

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

**MINUTES OF Meeting of Sub-Committee constituted for considering preferential allotment of land under Rule 3(W) of RIICO Disposal of Land Rules, 1979.**

**VENUE : BOARD ROOM, RIICO**

**DATE & TIME : 6<sup>th</sup> March, 2013 at 11.30 A.M.**

**PRESENT :**

Shri Yaduvendra Mathur	CMD, RFC
Shri Rajesh Yadav	Commissioner, Industries
Shri Naveen Mahajan	MD, RIICO
Shri Siddharth Mahajan	Commissioner (Inv. &NRIs)

**Also Present:**

Advisor (Infra), F.A., CGM (BP), GM (Appraisal), Addl. GM (civil), OSD (EM), Sr.RM(P&D) (SKS/SKG/RM (P&D) (GKS), Sr.DGM, Bhiwadi-I, Sr.RM, Sitapura, Jaipur, RM, Bhiwadi-II & RM, Neemrana were also present.

**Case No.1 : Allotment of land to URB Bearing Factory Trade Pvt. Ltd., Industrial Area, Growth Centre, Ph-II, Abu-Road.**

**Decision:**

The committee discussed, heard the representative of the applicant company and decided as under:-

- (i) To allot land measuring 55,000 sqm. (approx.) at Industrial Area, Growth Centre, Phase-II, Abu-Road at prevailing rate of allotment for manufacturing of bearings.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 44.75 crores as mentioned in the application. The company will also

not be allowed to change the product. The company has to ensure payment of land cost in scheduled time.

- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.2 : Allotment of land to Alka Pandey Packaging Pvt. Ltd., Industrial Area Sitapura, Phase-III, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company and decided as under:-

- (i) To allot Plot No. SP-1013 (C) measuring 7055 sqm. (approx.) at Industrial Area Sitapura, Phase-III, Jaipur, at prevailing rate of allotment for setting up a paper & flower packing industry.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 17.90 crores as mentioned in the application. The company will also not be allowed to change the product. The company has to ensure payment of land cost in scheduled time.
- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.3 : Allotment of land to Zucchini India R&D Chemicals Pvt. Ltd., Industrial Area Sitapura, Phase-III, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company and decided as under:-

- (i) To allot Plot No. SP-1013 (A) measuring 10024 sqm. (approx.) at Industrial Area Sitapura, Phase-III, Jaipur, at prevailing rate of allotment for setting up a chemical industry.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 17.90 crores as mentioned in the application. The company will also not be allowed to change the product. Payment of land cost has to be in scheduled time.
- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.4 : Allotment of land to Gee Bee Clothing Pvt. Ltd., Industrial Area Sitapura, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company and deferred the matter. The Committee decided to give an opportunity to the applicant regarding justification of land area requirement. Applicant will submit the details of land justification within 30 days from today, failing which application is liable for rejection.

**Case No.5 : Allotment of land to Indo Global Impex Pvt. Ltd., Industrial Area Sitapura, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company. It was observed that the company fulfills the requirement of allotment of land but the required land is not available at industrial area Sitapura. The committee offered the representative of company to allot the required land at nearby industrial area Ramchandrapura. The company accepted the offer given by the committee, therefore, committee decided as under:-

- (i) To allot land measuring 10,000 sqm. (approx.) at Industrial Area Ramchandrapura, Jaipur, at prevailing rate of allotment for setting up a plywood manufacturing unit.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 25.46 crores as mentioned in the application. The company will also not be allowed to change the product. The company will ensure payment of land cost in scheduled time.
- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.6 : Allotment of land to Global Shine Industries Pvt. Ltd., Industrial Area Sitapura, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company. It was observed that the company fulfills the requirement of allotment of land but the required land is not available at industrial area Sitapura. The committee offered the representative of company to allot the required land at nearby industrial area Ramchandrapura. The company accepted the offer given by the committee, therefore, committee decided as under:-

- (i) To allot land measuring 7000 sqm. (approx.) at Industrial Area Ramchandrapura, Jaipur, at prevailing rate of allotment for Guar Gum Powder & Guar Gum Split unit.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.

- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 24.33 crores as mentioned in the application. The company will also not be allowed to change the product. The company will ensure land cost payment in scheduled time.
- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.7 : Allotment of land to Jain Hydraulics Pvt. Ltd., Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The committee discussed and agenda and observed that the applicant company has not submitted reply of the observations vide letter dt. 12.10.2012. Industrial Area Kaharani is located in NCR and a fast moving area. The committee was also of the view that the applicant, who is not serious even to submit the required information, their application should not keep pending for unlimited time. Therefore, committee decided to reject the application. Committee also decided to make a reference to Commissioner, BIP to fix the time for such replies by the applicant.

