

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

Minutes of : 4/2025-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Thursday, 10th July 2025
Commencement/ : 6:05 to 7:45
Completion time of the meeting

Present:

Shri Shikhar Agrawal	Chairman, RIICO
Shri Alok Gupta	Principal Secretary (Ind. & Commerce)
Shri Rohit Gupta	Commissioner (Ind. & Commerce)
Smt. Shivangi Swarnkar	Managing Director, RIICO

Shri K.K. Gupta, DGM (Finance), Secretary Cell was in attendance. Shri Subhash Maharia, Advisor (Infra) and Smt. Anju Goyal, Financial Advisor were also present.

Leave of absence: The Committee granted leave of absence to Dr. Subodh Agarwal, CMD RFC.

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

The following Agenda items were taken for consideration in chronological order:

Item 1: To note the minutes of last meeting of IDC held on 6th June 2025.

The minutes of the meeting of the Committee held on 6th June 2025 were noted and confirmed.

Item 2: Action taken report on the decisions of the preceding meetings of the Committee.

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

Item 3: Administrative Sanction for Development of Industrial Area Pander, Tehsil Jahajpur Unit office Bhilwara.

The Committee discussed the agenda and after deliberation it was directed that requirement of some infrastructure are required in later stage on development of Industrial Area after few allotments made in such areas. Therefore, initially provision of Drains, FSTP

and Up-gradation of Infrastructure not be taken in the proposed cost of development of the area. Requirement of adequate Street Lights considering the initial demand, may be taken for installation in the Industrial area, however providing & laying of power line can be taken-up in the initial cost consider for the initial cost for the purpose of Administrative sanction of the area.

It was also directed that low height Boundary wall along the periphery of the industrial area may also be taken in AS of all upcoming industrial areas as an essential feature to secure the boundary of the area as well as to avoid dispute at site.

Further interest on capital for construction period shall be taken for six months instead of existing provision of one year. At subsequent stage, if any works found required to undertake which were not incorporated initially in A.S. and considering the demand of the area, existing A.S. will be revised by incorporating the required works and the prevailing rate of that area be revised accordingly.

Accordingly Committee directed to re-visit the Administrative Sanction and put-up in the next IDC as per directions given here above.

Item 4: Administrative Sanction for Development of New Industrial Area Banjari, Tehsil Suhagpura, District Pratapgarh, Unit Banswara.

The Committee discussed the agenda and after deliberation it was directed that requirement of some infrastructure are required in later stage on development of Industrial Area after few allotments made in such areas. Therefore, initially provision of Drains, FSTP and Up-gradation of Infrastructure not be taken in the proposed cost of development of the area. Requirement of adequate Street Lights considering the initial demand, may be taken for installation in the Industrial area, however providing & laying of power line can be taken-up in the initial cost consider for the initial cost for the purpose of Administrative sanction of the area.

It was also directed that low height Boundary wall along the periphery of the industrial area may also be taken in AS of all upcoming industrial areas as an essential feature to secure the boundary of the area as well as to avoid dispute at site.

Further interest on capital for construction period shall be taken for six months instead of existing provision of one year. At subsequent stage, if any works found required to undertake which were not incorporated initially in A.S. and considering the demand of the

area, existing A.S. will be revised by incorporating the required works and the prevailing rate of that area be revised accordingly.

Accordingly Committee directed to re-visit the Administrative Sanction and put-up in the next IDC as per directions given here above.

Item 5: Revision in administrative Sanction for development of Industrial Area Borawas Phase-I, Unit office Balotra.

The Committee discussed the agenda and accorded approval for upward revision in administrative Sanction for development of Industrial Area Borawas Phase-I, Unit office Balotra from ₹2530.45 lakh to ₹3579.72 lakh.

Item 6: RIICO Building Regulations-2025 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules-1979).

The Committee discussed the agenda and accorded approval for inserting Annexure D of the Agenda Note, under RIICO Building Regulations-2025

Item 7: De-reservation of Japanese Zone-Ghilo.

