

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

Minutes of : 2/2016–Infrastructure Development Committee

Venue : Udyog Bhawan, Jaipur.

Date : 12th May 2016

Commencement/Completion time of meeting : 10.00 A.M. / 10.45 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 D.P. Jatav, GM(Civil), Shri Ajay Kumar, SE (Power); Shri S.K.Gupta, Sr. DGM (P&D) and Shri D.K. Sharma, Sr. DGM (P&D) were also present.

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 Committee held on 13th February 2016.

The minutes of the last meeting of Committee held on 13th February 2016 were confirmed.

Item 2: Action Taken Report on the decisions of the previous meeting of the Committee held on 13th February 2016.

The Committee noted the position.

Item 3: Partial amendment in the policy for sub-letting of allotted industrial plot.

The Committee discussed the agenda and accorded approval for following:

1. To withdraw the existing provision of allowing sub-letting of allotted industrial plot/building for bank and financial institution (non banking) as supportive uses and to partially amend the rule 16(1)-A to this extent.
2. To stop further renewal or extension of the period for sub-letting in favor of allottees of industrial plots who have already obtained permission from the Corporation to sub-let their premises situated on industrial plots for banks and financial institutions (non banking), registered with RBI.

Item 4: Policy for issuance of NOC of the Corporation to mortgage the lease deed of land allotted to CETP Trust/SPV on token price of Rs.1/- for availing financial assistance to establish RO Plant/CETP - Case of Industrial Area Balotra Phase-III.

The Committee discussed the agenda and keeping in view the larger interest of the Industries as well as Society, taken a policy decision that all the allottees of the land to whom the land was allotted/to be allotted for the purpose of establishment of CETP/RO Plant, even if the allotment of land made on a token money/concessional rate, may be allowed to equitable mortgage the allotted land by deposition of lease deed/title document in favour of the financial institutions for obtaining financial assistance for the purpose of fulfilling the objects of respective CETP Trust/SPV.

Item 5: Review of existing provision in the rules related to grant time extension for commencement of production without payment of retention charges in cases where land allotted in undeveloped industrial areas.

The Committee discussed the agenda and accorded approval for reviewing existing policy and amendment in the existing provision of the rule as under:

1. In cases of allotment of plots made w.e.f. 01.04.2016 in undeveloped industrial areas which are not proposed to be developed in future also, henceforth, time extension for completion of construction and commencement of activities will be granted on payment of retention charges in favour of these plot allottees in such industrial areas read with provision of rule 23-C of RIICO Disposal of Land Rules, 1979 for plots allotted in developed/proposed to be developed industrial areas.
2. In cases of allotment of plots made prior to 01.04.2016 in industrial areas which are not proposed to be developed in future, general time extension upto 31.3.2017, including regularization of old delay period, if any, may be allowed without retention charges for completion of construction and commencement of activities. However, in such cases, further time extension from 01.04.2017 will be considered on payment of retention charges as per rules.
3. In case of allotment of plots already made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity may be reckoned from the date of possession or two years from the date of this decision, whichever is later, and further time extension for completion and commencement of activity may be granted on payment of retention charges as per rules applicable to general plot allottees in that industrial area.
4. In cases of allotment of plots to be made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity may be reckoned from the date of possession and further time extension for completion and commencement of activity may be granted on payment of retention charges as per rules applicable to general plot allottees in that industrial area.

All the concerned allottees are to be given registered notice as regards to the amendment in the rules and service of notice is to be taken on record.

Item 6: Partial amendment in existing Rule 3(S) (C) of RIICO Disposal of Land Rules, 1979 regarding transfer of residential plot in residential colonies.