**Case No.8 : Allotment of land to Gravita India Ltd., Industrial Area Ramchandrapura, Jaipur.**

**Decision:**

The committee discussed, heard the representative of the applicant company and decided as under:-

- (i) To allot land measuring 13000 sqm. (approx.) at Industrial Area Ramchandrapura, Jaipur, at prevailing rate of allotment.
- (ii) The allotment is subject to the condition that there will be no discharge of water/effluent from the plot in RIICO's drains.
- (iii) The Corporation would not supply the water as demanded by the applicant and the same will be arranged by the applicant at its own level.
- (iv) The company will follow norms or guidelines issued by MOEF under notification 2006. Threshold limit mentioned in the notification shall not be crossed by the proposed company.
- (v) The company will set up the project and start production activity within two years period from the date of allotment with minimum investment of Rs. 54.30 crores as mentioned in the application. The company will also

not be allowed to change the product. Cost of land shall be paid in scheduled time.

- (vi) If the allottee fails to set up the unit within the prescribed period with investment as above, the allotment will be treated automatically cancelled and no time extension will be given for commencement of production activity.
- (vii) An undertaking for the above condition will be taken before issuing formal allotment.

**Case No.9 : Allotment of land to Alicon Castalloys Ltd., Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The committee discussed, heard the representative of the applicant company and deferred the case for want of required details regarding recent quotations of Plant and Machinery, justification of required land area, break up of built up area requirement and to quantify the number of machines as per the capacity calculation for production of 10 Ton per day of Alluminium Die Casting product. The committee allowed 30 days time period for submitting the required documents from the date of the meeting.

**Case No.10 : Allotment of land to Kamdhenu Paints India Ltd., Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that the proposed industry falls under category 'B' as per the schedule annexed to EIA Notification 2006 and category 'B' projects are not allowed at industrial area Kaharani. However, the representative of the company informed the committee that the proposed industry for manufacturing of Alkyd Rasins does not falls under category 'B'. In view of this, committee deferred the matter and directed OSD (EM) to seek clarification from RSPCB in this regard and the matter may be put up before the committee after receiving the clarification from RSPCB.

**Case No.11 : Allotment of land to The Supreme Industries Ltd., Industrial Area Khushkhera, Bhiwadi.**

**Decision:**

The committee discussed, heard the representative of the applicant company. It was observed by the committee that the applicant company is requesting for allotment of adjoining land to their existing unit, which is reserved for Woodland. The committee decided that the land which is reserved for woodland shall not be considered for allotment for industrial

purpose. However, looking to the importance of the project, the committee decided in-principle to allot land at industrial area Manda, Distt. Jaipur subject to the condition that they will submit consent letter within 30 days from today and also fulfills the eligibility criteria under rule 3(W), otherwise the application stands rejected.

**Case No.12 : Allotment of land to Balkrishna Industries Ltd., Industrial Area Chopanki, Bhiwadi.**

**Decision:**

The committee discussed, heard the representative of the applicant company. It was observed by the committee that the applicant company is requesting for allotment of land out of the area reserved for services. The committee decided that the land which is reserved for services shall not be considered for allotment for industrial purpose. However, the committee decided to give an opportunity for submitting the consent letter within 30 days time from today for allotment of land in other industrial areas, otherwise the application stands rejected.

**Case No.13 : Allotment of land to Pilot Industries Ltd., Industrial Area Ghiloth, Distt. Alwar**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that the proposed industry falls under category 'A' as per the schedule annexed to EIA Notification 2006 and category 'A' projects are not allowed at industrial area Ghiloth. Therefore, the committee approved in-principle to reserve land at upcoming industrial area Kunjbiharipura, Teh. Phagi, Distt. Jaipur as per the rules of the Corporation, if company submit its consent within 30 days from today, otherwise the application stands rejected.

**Case No.14 : Allotment of land to Bihani Manufacturing Company Pvt. Ltd., Industrial Area Kaharani, Bhiwadi.**

**Decision:**

The committee discussed the agenda and observed that the proposed investment is less than Rs. 20 crores. The application is not eligible for consideration of preferential allotment under rule 3(W), therefore, decided to reject the application.