The Committee discussed the agenda and accorded approval to de-reserve the 150 acres (towards West side of the zone) of total land reserved for Japanese Zone at Ghilo for general industries and the same be disposed of in accordance with the provisions of the RIICO Disposal of Land Rules, 1979 after re-planning of the area. The Committee also directed to review the demand of the industrial land in Japanese Zone for the remaining land after disposal of land in general zone.

Item 8: Amendment in Rule 3(W)3.11 and 3(W)3.15 of RIICO Disposal of Land Rules, 1979 for time extension for payment of premium and time extension for payment of charges for commencement of production.

The Committee discussed the agenda and accorded approval for amendment in Rule 3.11 and 3.15 of Rule 3(W) of RIICO Disposal of Land Rules, 1979, as follows:

Rule	Existing Provision	Amended Provision
3(W) 3.11	Time extension for deposition of 75% amount of premium: - Time extension for payment beyond 120 days will be	Time extension for deposition of balance amount of premium after allotment: - IDC shall grant the time extension with interest thereon

	considered by the Managing Director on merit up-to 180 days on payment of interest at the applicable rate.	for payment of balance amount of premium beyond prescribed period of 120 days irrespective of increase in prevailing rate of allotment of the industrial area concerned depending upon merit of the case. In case of default in payment, further interest at the rate i.e. higher by 2% over and above the normal rate shall be levied on due principal amount of balance premium from the due date of balance premium till the date of premium. While depositing the amount, payable interest shall be adjusted first. Note: This provision shall be applicable with retrospective effect i.e. from the date of allotment in such cases.
3(W). 3.15	Time extension on payment of charges for commencement of production: Time extension will be considered by the Managing Director, in following situations, for allotments made up-to 31.12.2013, on payment of charges prescribed as under:	Time extension on payment of charges for commencement of production: No Change
(iii)	For allotments made after 01.01.2014: Time extension for commencement of production will be considered by the Managing Director on payment of retention charges @1% per quarter of the prevailing industrial rate of industrial area concerned, maximum up to 1 year from the stipulated date of commencement of production. In such cases, no	For allotments made after 01.01.2014: Time extension for commencement of production will be considered by the Managing Director on payment of retention charges @1% per quarter of the prevailing industrial rate of industrial area concerned, maximum up to 1 year from the stipulated date of commencement of production. In such cases further time extension beyond one year shall be permissible by

	time extension shall be permissible beyond 1 year.	IDC on the merit of the case @1.5% per quarter of the prevailing industrial rate of industrial area concerned.
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Item 9: Amendment in Rule 1(xii) in Form-P of e-Auction Rules related to Incremental Value in bidding for e-auction of plots.

The Committee discussed the agenda and accorded approval to increase the minimum incremental value in multiple of ₹50/- instead of existing provisions of ₹10/ while bidding in auction of plots, so that Single/multiple Bidder increase/quote their rates in multiple of ₹50/- and a reasonable bid amount will be received in the bids.

Item 10: Amendment in existing Rule 18(g) of RIICO Disposal of Land Rules, 1979 related to surrender/cancellation of plots allotted for any purpose such as industrial/ residential/ commercial/ institutional.

The Committee discussed the agenda and accorded approval for Amendment in existing Rule 18(g) of RIICO Disposal of Land Rules, 1979, as follows:-

Rule	Existing Rule	Amended Rule
18(g)	Surrender/Cancellation of plots allotted for any purpose such as Industrial/ Residential/ Commercial/ Institutional: (i) In case of cancellation of allotment or surrender of allotted plot by the lessee, as the case may be, deduction shall be made, from the land premium/land cost deposited by the Lessee, @ 5% of the prevailing rate of allotment of the industrial area concerned. Whereas any rebate was allowed	Surrender/Cancellation of plots allotted for any purpose such as Industrial/ Residential/ Commercial/ Institutional: 1. Cancellation of Plot/land: - In case the Corporation cancels allotted plot/land for any reason, the amount towards cost of land recovered from the party will be refunded in the following manner: (i) Service charges, economic rent and interest on unpaid service charges and economic rent till the date of cancellation of the plots will be deducted

