

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

Minutes of : 1/2016–Infrastructure Development Committee

Venue : Udyog Bhawan, Jaipur.

Date : 13th February 2016

Commencement/ Completion time of meeting - : 9.30 A.M. / 10.30 A.M.

Present :

Shri C. S. Rajan	Chairman
Smt. Veenu Gupta	Managing Director
Shri Abhay Kumar	Commissioner Industries

All the above directors were present throughout the meeting.

Shri D.K. Sharma, Secretary was in attendance. Shri Sanjay Solanki, Financial Advisor; Shri Lalit Kumar, Advisor (Infra.); Shri S.K. Sharma, Sr. DGM (P&D), Shri S.K.Gupta, Sr. DGM (P&D) and Shri Sudipto Sen, DGM (Law) were also present.

Reschedulement of Meeting: The meeting was originally scheduled on 10.02.2016 at 4.00 P.M., however, due to unavoidable reasons the same was postponed to 13.02.2016 at 9.30 A.M. All the members were informed in advance. The members present in the meeting unanimously consented for the re-schedulement.

Quorum: The Chairman was present. As the quorum was present, the meeting was called to order.

Item 1: Confirmation of minutes of the last meeting of the Board held on 17th December 2015.

The minutes of the meeting of Board held on 17th December 2015 were confirmed.

Item 2: Action Taken Report on the decisions of the previous meeting of the Board held on 17th December 2015.

The Committee noted the position.

Item 3: Policy for allotment of land to provide “Plug & Play” facility.

The Committee discussed the agenda and accorded approval to adopt the policy for allotment of land to provide “Plug and Play” facility as per the detailed policy placed at ‘Annexure-A’, to the agenda note.

The Committee further accorded approval to adopt the policy for existing plot allottees to provide “Plug and Play” facilities as per the detailed policy placed at ‘Annexure-B’, to the agenda note.

Item 4: Revision in the existing policy for allotment of land for setting up warehousing facilities with new policy of land allotment for the purpose of warehousing & logistic (Integrated) and partial amendment in the provisions related to change in land use from Industrial to Warehouse.

The Committee discussed the agenda and accorded approval for revision in the existing policy for land allotment for Warehouse and adoption of revised policy for land allotment for the purpose of Warehousing & Logistics (Integrated), as per the detailed policy placed at ‘Annexure-A’, to the agenda note.

The Committee further accorded approval for partial amendment in the existing provisions related to change in land use, from industrial to warehouse (Rule 20-C), as per ‘Annexure-B’, to the agenda note.

Accordingly the existing provisions of Rule 3(R) and 20-C will stand replaced with the revised/amended provisions.

Item 5: Exchange of disputed residential plots of six allottees at housing colony, Boranada with alternative residential plots in other industrial area.

The Committee discussed the agenda and in order to arrive at settlement with respondent allottees, accorded approval for following:

1. To approve exchange of allotted six residential plots in housing colony Boranada at industrial area Boranada, Phase-I with alternative newly planned plots at industrial area Boranada Phase-III.
2. Plot number of newly plots will be decided by draw of lots.
3. Charges for execution and registration of lease deed/supplementary deed, consequent upon exchange of plot, will be borne by the allottees/transferees.
4. Time period for utilization of the plots, as per allotment letter for residential purpose, will be reckoned from the date of intimation of decision regarding exchange of plots.

5. The settlement arrived between the allottees and the Corporation will be submitted before the National Consumer Dispute Redressal Commission, New Delhi and such allottees shall deposit Rs.7500/- with the Corporation which has been paid earlier to each of three allottees through demand draft in compliance of the order passed by National Commission.
6. The amount Rs.1,00,000/- which was deposited in three cases pursuant to interim order dated 8.10.2014 passed by National Commission, New Delhi in the District Consumer Forum, Jodhpur will be received back based on the aforesaid settlement. An appropriate application will be filed before District Forum for the same on behalf of the Corporation/Respondent allottees, as the case may be.

Item 6: To consider issuance of allotment letter in favour of Parsons Nutritionals Pvt. Ltd. and to other companies at Industrial Area Karoli prior to opening of industrial area Karoli for general allotment.

The Committee discussed the agenda and accorded approval for following:

1. To issue 'Letter of Allotment' for 60000 sqm. land in favour of Parsons Nutritionals Pvt. Ltd. at industrial area Karoli as per rules, prior to opening of industrial area Karoli by relaxing the condition of reservation policy.
2. To authorize Managing Director to give approval for issuance of 'Letter of Allotment', prior to opening of industrial area Karoli, in favour of those applicant companies to whom either land has already been reserved or likely to be reserved in financial year 2015-16, if such request is made by these companies, subject to condition that such allottees shall not demand for providing infrastructure facilities prior to declaring the industrial area as developed.