**Case No.15 : Case of Rajtech Automotive Pvt. Ltd., Industrial Area Pathredi, for time extension for commencement of production activity.**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that it is a case of cancelled plot. The representative of the company informed that there had been hurdles by the local villagers on the allotted land, however, boundary wall has been constructed facing difficulties and problems created by the local villagers. In view of the above, the committee decided to grant time extension upto March, 2014 for completion of construction and time extension upto November, 2014 for commencement of production activity on payment of retention charges, restoration charges and other charges as per rules. The committee also decided that the applicant will submit an undertaking for the above mentioned two milestones. Both the milestones will have separate entity & will be observed separately. It was also decided by the committee that if first milestone is not achieved by the company, than the time extension approved for second milestone will be treated as withdrawn and action for cancellation of plot will be initiated.

**Case No.16 : Case of Sandhar Technologies Ltd., Industrial Area Pathredi, for time extension for commencement of production activity.**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that the company has already made substantial investment on the plot as per the C.A. Certificate submitted by the company. Further, the project is linked to Honda Cars Project. In view of the above, the committee decided to grant time extension upto Aug., 2013 for completion of construction and time extension upto January, 2014 for commencement of production activity on payment of retention charges and other charges as per rules. The committee also decided that the applicant will submit an undertaking for the above mentioned two milestones. Both the milestones will have separate entity and will be adhered separately. It was also decided by the committee that if first milestone is not achieved by the company, than the time extension approved for second milestone will be treated as withdrawn and action for cancellation of plot will be initiated.

**Case No.17 : Case of Shekhawati Automobiles Pvt. Ltd., Industrial Area Pathredi, for time extension for commencement of production activity.**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that the company has not started any



construction activity on the allotted land so far. However, looking to the hurdles created by the local villagers, the committee decided to grant time extension upto Dec., 2013 for completion of construction and time extension upto July, 2014 for commencement of production activity on payment of retention charges and other charges as per rules. The committee also decided that the applicant will submit an undertaking for the above mentioned two milestones. Both the milestones will be adhered separately. It was also decided by the committee that if first milestone is not achieved by the company, than the time extension approved for second milestone will be treated as withdrawn and action for cancellation of plot will be initiated.

**Case No.18 : To re-determine the minimum investment required for consideration under rule 3(W) of RIICO Disposal of Land Rules, 1979.**

**Decision:**

The committee deliberated on the agenda note and decided to adopt the proposed amendment in rules and the matter may be put up before the IDC for ratification.

**Case No.19 : Case of J.D. Metalloys Ltd., Industrial Area Growth Centre, Ph-II, Abu-Road for time extension for commencement of production activity.**

**Decision:**

The committee discussed, heard the representative of the applicant company and observed that the company could not commence the construction activity due to not getting Environmental Clearance and non availability of 132 KV power line. The representative of the company informed that the EC will be issued within 3-4 months and after getting the EC they will start the construction immediately and also requested to consider time extension upto July, 2015 for commencement of production activity without any charges. It was also informed by the applicant that the State Government has approved a customized package for the proposed project. In view of above, the committee decided to seek comments from Commissioner, BIP regarding any view has been taken for granting time extension in favour of the company at the time of approving customized package. Thereafter, matter may again be put up before the committee for its further consideration.

**Case No.20 : Allotment of land to Avyukta Buildmart Pvt. Ltd. at Industrial Area Keshwana, Kotputli.**

**Decision:**

The committee discussed the agenda and observed that the applicant company is requesting for allotment of land of plot which has already been put for auction. In view of the above, the committee decided to

reject the application for the applied land/plot in industrial area Keshwana. However, the committee decided to give an opportunity for submitting the consent letter within 30 days time for allotment of land in other industrial areas.

**General directions:**

Following general directives were given during the meeting;

- (1) A circular be issued that in cases of land allotment under rule 3(W), if allottee violates the terms and conditions of the allotment, their allotment will be cancelled and action will be taken under PP Act in EO Court to resume the land back to RIICO.
- (2) Which categories of industries are not allowed in an industrial area, this information should be available on website of RIICO & BIP. RIICO will provide this information to BIP.
- (3) Project finance, financial tie-ups/ closure may also be examined in cases of land allotment through SWCS.

**Commissioner (Inv.& NRIs)**

**Managing Director, RIICO**

**Commissioner, Industries**

**Chairman & Managing Director, RFC**