	on allotment, the interest on the rebate amount shall also be recovered from the land premium/land cost deposited by the Lessee @ 9% simple interest, till the date of surrender/cancellation of allotment of plot. Provided, the interest already deposited by the allottee, if any, shall not be refunded. (ii) (a) Refund to concerned party will be made through NEFT/RTGS/any electronic mode, and the debit from RIICOs bank account will be considered as refund to concerned party. (b) In case, if the bank detail of concerned party is not available with the Corporation, then refund of amount will be made through cheque by the Unit Head concerned. Further, cheque will be sent by Registered A.D. Post/Speed Post which shall be treated as refund of amount under the RIICO Disposal of Land Rules, 1979 to the concerned party irrespective of non-	from the refundable amount. (ii) Deduction shall be made, from the land premium/land cost deposited by the lessee, @ 5% of the prevailing rate of allotment of the industrial area concerned. Where any rebate was allowed on allotment, the interest on the rebate amount shall also be recovered from the land premium/land cost deposited by the lessee at the simple interest rate prevailing on the date of cancellation, till the date of cancellation of allotment of plot. (iii) The interest already deposited by the allottee, if any, will not be refunded and outstanding interest till the date of plot cancellation will be recovered and deducted from refundable amount of cost of land. 2. Surrender of plot/land: - The allottee shall have option of surrender of allotted plot before cancellation of allotment to RIICO. If the allottee opts to surrender the plot or part thereof for any reason within stipulated time period for utilization of plot/land, the Corporation may accept it, depending upon merit of case on such terms and condition, as it may deem fit. To accepting surrender, the Managing
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	encashment or returning of the cheque/amount to the Corporation for any reason whatsoever. (iii) The money shall be refunded after the possession of the land is handed over by the party or possession is taken as per orders of the competent court/authority or deemed possession of the vacant plot.	Director shall be the competent authority. 3. In such cases of surrender, the amount towards cost of land recovered from the party will be refunded in the following manner: (i) The allottee opting to surrender the plot has to remove the movable assets within 60 (Sixty) days from the date of approval, failing which all such assets shall be vested with the Corporation and no claim shall be entertained in future for such assets. (ii) If the lease deed has been executed, then the original registered/ executed lease deed shall be deposited to Unit Office concerned, prior to approval of the surrender. (iii) Land premium deposited by the allottee will be refunded along with simple interest @ 8.5% per annum post approval of surrender of plot. (iv) While refunding the amount, following charges will be deducted: a) Un-paid service charges, economic rent and interest thereon till the date of surrender of the plots. b) Where any rebate was allowed on allotment, the interest on the rebate amount shall also be recovered from
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		the land premium/land cost deposited by the lessee with the simple interest rate prevailing on the date of surrender of allotment of plot. c) The expenditure incurred for removal of leftover assets in case, the allottee is asked for, and he does not remove the leftover assets. d) The expenditure incurred on repair in case, the allottee has damaged the plot (digging, excavation etc.). (v) The interest already deposited by the allottee, if any, will not be refunded and outstanding interest till the date of plot surrender will be recovered and deducted from refundable amount of cost of land. 4. Mode of refund of amount: (i) Refund to concerned party will be made through NEFT/ RTGS/ any electronic mode, and the debit from RIICOs bank account will be considered as refund to concerned party. (ii) In case, if the bank detail of concerned party is not available with the Corporation, then
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		refund of amount will be made through cheque by the Unit Head concerned. Further, cheque will be sent by Registered A.D. Post/ Speed Post which shall be treated as refund of amount under the RIICO Disposal of Land Rules, 1979 to the concerned party irrespective of non-encashment or returning of the cheque/ amount to the Corporation for any reason whatsoever. 5. The money shall be refunded after the possession of the land is handed over by the party or possession is taken as per orders of the competent court/ authority or deemed possession of the vacant plot.
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Item 11: Amendment in existing Rule at Sr. No. 4 in the table appended in Rule 3(A)(iv) of RIICO Disposal of Land Rules, 1979 related to upfront concession for reserved industrial plots for person with benchmark disabilities.