Item 7: Case of Electronic Complex, Kota in context of Coaching Institutes and Hostels.

Consideration of agenda item was deferred.

Item 8: Ex-post-facto approval of the decision taken for exchange of plot allotted through draw of lots with alternative plot at industrial area Ghiloth, Distt. Alwar.

The Committee discussed the agenda and accorded ex-post-facto approval for allotment of alternative plot no. A-184 (measuring 10162.50 sqm.) in lieu of previously allotted plot no.A-148, to Jainco Buildcon Limited, in general zone at industrial area Ghiloth, Distt. Alwar.

Item 9: Case of Kamal Coach Works Pvt. Ltd., Plot No. SP-278, 279 at industrial area Niwai, Phase-II, Distt. Tonk.

The Committee discussed the agenda and observed that part allotted land which is belonging to khasra No.58/1 was allotted by State Government on 8.8.2014 to the Corporation, whereas allotment in question was made on 16.2.2012. The Committee further observed that the area is now saturated and allotment is being made by auction, therefore, new allotment would be made at much higher rate than the rate of allotment in this case i.e. Rs.1012.50 per sqm. Hence, there would be no financial loss to the Corporation in case of fresh allotment of these plots.

In view of above, the Committee considered the request of the allottee for surrender of plot after deducting annual dues i.e. service charges and economic rent with interest thereon only. However, security amount deposited at the time of allotment will be forfeited as per rules.

Item 10: Case of Proec Energy Ltd. Plot No. SP-232 and 233 at industrial area Growth Centre, Ph-II, Abu Road.

The Committee discussed the agenda and observed that 52,085 sqm. land was allotted as against applied land area of 80,000 sqm and a high tension electric line is still passing through the plot, the size of the plot is irregular and a similar relaxation has been allowed by the Committee in the case of Aerobok Shoe Pvt. Ltd. on the ground of allotment of less area against applied area. The Committee also noted that the applicant company had made investment of Rs. 20.44 cr. as on 31.12.2014 and Rs. 22.27 cr. as on 30.06.2015.

In view of above, the Committee partially reviewed its earlier decision taken vide item 14 of its meeting held on 6.8.2014 and accorded approval for reduction in the proposed investment from Rs. 43.39 cr. to Rs. 20.00 cr. due to allotment of lesser area against the applied area. However the Committee also reviewed its earlier decision and disallowed request for allowing large size rebate to the applicant company as the company does not intend to surrender the surplus land. It was also decided to levy additional cost of land for delay in achieving minimum investment of Rs. 20.00 cr. within stipulated period of three years from date of allotment.

Item 11: Case of M/s. Bagai Pharma Distributers, Plot No. E-1(A), I/A Jhotwara Ext-I, Jaipur for waiver of interest on balance cost of land.

The Committee discussed the agenda and rejected the request for waiver of interest on outstanding 75% cost of land of plot no. E-1(A) allotted to M/s. Bagai Pharma Distributers, at Industrial Area, Jhotwara Extension-I, Jaipur.

However, considering the fact that power connections were not released by JVVNL in the affected area, the Committee took a policy decision that while computing the stipulated three years' time for completion of constructions/ production, time elapsed due to non-release of power connection (i.e. from the date of allotment till 8.10.2015) shall not be taken into account.

Item 12: Case of Shreenath Mega Cluster Pvt. Ltd. – Allotment of land at Karanpura, District Bhilwara for development of Textile Park.

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

1. To review the earlier decision taken by the IDC in the matter and to consider allotment of entire 30.67 Hectare land in favour of the Applicant Company at proposed industrial area Karanpura, Distt. Bhilwara @ 250/- per sqm., in place of Industrial Area Soniyana, Distt. Chittorgarh, for setting up of Power Loom Mega Cluster, Allotment of land in Soniyana will stand withdrawn.
2. The amount deposited earlier by the company, i.e. Rs.3.52 crore towards keeness money, will be adjusted against the cost of land without credit of interest on this amount, and the remaining amount will be deposited within 120 days from the date of issue of allotment letter.
3. Allotment of the said land shall be made on as is where is basis with the condition that RIICO will not provide any infrastructure facility on the said land except boundary pillars for demarcation of the area.
4. The requisite clearances/consents with regard to Environment Clearance/Pollution shall be obtained directly by the SPV/AC from the concerned authority/department such as MoEF/CPCB/RPCB etc.
5. The other terms and conditions/modalities of land allotment will be as per the Office Order No.22/2015 dated 24.9.2015 related to policy for allotment of land to SPV under cluster development scheme of GoI.
6. The Applicant Company shall deposit an amount equal to 10% of total land cost in addition to land cost towards security money for securing future maintenance in the shape of Bank Guarantee/FDR in favour of the Corporation as per the provisions of the relevant policy.