The Committee discussed the agenda and accorded approval for partial amendment in Rule 3(S) (C) (ii) as under:

Existing Rule	Amended Rule
Transfer of lease hold rights of residential plots (vacant / constructed / partly constructed) in industrial areas will be permitted in favour of any other allottee of industrial plot in the same industrial area, irrespective of sale/transfer of irrespective industrial unit by the seller. The purchaser will be allowed to use the constructed house/residential plot for his own use or for its Managers/Staff etc. as a housing facility.	Transfer of lease hold rights of residential plots (vacant / constructed / partly constructed) in industrial areas will be permitted in favour of any other allottee of industrial/institutional/commercial plot(s) in the same industrial area, irrespective of sale/transfer of irrespective industrial unit by the seller. The purchaser will be allowed to use the constructed house/residential plot for his own use or for its Managers/Staff etc. as a housing facility.

Item 7: Matter related to refund of deposited amount without deduction of cost of land on surrender of allotment of plot at industrial area Nayagaon, Pali.

The Committee discussed the agenda, and in view of the fact that the Corporation has to obtain Environment Clearance (EC) and in light of decision taken by the management not to allow the existing allottees to carry out construction activity in the area, accorded approval to give option to the existing plot allottees to exit without any deduction towards land cost as per provisions of Rule 18 (g). However, dues/interest such as economic rent, service charges and interest thereon and outstanding interest on the remaining land cost, if any, upto the date of surrender, be deducted as per rules along with forfeiture of security deposit.

Item 8: Ex-post-facto approval of the decision taken by the Management to allow 6 months time period for existing industrial units to construct RWHS in the allotted plot.

The Committee discussed the agenda and accorded ex-post-facto approval of the decision taken by the Management to allow 6 months time period for existing units to construct RWHS in the allotted plot. A public notice be issued in one state level news paper and in a Delhi edition news paper regarding implementation of RWHS in next 6 months by the allottees who have commenced the activities prior to 30.09.2011.

Item 9: Ex-post-facto approval of the decision taken for exchange of plot allotted through draw of lots with alternative vacant plot at industrial area Ghiloth, Distt. Alwar.

The Committee discussed the agenda and accorded ex-post facto approval for allotment of alternative plot no. SP5-3 measuring 17674 sqm in lieu of previously allotted plot no. SP5-129A in general zone at industrial area Ghiloth.

Item 10: Apprising the decision of the Constituted Committee to de-reserve the remaining land out of 125 acre earmarked at Industrial Area Karoli for the vendors of Honda.

The Committee discussed the agenda and in view of the fact that in spite of best efforts, only two allotments could have been done since earmarking of land, accorded approval to de-reserve the land earlier reserved for Honda Vendors earmarked in Auto Zone of Industrial Area Karoli.

Item 11: Approval for acquisition of 1.115 hectare land of khasra No. 3348 at Industrial Area, Kaladwas (Ext.), Udaipur.

The Committee discussed the agenda and accorded approval for acquisition of left out 1.115 hectare land of khasra No. 3348 of village Kaladwas, Udaipur, under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

The Committee also directed to fix responsibility of delinquent officer/official for not acquiring this land at the time of acquiring entire chunk of land for said industrial area.

Item 12: Approval for acquisition of private land measuring 90.70 hectare and allotment of 1.44 hectare Govt. land of village Bakshpura, Kherasi & Dhanoda of Tehsil-Jhalarpatan Distt. Jhalawar.

The Committee discussed the agenda and accorded approval for the acquisition of 90.70 hectare private land of village Bakshpura, Kherasi & Dhanoda under the provision of Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Re-Settlement Act, 2013 and getting allotment of 1.44 hectare Govt. land of village Bakshpura & Dhanoda of Tehsil- Jhalarpatan Distt. Jhalawar under the provisions of Rajasthan Industrial Area Allotment Rules, 1959.

Item13: Acquisition of private land of Khasra No. 6699 to 6703, 6708 and Khasra No.6710/8329 measuring 1.60 hectares of Village Bagru Kalan, Tehsil-Sanganer, District-Jaipur.

The Committee discussed the agenda and accorded approval for acquisition of private Khatedari/ gair khatedari land measuring 1.60 hectares of Village Bagru Kalan, Tehsil-Sanganer, District-Jaipur under The Right to Fair Compensation & Transparency in Land Acquisition Rehabilitation & Re-Settlement Act, 2013.