The Committee discussed the agenda and accorded approval of Rule 3(A) (iv) of RIICO Disposal of Land Rules, 1979 related to upfront concession for reserved industrial plots for person with benchmark disabilities is as under:

S. No.	Category	Concession	Present Provision	Amended Provision
4.	Person with Benchmark Disabilities	50%	Certificate issued by the certifying authority as per Section 1(r) of The Rights of Person with Disability Act,	Certificate issued by the certifying authority as per Section 2(r) of The Rights of Person with Disability Act, 2016 or Certificate

			2016 or Certificate issued by the Authority under the Act of 1995 for more than 40% disability.	issued by the Authority under the Act of 1995 for not less than 40% disability.
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Item 12: De-reservation of half of area of land of Industrial Area Sathana, District Ajmer from Ceramic Industries to plan the same for General Industries.

The Committee discussed the proposal given in the agenda. Taking into consideration the fact that land of the industrial area is lying vacant since 2015, the Committee accorded approval for the following:

- (i) 34 hectares of land, out of total saleable land measuring 68.125 hectares be deserved for general industries.
- (ii) Such land after planning of general zone be allotted in accordance with the RIICO Disposal of Land Rules, 1979.
- (iii) SEIAA be apprised about the re-planning of the area in context of terms and conditions of EC dated 04.07.2017.

Item 13: Amendment in Rule 3(iii)(c) & addition of new Rule 3(iii)(d) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for amendment in Rule 3(iii)(c) of RIICO Disposal of Land Rules, 1979 is as under:

Rule	Existing Provision	Modified Provision
3(iii)(c)	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, location, size & shape of the plot, availability of	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, location, size & shape of the plot, availability of similar size of plot in the industrial area.

	similar size of plot in the industrial area. In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. The Committee constituted under Rule 3(i) (b) for fixing of reserve rate for non-industrial plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction to such extent as it may deem it proper subject to condition that e-auction of such plot/land could not be materialized due to not receiving any bid in e-auction process of said plot/land in consecutive last three auctions. Provided further that such reduction shall not be more than 10% of the prevailing reserve rate in one go.	In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. The Committee constituted under Rule 3(i) (b) for fixing of reserve rate for non-industrial plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction to such extent as it may deem it proper if e-auction of such plot/land could not be materialized due to non-receiving bid/application in e-auction process of said plot/land in consecutive last two auctions process. Provided that such reduction shall not be more than 10% of the prevailing reserve rate in one go, in case two consecutive e-Auctions are in previous financial year and present financial year and reduction shall not be more than 7.5%, in case, consecutive e-auctions are in three financial year; Provided further, such reduced reserve rate shall not be less than the prevailing rate of allotment of industrial area concerned.
New Rule 3(iii)(d)	-	The Committee constituted under Rule 3(i) (a) for fixing of reserve rate for industrial & Logistics plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction/ Direct Allotment Policy-2025 to

		such extent as it may deem it proper subject to condition that e-auction/ Direct Allotment Process of such plot/land could not be materialized due to not receiving any bid/application in e-auction process/Direct Allotment Process of said plot/land in consecutive last two auctions/Direct Allotment Process. Provided further that such reduction shall not be more than 10% of the prevailing reserve rate in one go, in case there is no response in two consecutive rounds of Direct Allotment Policy. However, the reduced rate shall not be below the prevailing rate of industrial area fixed by the Corporation.
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Item 14: Permission for allowing sub-division of plots at industrial area, Punayata, Pali.

The facts mentioned in the agenda note brought to the notice of the Committee. After discussions, the Committee has accorded approval for subdivision of plots within the legal heirs of original allottee at industrial area Punayata, Pali on the following conditions:-

1. Subdivision of originally allotted plot would not be allowed till five years period from the date of commencement of production.
2. Sub-division under rule 17(B) of RIICO Disposal of Land Rules 1979 will be allowed with the following stipulations:

(a) Conditions mentioned by Collector, Pali in the letter dated 23.02.2024 has to be complied with as under:-

- i. रीको के प्रचलित उप-विभाजन के नियमों की पालना करना आवश्यक होगा एवं समय-समय पर रीको द्वारा जारी नियमों की पालना हेतु बाध्यता रहेगी।
- ii. राजस्थान राज्य प्रदूषण नियंत्रण मण्डल के नियमों व प्रावधानों के अनुसार प्रत्येक औद्योगिक इकाई को जल अधिनियम 1974, वायु अधिनियम 1981 व पर्यावरण संरक्षण अधिनियम 1986 के तहत स्थापना एवं संचालन सम्मति/स्वीकृति प्राप्त करना आवश्यक है।

- iii. अधिकतम के.एल.डी. पूर्व में जारी की गई स्वीकृति से अधिक नहीं होगी तथा उसी अनुरूप औद्योगिक गतिविधि का संचालन करना आवश्यक होगा।
 - iv. राजस्थान राज्य प्रदूषण मण्डल द्वारा जारी समय-समय पर पारित नियमों, आदेशों, अधिनियमों की पालना करना अनिवार्य होगा एवं उपविभाजित होने वाली इकाईयों को प्रदूषित जल निस्तारित करने की मात्रा (KLD) का भी विभाजन करना होगा।
- (b) Transferee of subdivided plot would commence the production as per prevailing provisions of RIICO Disposal of Land Rules 1979, after obtaining Consent to Establish/Operate from the Competent Authority at its own level.
- (c) On the sub-divided plot, only textile unit shall be established and change of product would not be allowed.
- (d) No additional infrastructures shall be provided by RIICO
- (e) Transferee of subdivided plot would have to achieve intermediate Milestones before commencement of production as per existing provisions of RIICO Disposal of Land Rules, 1979.

Item 15: Amendment in Rule 23-C.2 of RIICO Disposal of Land Rules, 1979 related to obligations of the transferee in case of transfer of utilized industrial plot and Partial amendment in Rule 21.3.7(b) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the proposal given in the agenda and accorded approval for amendment in Rule 23-C.2 & Rule 21.3.7(b) of RIICO Disposal of Land Rules, 1979, as follows:

Rule 23-C.	Existing Rule	Amended Rule
2	Obligations of the transferee in case of transfer of utilized industrial plot: All transferees of utilized industrial plots will be required to commence production activity in his name and style within 2 years from the date of transfer of lease hold rights. In case transferee exclusively sets up 'Data Centre' then a period	Obligations of the transferee in case of transfer of utilized industrial plot: 1. All transferees of utilized industrial plots will be required to commence production activity in its name and style within the time period as prescribed in Rule 21.1 of RIICO Disposal of Land Rules,

of 3 years will be allowed to transferee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of transfer of lease hold rights for considering unit as functional. If the transferee fails to commence production within above stipulated period, then further time extension will be granted on payment of retention charges as per the rate prescribed at sub-rule 1.2 above. In case the first transferee of the plot does not commence production as per above stipulations and further transfers the plot then subsequent transferee shall be required to commence production as per schedule prescribed to the first transferee as above or within the extended period as the case may be. Note: - If the allotted plot is transferred prior to commencement of production in plot then the transferee shall be required to commence production activity as per schedule allowed to transferor and extension beyond the original schedule may be granted on payment of retention charges as per rules. However, before issuing permission for transfer of plot prior to commencement of production activity, transferee of plot/ part plot shall be asked to submit his program for commencement of production	1979, from the date of registered conveyance deed. Provided further, if the transferee fails to commence production within above stipulated period than further time extension will be granted on payment of retention charges as per rates prescribed at Sub-rule.1.2 above. Intermediate milestones will not be observed in such case. 2. The percentage of minimum constructed built-up area for the purpose of considering re-commencement of production by the transferee in case of transfer of utilized industrial plot will remain same as applicable for originally allotted plot. 3. In case transferee exclusively sets up 'Data Centre' then a period of 3 years will be allowed to transferee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of transfer of lease hold rights for considering unit as functional. 4. In case of transfer of vacant sub-divided plot, transferee shall be allowed to commence production within the
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	activity and accordingly retention charges shall be demanded from the transferee. In case of transfer of part vacant land of the plot, transferee shall be allowed to commence production within three years from the date of issue of transfer order of vacant plot."	time period as prescribed in Rule 21.1 of RIICO Disposal of Land Rules, 1979, from the date of transfer order of vacant plot.
21.3.7 (b)	The condition of minimum built up area requirement for the purpose of considering utilization of plot shall not be applicable for the plots allotted upto 02.06.2004. However, in the case of transfer of plots, if transferee required to commence production activity for compliance of any other provision of the rule, then the transferee has to complete construction as per rule prevalent on the date of issuance of transfer permission.	The condition of minimum built up area requirement for the purpose of considering utilization of plot shall be as per terms & conditions of the allotment letter.

- Item16: 1. Partial amendment in Rule 24(2)(b) of RIICO Disposal of Land Rules, 1979 related to appeal pertaining to cancellation order under the RIICO Disposal of Land Rules, 1979.**
- 2. Amendment in Rule 3(W).3.17 of RIICO Disposal of Land Rules, 1979 related to appeal against cancellation of plot allotted under Rule 3(W) of RIICO Disposal of Land Rules, 1979.**

The Committee discussed the agenda and accorded approval for partial amendment in Rule 24(2)(b) and Rule 3(W).3.17 of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Rule	Amended Rule
24(2) (b).2	The Appellate Authority for hearing the First Appeal/Second Appeal shall be as follows: (i) In case the cancellation order is issued by the Unit Head concerned at	The appeal may be filed before Managing Director against cancellation of allotment/ rejection of restoration of allotment/ rejection of review

	his level, without consultation with head office-Managing Director Second Appeal shall lie before the Chairman. (ii) In case the cancellation order is issued by the Unit Head concerned on the directions of the head office - Chairman Second Appeal shall lie before the Infrastructure Development Committee (IDC) of the Board of Directors, provided that it can be established in the plea that there is error apparent on the face of the record that has not been taken into consideration by the cancellation and appellate authority.	application by Unit Head concerned.
24(2) (b).4(i)	The first appeal should be filed within a period of 2 months from the date of receipt of the cancellation order or within a period of one month from the date of receipt of order passed in review application.	The appeal should be filed within a period of 2 months from the date of receipt of the cancellation order (or) rejection order of application for restoration of allotment (or) rejection order of review application by the Unit Head concerned. However, if the appeal is not filed within prescribed time limit, the Appellate Authority may condone the delay on the grounds to be recorded in writing while considering such appeal.
24(2) (b).4 (ii)	The second appeal should be filed within a period of one month from the date of receipt of order passed in first appeal. However, if the appeal is not filed within prescribed time	Deleted

	limit, the respective Appeal Authority shall have powers to condone the delay on the grounds to be recorded in writing while considering such appeals.	
24(2) (b).6	Following will be the Procedure for filing of First/Second Appeal before the Appellate Authority:	Following will be the Procedure for filing of Appeal before the Appellate Authority:
(a)	First or Second Appeal, as the case may be, should be fair typed and contents of the Appeal should be verified and signed by Appellant himself or authorized person in this behalf and all supporting documents should be legible, and if not legible then these documents should be typed and copy of such documents should be enclosed with such appeals.	Appeal should be fair typed and contents of the Appeal should be verified and signed by Appellant himself or authorized person on his behalf and all supporting documents should be legible, and if not legible then these documents should be typed and copy of such documents should be enclosed with such appeals. Memo of Appeal should be filed in two sets
24(2) (b).6(d)	In case appeal is filed before the Managing Director or Chairman, as the case may be, such Memo of Appeal should be filed in their respective Secretariat in two sets but in case of filing of appeal before the Infrastructure Development Committee of the Board of Directors of RIICO, then such appeal should be filed before the Secretary, RIICO in seven sets.	Deleted
		The appeal may be filed before Managing Director against cancellation of allotment/ rejection of restoration of allotment/ rejection of review

		application by Unit Head concerned.
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Note: If cause of action is arises to file Second Appeal against the order passed by the First Appellate Authority i.e. Managing Director till the amended provisions will come into force, the aggrieved party may prefer appeal before 2nd Appellate Authority i.e. Chairman, RIICO.

The following table agenda items, which was taken up with the permission of the Chair, and the unanimous consent of members present in the meeting, and approved the same unanimously.

Item 17: Policy for allotment of built-up module in Flatted Factory Complex on License basis.

The proposal given in the Agenda was brought to the notice of the Committee. It was apprised to the Committee this is first flatted factory complex in RIICO which aims to ready to shift facility to those entrepreneurs who are not interested in capital investment in land & building and start their business without wasting their time. It was also apprised that a total of 33 modules have been constructed and likely to open for allotment by August, 2025.

The Committee discussed the proposal for making a policy to make available built up module on licence basis for a maximum period of seven year. The Committee accorded approval for the proposal given at para 9 & 11 and also accorded approval for making a policy as per annexure 5 of the Agenda Note and be inserted in the RIICO Disposal of Land Rules, 1979 as rule 3(AL).

Item 18: Decide the applications for allotment of plots under (1st Round) Direct Allotment Policy - 2025.

The Committee was apprised about the total 5 applications received in 1st round of DAP-2025 wherein land requirement is either more than 50,000 sqm or land required in sector Specific Park. The details of the applications are described in Para 4 of the agenda note. The Committee deliberated on application of Oswal Cable Private Limited who sought allotment of 72,765.88 sqm with an investment of ₹ 100 crore in industrial area Shriram Janki Kunj Biharipura. It was observed by the committee that the project envisaged by the applicant can be set up in a lesser area with the same investment. Therefore, committee was of the view that this application cannot be entertained and decided to reject. The

Committee also directed to re-plan the large size of the plots in the industrial area to cater the demand of such projects.

The Committee was apprised about the applications received for allotment of land in Medical Device Park, Boranada. It was also apprised that the Medical Device Park was set up in the year 2022 with carving out of 67 plots of different sizes. Out of total planned plots, 21 plots have been disposed of so far. Considering the sector specific park, the committee was of the view that applications may be entertained and accorded approval for the proposal of the allotment of land in Medical Device Park to the applicants at Serial Number 2 to 5 in the table given in the Para (4) of the agenda note.

Item 19: Decide the applications for allotment of plots under (2nd Round) Direct Allotment Policy – 2025.

The Committee was apprised about the total 8 applications received in 2nd round of DAP-2025 wherein land requirement is either more than 50,000 sqm or land required in sector Specific Park. The details of the applications are described in Para 4 of the agenda note. The Committee deliberated on application of Ascleplus Wellness Private Limited who sought allotment of 72,188 sqm with an investment of ₹ 170 crore in phased manner in industrial area Shriram Janki Kunj Biharipura. It was observed by the committee that the considering the nature of the project, land requirement is not justified. Therefore, committee was of the view that this application cannot be entertained and decided to reject. The Committee also directed to re-plan the large size of the plots in the industrial area to cater the demand of such projects.

The Committee was apprised about the applications received for allotment of land in Integrated Resource Recovery Park, Tholai. It was also apprised that the out of the seven applicants, only three applicants fulfil the criteria for getting allotment in this special park as decided by the Corporation. Therefore the committee was of the view that following applicants may be considered for allotment of plot subject to fulfil the other formalities:

S. No.	Name of the Applicant	Plot No.	Area (in sqm.)
1	Rinnovarew Recycling Private Limited	G1-23	1,000
2	Laxmi Enterprises	G1-11	1,000
3	M/s Shakti Plastic Industries	D-51	5,000

Item 20: Amendment in delegation of Powers relating to civil works and matters connecting thereto.

The committee discussed the agenda and accorded approval for revision of existing Delegation of Powers for item no. 2 & 2(a) as per Annexure-A to the agenda note.

Item 21: Partial modification in rule 3(R) and 3(G).8 of RIICO Disposal of Land Rules, 1979 related to Policy for allotment of land for setting up of Logistics and allotment of land for supportive facilities.

The Committee deliberated on the proposal given in the agenda. The Committee was of the view that presently, government land is being allotted by the State Government under the Rajasthan Land Revenue (Allotment of Industrial Areas) Rules, 1959 on the prevailing DLC Rates therefore, it would be proper to maintain uniformity, the allotment rates be at par with the Agriculture DLC rates of the concerned area.

After discussion, the Committee accorded approval for allotment of land for logistics as below:

Rule	Existing Provision	Amended Provision
3(R). 3	Procedure for allotment: (a) Allotment of planned plots for all types of 'Logistics' will be made as per the provisions provided for industrial plots in all categories of industrial areas. (b) Deleted. (c) Allotment of land to Central/State Warehousing Corporation/Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML). Allotment of plot to Central/State	Procedure for allotment: Allotment of plot/land for Logistics including Cargo Terminal/Facilities for Unloading/Loading of Goods, Logistics to any Individual Entity or Any PSU of Central/State Government. (i) Allotment of plot/land in approved layout of Industrial area for all types of 'Logistics' will be made on prevailing allotment rate or reserve rate, whichever is higher as per the provisions given for industrial plots in all categories of industrial areas. (ii) Allotment of land which has not been made a part of the planning in the form of an industrial/non industrial plot in the lay out plan of the

Warehousing Corporations/RSBCL and RSGSML will be made on preferential basis at the following rates: (i) In unsaturated industrial area: 1.5 times of the prevailing rate of allotment of the industrial area concerned. (ii) In saturated industrial area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to warehousing & logistics/commercial warehousing, whichever is higher. (iii) Managing Director is authorized to approve allotment.	Industrial area concerned will be made on the prevailing DLC rates of agriculture rate of nearby area or cost of acquisition and interest @ 8.5% thereon till allotment, whichever is higher + 25% administrative charges + 5% other charges such as VADF, SDF, EPF, EDF etc.(applicable only on acquired land) The proposal for allotment of such types of land/plots will be approved by the Infrastructure Development Committee of BoD of RIICO. (ii) Where any entities have obtained in-principle approval/ Letter of Intent /Letter of Approval from DFCCIL/ Ministry of Railways/ Rail Corporation of India, as the case may be, or Central/State PSU demands land for logistic facilities, land/plot will be made available on a preferential basis on the lease of 33 years on a rent/license basis as under: a. Land/plot would be made available on a rent/license basis for a period of 33 years initially and it will be renewed twice for another term of 33 years each.
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		b. The annual fee for the license/rent would be determined on the basis of the formula given as below: Double of the nearby agriculture DLC rate divided by 33 (term of license/rent), plus 5% cumulative incremental amount every year. c. The proposal for taking land/plot on a rent/license basis will be approved by the Infrastructure Development Committee of BoD of RIICO.
3(G) .8	Other Supportive and Promotional activities like telephone exchange, Inland Container Depot, Gem Bourse etc. Unsaturated Industrial Area: Prevailing rate of allotment of the industrial area concerned. Saturated Industrial Area: Prevailing rate of allotment or Highest Auction Rate of Allotment of industrial plot, whichever is higher	Other Supportive and Promotional activities like telephone exchange, Gem Bourse etc. shall be continued as per existing provisions. The word 'Inland Container Depot' stands deleted.


CHAIRMAN

Date of Signature:

Place: Jaipur