimadhopur, Dholpur, Baran & Pratapgarh.

The Committee discussed the agenda and accorded approval for production incentive package in industrially backward districts - Karauli, Sawaimadhopur, Dholpur, Baran and Pratapgarh from RIICO's own funds and approval of the scheme, placed at Annexure-3 to the agenda note, for implementation with a view to order to implement and operationalize the budget announcement made in this regard for 2011-12.

Item 5: De-acquisition of 63 Bigha 09 Biswa Private Khatedari Land of Village Girdharpura and Sikandra, District-Dausa.

The Committee discussed the agenda and accorded approval for requesting the State Government for de-acquisition of 63 Bigha 09 Biswa private khatedari land of village Girdharpura and Sikandra, district Dausa.

Item 6: Procedure for allotment of plots in the industrial area Nayagaon.

The Committee discussed the agenda and also the recommendation of District Collector, Pali as regards to formation of Land Allotment Committee, out of turn allotment etc. After detailed discussion the Committee accorded approval for the following:

- i) A Committee of the following officers may be constituted for examination of the applications and for making recommendation to the Land Allotment Authority of RIICO.
 - a. Joint Director, Industries/GM, DIC, Pali
 - b. Unit head RIICO Pali.
 - c. Branch Manager of RFC posted at Pali Branch
 - d. Two representatives of Industries to be nominated by MD RIICO.
- ii) Land allotment be made to those entrepreneurs who are willing to set up the power loom unit once the Committee adjudges suitability of the projects.

- iii) The decision to allot will be taken by the constituted Committee. However, in case of any dispute a Committee of MD, FA and Advisor (Infra) will take a final view in the matter.
- iv) The said Committee will decide the parameters to ensure setting up of genuine power loom industries in the area and will get these parameters approved from RIICO management.
- v) No out of turn allotment will be permissible.

Item 7: Permission to run restaurant at Recreation Club, Vishwakarma Industrial Area, Jaipur.

The Committee discussed the agenda and accorded approval to allow Vishwakarma Industries Association to operate/run various facilities/activities which falls under the norms of a club, such as, restaurant, indoor and outdoor games subject to approval from the relevant regulatory authority/ authorities.

Item 8: Case of Perfect Thread Mills Ltd., Amberi, Udaipur regarding relaxation in the sub-division Rules.

The Committee discussed the agenda and also perused the request of the Company. It was informed that the allottee has already been allowed sub-division of the plot into eight parts, by IDC in its meeting held on 10.02.2010, whereas the Rules permit for sub-division of original plot in maximum four parts.

The Committee after detailed discussion, and in view of the fact that it is providing employment to over 700 workmen despite several problem faced in the past, allowed last opportunity for sub-division of the plot by allowing relaxation in the rules, as a special case, to enable it to discharge high interest bearing loan availed from the Bank. However, a Sub-group of CMD RFC and MD RIICO may discuss and decide the modalities.

Item 9: Permitting exchange of plot at industrial area Bewanja (Nasirabad), Distt. Ajmer – Case of M/s. Arihant Corporation, Plot No. E-25-26, Industrial Area Bewanja.

The Committee discussed the agenda and accorded approval for exchange of Plot Nos.E-25-26 with newly carved out plot measuring 4000 sqm. with the condition that allottee would have to deposit the cost of additional land at the prevailing rate of development charges and at 1.25 times of the prevailing rate of DC for land in excess of 10% of allotted land or the highest rate of auction, whichever is higher. The other terms and conditions as regards to commencement of production, payment of dues etc. would be reckoned from the date of exchange of alternative plot.

Item 10: Exchange of residential plot No. C-126 at residential colony Kukas, District Jaipur.

The Committee discussed the agenda and accorded approval for exchange of Plot No.C-127 in place of original allotted plot C-126 in favour of Shri Rajendra Kumar Saini. After exchange, plot No.C-126 will be treated as vacant and be allotted as per rules.

Item 11: Allotment of an alternative industrial plot to M/s. Naresh Plastics at Industrial Area Bhiwadi, Phase-IV, Rampur Mundana.