Item 14: To allot industrial land to Kothari Diamond Industries Pvt. Ltd. in lieu of its private khatedari land of khasara No. 78 at village Sukhpura, Tehsil Sanganer (Jaipur) which was used for approach road without proper acquisition.

The consideration of agenda item was deferred with a note to get examined this issue with reference to valuation of both the lands.

Item15: Additional Administrative Sanction for Up-gradation of Infrastructure at Institutional Area Ranpur, Kota.

The Committee discussed the agenda and accorded approval for additional Administrative Sanction for Up-gradation of Infrastructure at Institutional Area, Ranpur Kota, at a cost of Rs. 874.91 lacs, as per cost sheet placed at Annexure-A to the agenda note.

Item 16: Additional Administrative Sanction for Up-gradation of Infrastructure at Matsya Industrial Area, Alwar.

The Committee discussed the agenda and accorded approval for additional Administrative Sanction for Up-gradation of Infrastructure at Matsya Industrial Area, Alwar, at a cost of Rs. 892.00 lacs, as per cost sheet placed at Annexure-A to the agenda note.

Item 17: Case of extension of allotted built-up space admeasuring 3056.49 sq. ft. in CFC building SEZ-II, Sitapura to Apparel Training and Design Centre (ATDC).

The Committee discussed the agenda and accorded approval for granting time extension for further 3 years w.e.f. 11.03.2016 of allotted built-up space in CFC building SEZ-II, Sitapura to Apparel Training and Design Centre (ATDC).

Item 18: Case of M/s. Sankhla Enterprises, Plot No. B-115, Industrial Area Khairthal, Distt. Alwar.

The Committee discussed the agenda, and also perused the recommendation of the Committee formed at Unit Office level and the photographs of ruined structure, and accorded approval to treat unit in production in June 2009 considering that required 20% construction was made by that time by the allottee.

Item 19: Case of Dhabriya Polywood Pvt. Ltd. Plot No. SP-2032 (A) at industrial area Ramchandrapura (Sitapura).

The Committee discussed the agenda and observed that the applicant had requested for allotment of 22,293 sqm. land at I/A, Ramchandrapura, Jaipur whereas the project report envisaged investment of Rs.31.05 cr. on the land area of 25,000 sqm. which was also justified by the BP Cell. However, since a plot measuring 18,351.51 was available in the area which was considered for allotment under the provisions of Rule 3(W). The allottee company, subsequently, vide letter dated 16.01.2014 committed to make investment of Rs.22.90 cr.

In the above background, the Committee accorded approval to reduce the amount of investment from Rs.31.05 cr. to Rs.22.90 cr., due to allotment of lesser area against applied area. However, the date of commencement into production will be verified by Unit Office as per the prescribed norms.

Item 20: Case of M/s. Goyal Industries, Plot No. C-330 (C), IPIA, Kota regarding permission of transfer of part sub-divided plot.

The Committee discussed the agenda. The Committee was informed that a similar case of M/s. Rahul Stone Industries at IPIA Kota was placed before IDC in its meeting held on 29.05.2013 wherein issue of sub-division and regularization of unauthorized construction in front set back for commercial use was involved, however, agenda was deferred with a note to examine issue of installation of mobile tower.

After detailed discussions, the Committee decided to accord approval for sub-division of plots in two parts only and allowed transfer of part sub-divided plot admeasuring 1048 sqm., subject to payment of applicable charges as per the prevailing rules of the Corporation.

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 21: Additional Administrative Sanction for Up-gradation of Infrastructure at Industrial Area, Bhiwadi -I to IV.

The Committee discussed the agenda and accorded approval for additional Administrative Sanction for Up-gradation of Infrastructure at Industrial Area, Bhiwadi, Phase- I to IV at a cost of Rs. 1494.18 lacs, as per cost sheet placed at Annexure-A to the agenda note.

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