Item13: Allotment of developed land to 9 Khatedars in lieu of cash compensation of their land acquired for Industrial Area Sukher, Distt. Udaipur.

The Committee discussed the agenda and rejected the request of 9 Khatedars to allot developed land in lieu of cash compensation, as their case is not

similar to as that of 15 Khatedars to whom developed industrial plots were earlier allotted in the captioned area.

Item 14: Reconsideration of demanded land rates for transfer of land falling (Bhiwadi Region) in Right of Way of proposed Dedicated Freight Corridor to be constructed by DFCCIL, an undertaking of Indian Railway.

The Committee discussed the agenda. In view of request of DFCCIL and the fact that other government authorities such as NOIDA, Greater NOIDA, HUDA and UIT, Bhiwadi have decided to transfer their respective land falling in DFC corridor on actual acquisition cost basis, the Committee decided to transfer the land falling (Bhiwadi region) in right of way of proposed DFC at an amount to be worked out on the basis of Administrative Sanction of the area concerned without retaining any cushion for rebate/concession to be allowed for different categories of allottees.

The request of DFCCIL for transferring of land on freehold basis was again discussed by the Committee and same was rejected as the Corporation itself possessed leasehold land and it can't transfer better title whatever it possessed.

Item 15: Regarding acquired private khatadari land measuring 112.243 hectare of village Chuk 14 SSW, Kohla, Hanumangarh for setting up of new industrial area.

The Committee discussed the agenda and accorded approval to offer 25% developed land (20% residential/industrial+5% commercial) as per prevailing policy, to the khatedars/interested persons, in lieu of cash compensation of their acquired land of village Chuk 14 SSW, Kohla, Hanumangarh, subject to approval of the State Government as no provision for allotment of developed land in lieu of compensation was made in the respective awards.

Item16: For taking view on recommendations made by constituted committee under Chairmanship of SDO concerned on encroached land belonging to RIICO.

The Committee discussed the agenda and accorded approval for handing over the land, to the concerned local bodies/UITs, which cannot be get vacated from encroachments due to dense habitation/religious structures/graveyards/ public utility buildings etc., as recommended by the constituted Committee having representation of local administration/revenue authorities. The Committee authorized the Managing Director to negotiate the terms of transfer and recovery of land cost, etc.

Item17: Framing a generic policy of granting the permission for setting up/installation of Roof Top Mobile Phone Towers in RIICO Industrial Areas including Transferred industrial areas.

Consideration of agenda item was deferred with a note that detailed policy as regards to setting up/installation of Mobile Towers/ Roof Top Mobile Phone Towers circulated by GoI be studied and accordingly revised proposal be placed before the Committee for decision.

Item 18: Representation of Smt. Santosh Gupta for allotment of 1/12 part of land out of total area 14 bigha 3 biswa at Khasra No. 362/1, 362/2, 362/3, 362/4 & 360, Village-Badharna, Tehsil-Amer.

The Committee noted the directives issued by Hon'ble Rajasthan High Court and discussed the agenda. After detailed discussions, the Committee accorded approval for regularization of 2013.24 sqm. land for industrial use, which is presently in possession of Smt. Santosh Gupta, at prevailing rate of allotment of industrial area, on the following conditions:

- a. Compensation amount pertaining to her acquired land to be received by Smt. Santosh Gupta from Civil Court as compensation is lying with court.
- b. Petitioner Smt. Santosh Gupta will furnish an undertaking that she will not claim any amount/damage towards land already used by RIICO.
- c. Requisite changes be made in approved lay out plan of the area as presently the land in question falls in the category of commercial and services as per approved lay out plan.

Accordingly, the representation made by Smt. Santosh Gupta on 23.9.2015 be decided by the Unit Head, Jaipur (North).

The Committee noted that following agenda item was circulated at a notice period of less than seven days, therefore, the Directors present in the meeting unanimously agreed to waive the minimum notice period, take up this item for consideration and approved unanimously:

Item 19: Case of Otsuka Chemical (India) Pvt. Ltd., Plot No. SP3-10 & SP3-11 at industrial area Keshwana.

The Committee discussed the agenda and accorded approval for:

- i) To allow merger of both the allotted plots from the date of allotment.

- ii) To consider the unit in production as a single unit on both the allotted plots with effect from 12.04.2008.
- iii) Looking to specific nature of industry and technical requirement, to allow relaxation in minimum built up area requirement for treating the unit in production, on merged plots.

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

Date: 27.02.2016

Place:Jaipur.

CHAIRMAN