The Committee discussed the agenda and accorded approval for allotment of alternative Plot No.J-1160(Q) measuring 380 sqm. to M/s. Naresh Plastics with the condition that the cost of additional land in excess of original allotted area, i.e. 250 sqm., will be deposited prevailing rate of development charges and at 1.25 times of the prevailing rate of DC for land in excess of 10% of allotted land or the highest rate of auction, whichever is higher. Further, since this plot is a corner plot, therefore, allottee will pay additional 10% corner charges for the entire plot area, i.e. 380 sqm., as per the rules. The other terms and conditions as regards to commencement of production, payment of dues etc. would be reckoned from the date of exchange of alternative plot.

Item 12: Allotment of alternative industrial plot to M/s. Monica Print at Industrial Area Balotra Phase III (Extension).

The Committee discussed the agenda and accorded approval to:

- i. Allot an alternative plot measuring 4350 sqm. to M/s. Monika Prints at the then allotment rate of Rs.100/- per sqm. at industrial area Balotra, Phase-III (Extension) in lieu of earlier allotted plots Nos.F-271 & 272 and on the same terms and conditions of the allotment letter dated 29.5.2001 subject to condition that the applicant will withdraw the court case filed against RIICO before allotment of the alternative plot.
- ii. Reckon the other terms and conditions as regards to commencement of production, payment of dues etc. from the date of allotment of alternative plot.

Item 13: Case of M/s. Annpurna Cold Storage, Plot No. F-1028, 1029 at Industrial Area, Sitapura Phase-III, Jaipur.

The Committee discussed the agenda and accorded approval to accept cost of excess land amounting to Rs.85,519/- as per the then prevailing rate in March 2010, i.e. Rs.1500/- per sqm.

Item 14: Levy of pre-revised rate of development charges for computing transfer charges – case of Dalas Biotech Ltd., Plot No.SP-503, Industrial Area, Bhiwadi.

The Committee discussed the agenda note and rejected the request of the applicant to consider pre-revised rate of development charges for computing transfer charges, in view of the fact that there was no delay, in permitting transfer, on the part of the Corporation.

Item 15: Allotment of undeveloped land at industrial areas Srinagar, District – Ajmer.

The consideration of the agenda item was deferred with a note that the proposal be again put up in the next meeting with a cost benefit analysis to adjudge the best proposition - whether entire land be sold as undeveloped land or be planned and sold as developed land.

Item 16: Allotment of land to Azad Coach Ltd. at industrial area Kukas, Phase-II, Jaipur.

The Committee discussed the agenda and accorded approval for allotment of 25000 sqm. land to Azad Coach Ltd. at industrial area Kukas, Phase-II, Jaipur at the prevailing rate of development charges of existing industrial area Kukas, i.e. Rs.1200/- per sqm.

Item 17: Approval for allotment of 17.13 hectare government land and acquisition of 52.10 hectare private khatedari land of village-Bewanja, Tehsil-Nasirabad (Ajmer).

The Committee discussed the agenda and accorded approval for requesting the State Government for allotment of 17.13 hectare government land and acquisition of 52.10 hectare private khatedari land of village Bewanja, Tehsil Nasirabad (Ajmer).

Item 18: De-acquisition of 6.13 hectare private khatedari land of village-Beda-Banki, tehsil-Hindaun, district Karauli.

The Committee discussed the agenda and accorded approval for requesting the State Government for de-acquisition of 6.13 hectare private khatedari land of village-Beda Banki, Tehsil Hindaun, district Karauli, which is under acquisition.

Item 19: Revision in Administrative Sanction for development of Ind. Area, Dudu (Jaipur).

The Committee discussed the agenda and accorded approval for revised administrative sanction for development of industrial area, Dudu (Jaipur), at an estimated cost of Rs.148.81 lacs, as per the details in the cost sheet at Annexure-A to the agenda note.

Item 20: Co-option of CMD RFC in the Committee under Rule 3(W) of RIICO Disposal of Land Rules 1979.

The Committee discussed the agenda and ratified the co-option of CMD RFC as member of the Committee under Rule 3(W) of RIICO Disposal of Land Rules, 1979. The quorum of this Committee would be 3 members present in person.

Item 21: Priority in land allotment for shifting of industrial units of industrial area Sudershanpura, Sudershanpura (T xtension), Kartarpura and Bais Godown, Jaipur in upcoming industrial area Prahaladpura, Jaipur.

