

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

MINUTES OF : **Infrastructure Development Committee**
VENUE : **Udyog Bhawan, Jaipur**
DATE & TIME : **9th June 2011 at 5.30 P.M.**

PRESENT :

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

Shri D.K. Sharma, Secretary was in attendance. Shri Chetan Deora, Advisor (Infra.), Shri P.M. Jain General Manager (F&A), 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 Umesh Kumar, Ex-CMD RFC and Shri Naresh Pal Gangwar, Secretary Energy.

Item 1: Confirmation of the minutes of the last meeting of the Committee held on 4th May 2011.

Minutes of the last meeting held on 4th May 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 4th May 2011.

The Committee noted the position brought out in the agenda note.

Item 3: Norms for establishment of Weigh Bridge and regularization of existing Weigh Bridge.

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

- i. Provision regarding minimum distance from road junction of proposed weigh bridge may be kept as in case of Petrol Pump as below:

“If weigh bridge proposed on RIICO roads in RIICO Industrial Area, entry-exist on both roads upto 18.00 mtrs. from road junction (corner point of plot) shall not be allowed. However, for the purpose of frontage of the plot said 18.00 mtrs. shall be included in calculation.”

Other norms for weigh bridge shall remain unchanged.

- ii. Regularisation of weigh bridge may be considered on above norms by amending earlier decision of IDC dt. 16.12.2010 i.e. “by relaxing of distance norms from any road junction considering on merit on case to case basis.”
- iii. Regularization of already existing weigh bridges be done on payment of 25% of prevailing development charges on the date of regularization.

Item 4: Partial amendment in Rule 3(A) of RIICO Disposal of Land Rules, 1979 relating to reservation of plots for disabled persons for establishment of industry.

The consideration of agenda item was deferred with a note that the issue be examined in more detail in the light of GOI/GOR guidelines on the subject and judicial pronouncements/observations, if any.

Item 5: Waiver of Fire Station Charges (FSC) for industrial areas under jurisdiction of Jodhpur unit.

The Committee discussed the issue and did not find any justification for waiving outstanding FSC and/or to adjust/refund the amount already recovered upto 31.3.2011. It was noted by the Committee that FSC is not being levied with effect from 25.5.2010.

Item 6: Approval of the recommendations of the Committee with respect to market rate of private land under acquisition for upcoming industrial area – Tapukada Extension (Bhilwadi)

The Committee discussed the agenda and endorsed the recommendation made by the constituted Committee in the matter and directed that the same may be made available to Land Acquisition Officer for declaration of the award.

Item 7: Regarding allotment of plot No.E492 measuring 3308 sq. mtr. in favour of Smt. Sangeeta Bapna and allotment of plot No. E-493 measuring 3233 sq. mtr., in favour of Sh. Saransh Bapna in Growth Center Hamirgarh, Bhilwara.

The Committee noted the proposal brought out in the agenda note. After detailed discussion, the Committee decided that captioned plots may be allotted to the captioned applicants @ Rs.805/- per sqm., being the highest rate received in the auction held on 30.7.2009 (other than auction rate for plot No. E-492 & E-493 for which highest bidders had not deposited the amount and their deposits forfeited) subject to applicants withdrawing courts cases filed by them against the Corporation.

Item 8: Applicability of pre-revised rate of development charges for computing transfer charges – case of Dalas Biotech Ltd., Plot No. SP-503, Industrial Area, Bhiwadi.

The consideration of agenda item was deferred with a note that the issue be re-examined in the light whether the delay in permitting transfer was on the part of applicant or the Corporation. In case it was on the part of applicant, no relief be given.

Item 9: Permitting setting up of an educational institute (IT plus other courses) on the land allotted for setting up of an IT Industry at industrial area Kanth-Kalwar (Extension) – Request of Punj Softech Pvt. Ltd. and Sai-E-Net Pvt. Ltd.

The Committee discussed the agenda and formed a sub-group of Commissioner Industries, Commissioner (Inv. & NRI) and MD RIICO to examine the issue in detail and give their recommendations.