The Committee discussed the agenda and gave following directions:

- i. To de-reserve the area measuring 100 acre which was earlier reserved for John Deere Equipments Pvt. Ltd. for their tractor project.
- ii. A Sub-group of Commissioner Industries, CMD RFC and MD was formed to work out the nitty-gritty of the proposal.
- iii. Availability of saleable land be ensured to consider allotments as per the proposal.
- iv. The agenda be placed before the Board, as the issue requires discussions at a larger forum.

Item 22: Policy for considering allotment of undeveloped land on “as is where is” basis to the applicants for industrial purpose.

The Committee discussed the agenda. The Committee desired that a paper be placed before the IDC in its next meeting giving details about allotment of undeveloped land by the Corporation during the last 10 years, authority of approval, the basis of allotment and computation of development charges etc.

The Committee also formed a Sub-group of Commissioner Industries, CMD RFC and MD to give recommendation on the matter. The Sub-group will also examine whether the Corporation should make allotment of land on undeveloped basis given its mandate to provide developed industrial infrastructure in the State and allotment/acquisition of agriculture land for industrial use.

Item 23: Allotment of 30 acres land, on undeveloped basis, in favour of Cadila Pharmaceuticals Ltd. at industrial area Kaladwas (Extension), Udaipur for setting up of a pharmaceutical unit.

The Committee discussed the agenda and accorded approval for allotment of 30 acre land to Cadila Pharmaceuticals Ltd. on undeveloped basis @ Rs.415/- per sqm. at industrial area Kaladwas (Extension). The Corporation will provide only the approach road upto this undeveloped land, however, necessary arrangement for power, water and effluent disposal etc. shall be made by the applicant at its own cost.

Item 24: Relaxation of front setback of industrial plot allotted to Finproject India Pvt. Ltd. at Ind. Area, Sitapura, Phase-III, Jaipur.

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

Item 25: Allotment of land for proposed Indian Institute for Information Technology (IIIT) at Industrial Area Kuber (Extension), Ranpur, Kota.

The Committee discussed the agenda and accorded approval for the allotment of 35 acre land, free of cost, to Department of Technical Education, Government of Rajasthan, for establishment of IIIT at Industrial Area Kuber (Extension), Ranpur, Kota, in order to support the efforts of the State Government to make available trained and skilled manpower for the industries.

Item 26: Allotment of built up space measuring 4850 sq. ft. in CFC building, SEZ-II, Sitapura on token rent and allotment of 5000 sqm. land for establishment of Skill Development Center at Industrial Area Sitapura, Jaipur – Request of TiE.

The Committee discussed the agenda and accorded approval for leasing of 4850 sq. ft. built up space on the first floor of CFC building in SEZ-II at Industrial Area Sitapura, Jaipur to The Indus Entrepreneurs (TiE) at token rent of Re.1/- per month for five years on the same terms and conditions as was allotted to ATDC, and with the condition that maintenance, electricity and water expenses will be borne by the lessee.

The Committee deferred decision on allotment of 5000 sqm. land for the construction of training institute at industrial area Sitapura Phase-II.

Item 27: Allotment of residential plots to two employees of the Corporation in residential colony at Industrial Area Jhunjhunu.

The Committee discussed the agenda and accorded approval for allotment of residential plots in favour of Shri Pratap Singh and Shri Narendra Kumar Dadhich, employees of the Corporation, at housing colony, industrial area Jhunjhunu - II at the prevailing rate of development charge of the area, subject to the condition that they would withdraw court cases, if any, filed by them against the Corporation.

Item 28: Approval for allotment of industrial plot No. G-82 at industrial area Phase-IV, Biliya, Bhilwara in favour of fifth highest bidder.

The consideration of agenda item was deferred.

Item 29: Issuance of NOC for conversion of agriculture land for Tourism Unit at village Neemrana under the prevailing Tourism Policy-2007.

The consideration of agenda item was deferred.

With permission of the Chair, following agenda items were taken up for consideration:

Item 30: Proposal for ex-post facto approval for allotment of industrial land for Solar PV Power project being promoted by Delhi Mumbai Industrial Corridor Development Corporation Ltd. (DMICDC) at Japanese Zone, Majrakhat, Neemrana.

The Committee discussed the agenda and accorded ex-post facto approval for allotment of 30 acres land to DMICDC with 50% rebate in the prevailing rate of development charges payable in 20 equal annual interest free installments for setting up of 6 MW Solar PV Power project at Japanese Zone (New Industrial Complex Majrakhat), Neemrana.