Item 10: Permitting interest free quarterly installments for payment of balance 75% cost of land – case of M/s. G.N. Industries, Proprietor Shri Heera Lal Ganesh Raj Bansali, Industrial area Balotra.

The consideration of agenda item was deferred.

Item 11: Review of existing policy of allotment of developed land in lieu of cash compensation to the Khatedars of their acquired land.

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

- i. The present option for providing 20% developed residential/industrial land and 5% developed commercial land, to the khatedars/interested persons in lieu of cash compensation of their acquired land, may be retained.
- ii. While developing new industrial areas, 20% of acquired private land be reserved for residential purpose and in case this is sufficient, no other area be kept for residential use.
- iii. After giving compensatory land in that particular area, whatever is left out be planned as per Corporation's/Entrepreneur's requirement.

Item 12: Allotment of group housing plots at RIICO Industrial Areas for creating residential facility through private developers.

The Committee discussed the agenda and accorded approval to the recommendation made by the sub-group in its meeting held on 27th April 2011, enclosed as Annexure 'Q' to the agenda note, with a modification that the categories of plot sizes be kept as 5000 to 10000 sqm. and over 10000 sqm.

Accordingly, the Committee accorded approval for replacement of sub-rule 3(G)4 of RIICO Disposal of Land Rules 1979 with the policy for allotment of land for group housing at RIICO Industrial Areas for creating residential facility through private developers as proposed in Annexure 'R' to the agenda note.

Item 13: Partial amendment in the norms prescribed for allotment of land to educational institutes (including schools).

With reference to the decision taken by IDC in its meeting held on 4th May 2011 vide item No.4, the Committee accorded approval for replacement of the provisions of rule 3(E-3) with the following :

- (a) A 10% rebate in rate of development charges shall be allowed while allotting minimum land 10,000 sqm. in unsaturated industrial areas. The rebate shall increase @ 0.5% per 1,000 sqm. for land allotment more than 10,000 sqm., subject to maximum rebate of 25% on both the counts put together.
- (b) An additional 10% rebate over and above of 25% mentioned in clause (a), may be allowed by way of reimbursement to the allottee of plot of minimum size of 40,000 sqm. in any non-saturated industrial area if a minimum investment of Rs. 50 crores is made on the plot within 5 years period.

Accordingly, the pre-revised position is restored. The Committee also accorded approval to allow this rebate from the date of earlier decision of IDC dated 4.5.2011.

Item 14: Revised administrative sanction for development of Industrial Area IID Centre Bichwal (Bikaner).

The Committee discussed the agenda and accorded approval for the revised administrative sanction for the development of industrial area (upgradation of infrastructure) IID Centre Bichhwal, Bikaner at an estimated cost of Rs. 1371.79 lacs, as per the cost sheet placed at Annexure 'A' to the agenda note.

Item 15: Transfer of townships to Municipal Corporation, Jodhpur as created on industrial plot No. 27 & 27-A at Light Industrial Area, Jodhpur by the allottees concerned.

The consideration of agenda item was deferred with the observation that while sanction already issued by the Corporation long back in the year 2000-01 can't be revisited as decided earlier. A sub-group of Commissioner Industries, MD RIICO, DS Industries(I) and Advisor (Infra.) to examine the agenda item and give their recommendation.

Item 16: Allotment of land to Rajasthan State Ganganagar Sugar Mills Ltd. at Agro Food Park, Sri Ganganagar.

The Committee discussed the agenda and accorded approval for the allotment of Plot No. B-327 measuring 6807 sqm. @ Rs.1300/- per sqm. to Rajasthan State Ganagnagar Sugar Mills at Agro Food Park, Sriganganagar, by relaxing the condition of auction in the saturated industrial area.

Item 17: Request of M/s. Star Pulp and Paper Products, allottee of Industrial plot at Sudershanpura Industrial Area, Jaipur, for reviewing decision taken by the IDC (Item 19 of the meeting held on 16.7.2003) with regard to regularization of excess land.

The Committee discussed the agenda and rejected the request of the allottee to re-open the case, finding no merit in reviewing IDC decision dated 16.7.2003.

Item 18: Permitting RIICO Awasiya Colony Vikas Samiti, Boranada for developing and maintaining Community Centre and Park at Housing Colony, Boranada.

The consideration of the agenda item was deferred.

Item 19: Permission to run restaurant at Recreation Club, Vishwakarma Industrial Area, Jaipur.

The consideration of the agenda item was deferred.

Item 20: Case of M/s. Krishna Enterprises, Plot No. J-6, VKIA, Jaipur regarding permission for sub-division of vacant plot.

The consideration of the agenda item was deferred.

Item 21: Case of M/s. Karam Bhoomi Estates, Jaipur for execution of lease deed of allotted land measuring 13 acres at Industrial Area Akera Doongar, Jaipur.

The Committee discussed the proposal brought out in the agenda note. As the issue relates to out of court settlement, the Committee directed to put up the matter before State Level Settlement Committee.

Item 22: Ex-post facto approval for acquisition of left out private khatedari land measuring 1.28 hectare and allotment of government land (vested with JDA) measuring 0.92 hectare of revenue village Kukas, Tehsil-Amer (Jaipur).

The Committee discussed the agenda and accorded ex-post-facto approval for acquisition of left out private khatedari land measuring 1.28 hectare and

allotment of government land, presently vested with JDA, measuring 0.92 hectare of revenue village-Kukas, Tehsil-Amer (Jaipur).

Item 23: Permitting exchange of plot at industrial area Bhiwadi – Case of M/s. Ganesh Engineering Works, Plot No. G-1237, Industrial Area Bhiwadi.

The consideration of agenda item was deferred with a note that the issue be re-examined and all the similarly placed cases for exchange of plot in identical circumstances be put up before the Committee for decision. The issue relating to payment of compensation to the pattedar (gair khatedar) may also be examined.

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

Item 24: Recommendation of the Sub-group constituted by the IDC for examining certain issues.

The Committee approved the following recommendations of the sub-group :

- i) **Prescribing norms for allotment of land to educational institutes (including schools).**
 - a. Plots for school shall not ordinarily be planned in an industrial area unless there is a residential colony/habitation in and around industrial area. However, this will not affect the decision taken by IDC on 4.5.11 in respect to educational institutions. Since school is treated as educational institute, it may also be allowed on the allotted land for University in the industrial areas of the Corporation.
 - b. The provision of school in an industrial area bear direct relationship with the number of families residing in an industrial area, however, not more than two schools (one primary + one secondary) be planned in an area.
 - c. Land for school shall be counted in overall 15% limit for non-industrial use.
- ii) **Review/ceiling of delegation of powers of the unit heads for allotment of land in unsaturated industrial areas - plots size more than 5000 sqm.**

The consideration of this issue was deferred.

- iii) **Providing funds to Gram Panchayats to facilitate obtaining NOC from Panchayats for allotment of Charagah land – Proposal to pay 15% of premium amount of charahgah land.**

The Corporation may pay additional amount equal to 10% of the DLC of Charagah land, to be paid directly to Gram Panchayat for carrying out development works, at their own, for the common benefit of villagers.

Item 25: Revised proposal for acquisition of land for the proposed industrial area Nimbali Brahman District-Pali.

The Committee discussed the proposal and accorded approval for acquisition of left out khasras measuring 31.78 hectare private khatedari land and to send revised letter to District Collector, Pali for allotment of 150.15 hectare government/charahgah land.

GENERAL OBSERVATIONS/DECISIONS:

1. The Committee reviewed its earlier decision of not permitting marriage functions and banquet hall even if it is a part of hotel premises in industrial areas and decided that the same may be permitted as it is one of the allied activity to a hotel established in the industrial areas. However, independent marriage garden and independent banquet halls would not be permissible in industrial areas.
2. A detailed note inter-alia giving industrial area wise data of amount of administrative sanction, expenditure incurred so far and profit earned/losses made, as on 31.3.2011.
3. A sub-group of Commissioner Industries, Commissioner (Inv.& NRI) and Secretary Energy was formed to examine the issue of water harvesting in industrial areas of the Corporation in line with the policy and guidelines issued by the state government from time to time.

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

CHAIRMAN