Item 31: Acquisition of left out private khatedari land measuring 0.21 hectare of khasra No.1636 and de-acquisition of 0.21 hectare private land of khasra No.1836 of village Kutina, Tehsil Behror (Alwar).

The Committee discussed the agenda and accorded approval for requesting the State Government for acquisition of left out private khatedari land of khasra No.1636 measuring 0.21 hectare by invoking urgency clause under Section 17(4) of the Act and de-acquisition of land of khasra No.1836 measuring 0.21 hectare, the possession of which is still not taken.

Item 32: De-acquisition of 29.53 hectares private khatedari land of Village Durjanpura (Nawalgarh), Distt. Jhunjhunu.

The consideration of the agenda item was deferred.

Item 33: Building parameters to the allotted plots to Orient Crafts Ltd. at industrial area Pathredi (Bhiwadi) for building dormitories for male and female workers.

The Committee discussed the agenda and accorded approval to the following recommendations of the Sub-group in respect to ground coverage, proper provision for lift, parking etc. for plots for dormitories:

- i) Ground coverage and parking be prescribed as per standard given in 'table kha' of Form E-1 of RIICO Disposal of Land Rules 1979 (Amended). However out of total required parking area, 70% of area will be kept for two wheelers.
- ii) Lift will be provided in case height of the building in more than 15 mts. and provision of Fire Fighting will be kept according to National Building Code.
- iii) Internal development like water supply, drainage, sewerage, electric supply, telephone line, rainwater harvesting system etc. shall have to be provided by the allottee.

- iv) If more than one block is constructed in the plot, distance between two blocks shall be kept 1/3 of height of the block and minimum 6 mts. wide approach road shall be provided.
- v) Minimum 15% of area of plot shall be kept open for landscaping/greenery. Such open area should be minimum 3.00 mts. wide and minimum 100 sq. mts.
- vi) Common facility like community centre, club house shall be permitted upto 5% of FAR area.

The above general norms for the plots for dormitories be inserted as a new provision in RIICO Disposal of Land Rules, 1979.

Item 34: Exchange of residential plot No.A-217 at residential colony, industrial area Jhunjhunu, Phase-II.

The Committee discussed the agenda and accorded approval for exchange of residential Plot No.A-427 measuring 200 sqm. with earlier allotted plot No.A-217 at residential colony, industrial area Jhunjhunu Phase-II. Further, the allottee may be allowed three years time period for completion of the dwelling unit without levy of retention charges from the date of exchange of plot.

Item 35: Allotment of land to Confederation of Indian Industry (CII) for setting up Skill Development Center at Industrial Area Bhiwadi.

The Committee discussed the agenda and accorded approval for allotment of 10,000 sqm. land to CII at a token price of Re.1/- at industrial area Bhiwadi on 99 years lease for setting up a Skill Development Center.

Item 36: Allotment of land to M/s. Hero Moto Corp (Hero Honda Motors Ltd.) at Industrial Area Kukas, Phase-II, Jaipur.

The Committee discussed the agenda and accorded approval for allotment of 100 acres land to M/s. Hero Moto Corp on undeveloped basis at industrial area Kukas, Phase-II, Jaipur. The rate of development charges will be decided by a Sub-group of CMD RFC and MD RIICO after consultation with representative of the applicant.

GENERAL OBSERVATIONS:

1. In case of deferment of an agenda, the same may be placed in the next meeting, as far as possible.
2. While discussing agenda 14, the Committee observed that no specific recommendation has been given to adjudge whether the delay in permitting transfer was on the part of the applicant or the Corporation. The Committee therefore, directed that specific recommendation of the management be given in each agenda note to facilitate decision.

3. While discussing agenda 19 for revision in A.S. of industrial area, Dudu, the Committee observed that water supply scheme of the area is not in operation due to non availability of water source in the nearby areas. The Committee was of the view that since the Corporation is providing developed land it should be its endeavour to provide water to the entrepreneurs.

The Committee desired that a paper be put up in the next meeting giving details of the areas where provision for water supply scheme (WSS) were not made in the A.S., where WSS was initially made operational but is presently not in operation, reasons for the same and efforts made to make the scheme operational.

4. While discussing agenda 24 - seeking ex-post-facto approval for relaxation in setbacks, the Committee directed that practice of seeking ex-post-facto approval be avoided unless considered to be most urgent and unavoidable.

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

CHAIRMAN

Date: