

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

Minutes of : 5/2025-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Tuesday, 15th July 2025
Commencement/Completion : 12.00 Noon/1.30 P.M.
time of the meeting

Present:

Shri Shikhar Agrawal	Chairman, RIICO
Dr. Subodh Agarwal	Chairman cum Managing Director RFC
Shri Alok Gupta	Principal Secretary Industries, GoR
Shri Rohit Gupta	Commissioner (Ind. & Commerce), GoR
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.

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 10th July 2025.

The minutes of the meeting of the Committee held on 10th July 2025 were noted and during confirmation of the minutes, the committee reviewed the resolution passed on item no.(21) and directed that the said resolution to the extent of inserting new provision related to allotment of land on rent/license basis be deleted with retrospective effect i.e. date of issuing the minutes of the meeting and rest minutes have been confirmed.

Item 2: Action taken report on the decisions of the precedings meetings of IDC of Board of Directors of the Corporation.

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

Item 3: Time extension for commencement of production activity on plot allotted under Rule 3(W) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for granting time extension/regularization of delay in commencement of production activities from the stipulated date till 31.01.2025 (with desired investment) to M/s Indigo Paint Private Limited, on applicable retention charges, under Rule 3(W) of RIICO Disposal of Land Rules, 1979.

Item 4: Policy for allotment/regularization of strip of land/excess land under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda. The committee deliberated on the proposed amendment and prevalent provisions related to allotment/regularization of strip of land/excess land under RIICO Disposal of Land Rules, 1979. The committee was of the view that powers of allotment/regularization of strip of land/excess land should be rational and proposal related to delegation of power upto 50% area of the allotted plot needs to be modified.

After discussions, the committee accorded approval for amending the existing provision of rule 12(B-2) of RIICO Disposal of Land Rule, 1979 as under:-

Rule	Existing rule	Amended Provision
12(B-2)	Conditions and modes of disposal of 'strips of land':	Conditions and modes of disposal of 'strips of land':
(i)	All allotments/regularizations of strip of land shall be made only for the purpose for which the original plot of the lessee was made	No change
(ii)	Allotment/Regularization of strip of land/excess land of the plot will be done one time only	The powers for allotment/Regularization of strip of land/excess land of the allotted plot shall be as under:-
(iii)	In cases where 'strip of land/excess land' has been regularized/allotted on or before 29.09.2023, will be treated as originally allotted plot for the purpose of considering one time allotment/regularization of strip of land/excess land under this rule	(i) A maximum of 2000 sqm. Area irrespective of allotted plot area or equivalent to the area of plot having size of up-to 2000 sqm. - Unit Head concerned (ii) Beyond jurisdiction of the Unit Head as indicated above - Managing Director
(iv)	In above cases, the allotment/regularization of the strip	In above cases, the allotment/regularization of the strip of

	of land/ excess land shall be made as per the following rates:*	land/ excess land shall be made on the following rates applicable on all types of the plots: Rate of allotment of plot + 12% interest per annum from the date of allotment up-to the date of regularization or prevailing rate of industrial area in the industrial area concerned, whichever is higher Calculation of prevailing rates:- (i) Residential Plot: The prevailing rate of residential colony/area or 1.5 times of the prevailing industrial rate of area concerned, whichever is higher. (ii) Institutional Plot: The rate shall be 1.5 times of the prevailing industrial rate of area concerned. (iii) Commercial Plot: The rate shall be 2 times of the prevailing rate of industrial area concerned.
(v)	Where any vacant strip of land is so located that it can be used by the lessees of more than one adjoining plots, such strip of land shall be disposed of by a limited bidding (Sealed) between the lessees of all the adjoining plots. For this purpose, the reserve rate of auction will be decided by the competent committee as per their delegation. The strip of land will be allotted to the highest bidder. However, in such auction, if single bid is received than the strip of land shall be allotted by the Unit Head to the bidder at the rate offered by the single bidder subject to condition that the offer rate will not be less than the reserve rate	No Change
(vi)	Before disposing of any strip of land, the building line shall be marked which shall be maintained	No change
(vii)	No strip of land shall be allotted/ regularized/ auctioned, if it is	No change

	endangers the public safety or is against traffic regulation	
(viii)	No excess land/strip of land will be allotted/regularized in Right of Way (ROW) of road	No change
(ix)	The allotment rate for the purpose of regularization, in case of concessional category entrepreneur, will be the allotment rate without concession	No change
(x)	The sub-divided plot will be treated as original plot for the purpose of calculating strip of land and allotment rate for the purpose of regularization will be the allotment rate at which plot was sub-divided/transferred, whichever is higher	No change
(xi)	In case of regularization of merged plots, the allotment rate would be considered highest rate of allotment amongst the merged plots	No change
(xii)	A supplementary lease deed will be executed for the strip of land/excess land allotted/ regularized and the stamp duty /registration charges shall be paid by the lessee	No change

Following Table Agenda were placed before IDC with the permission of Chair:-

Item 5: Allotment of Land required for establishment of Gati Shakti Cargo Terminal at Industrial Area, Salarpur.

The proposal given in the Agenda Note was brought to the notice of the Committee. The map (Annexure-'J') showing Dedicated Freight Corridor, proposed Master Plan 60 meters wide road and land proposed for Cargo Handling towards South and north side was shown to the Committee.

It was apprised to the Committee that Dedicated Freight Corridor Corporation of India Limited (DFCCIL), a PSU of GoI engaged in establishing Dedicated Freight Corridor (DFC) has made a request vide its letter dated 01.04.2025 citing earlier communication regarding significant need to develop logistic facilities in Khushkhera-Bhiwadi-Neemrana Area for Cargo handling by reserving some area for logistic development, as DFC will provide Rail connectivity at Salarpur as per the GCT Policy, if some logistic facility come up in the vicinity of Salarpur.

It was also apprised that recent decision of the IDC taken in the meeting held on the 17.04.2025 accorded approval for reserving land to establish logistic facilities for Cargo handling along DFC passing through Salarpur, 40 meter wide area of land parallel to DFC alignment.

It was further apprised to the Committee that an In-Principle approval (IPA) for rail connectivity has been given by DFCCIL to Shriyam Project Pvt Ltd. on 26.06.2025 and in-turn the said company has requested to allot aforesaid identified land to establish a Gati Shakti Cargo Terminal.

It was also apprised to the Committee while planning of the industrial area Salarpur, there was a provision for 60 meter wide Master Plan Road, as such, the aforesaid land which has not been made a part of the planning in the form of an industrial/non-industrial plot in the layout plan of the industrial area Salarpur. Moreover, the realization value before converting this land into proposed Gati Shakti Cargo Terminal was not taken in the Administrative sanction of the area.

The Committee was informed that this land is adjacent to the existing Dedicated Freight Corridor, therefore due to norms of the Ministry of Railways, a 30 meters wide buffer from a centreline of the nearest railway track is generally treated as a No Construction Zone for most residential, commercial and Industrial activities to ensure safety and prevent encroachment on railway's land. In such buffer zone, to erect any construction, NOC is required from the railway authorities.

The Committee deliberated on the proposal and accorded approval for allotment of aforesaid 71991.47 sqm. Identified land located at Industrial Area Salarpur for establishing Gati Shakti Cargo Terminal under the existing Rule 3(R) of the RIICO Disposal of Land Rules, 1979 i.e. 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. for an initial period of 33 years with further twice renewal of 33 years subject to the following condition:-

1. All other conditions mentioned in the amended provisions of rule 3(R) along with other applicable provisions of RIICO Disposal of Land Rules, 1979 shall be applicable.

2. Allotment shall be reviewed, in case, final approval/ permission is not accorded by DFCCIL to Applicant Company to establish a Gati Shakti Cargo Terminal at Salarpur.
3. The applicant company shall abide all such terms & conditions to be imposed by DFCCIL/Indian Railways/GoI.
4. This allotment is subject to re-alignment of Master Plan 60 meter wide road as proposed in the existing Master Plan of Greater Bhiwadi-2031.

Item 6: Fixing the Reserve Price of Large size plots for E-auction/Direct Land allotment of industrial/non-industrial plots/ land.

The Committee discussed the agenda and accorded approval for fixing the reserve rate of industrial/non-industrial plots/land after considering all parameters as under:-

S.No.	Size of plots	Rates
1	Up-to 3000 sqm	Reserve price of industrial/non-industrial plots to be decided by the Reserve Price Fixation Committee on the basis of prevailing parameters already decided in this regard.
2	More than 3000.00 sqm to 10000 sqm	10% below on the reserve price decided up-to 3000 sqm plots in the same industrial area considering the nature thereof.
3	More than 10000 sqm to 40000 sqm	15% below on the reserve price decided up-to 3000.00 sqm plots in the same industrial area.
4	More than 40000 sqm	20% below on the reserve price decided up-to 3000.00 sqm plots in the same industrial area.

Note: - Whenever the reserve prices are fixed on the basis of aforesaid formula, the other factors such as location, width of road, etc. may be considered by the Reserve Price Fixation Committee.

Item 7: Decide the applications for allotment of plots under (3rd Round) Direct Allotment Policy - 2025.

The proposals received for allotment of planned plots under the ongoing Direct Allotment Scheme were apprised to the Committee. After discussions, the Committee decided as under:-

L

S. N.	Name of applicant	Name of Industrial Area/Park	Plot No.	Area (in sqm)	Decision of the Committee
1.	Royal Polymers	Integrated Resources Recovery Park, Tholai. (Special Park category)	G1-27	1000	Not approved
2.	M/s Shri Pushkar Ports and Logistics Private Limited	Industrial Area, Salarpur	LG-206 (A)	52000	Approved
3.	M/s Kalptaru Global Venture Private Limited	Industrial Area, Salarpur		52000	Not approved
4.	M/s Shriyam Projects Private Limited	Industrial Area, Salarpur	LG-206 (B)	100000	Approved
5.	M/s Satpushp Steels LLP	Industrial Area, Salarpur		100000	Not approved

The Committee directed to ask from the applicants whose bids have been rejected to apply for another suitable available plots for which they are eligible so as to make available them such plot(s) to establish their projects.

The committee also authorized Managing Director to reject those cases in which the In-House Committee recommends for rejections and only those cases which are recommended by the In-House Committee will be placed before the Committee for the consideration in its next meeting.

Item 8: Proposal for allotment of undeveloped land to Mehrotra Consumer Products Pvt. Ltd. at Industrial Area Padasoli, Tehsil Bassi, District Jaipur.

The Committee was apprised that the Corporation has framed a policy for allotment of un-developed/semi-developed land based on a resolution passed by the Board of Directors of the Corporation on lease basis for an initial period of 33 years which can be renewed twice for 33 years each.

The proposed project envisages a total of Rs.500 crores in three phases, out of which Rs.300 crores would be invested in phase-I, Rs.100 crores would be invested in subsequent phases. This project



would generate direct employment to around 1000-1200 person directly and backward integration with 1000 of farmers as product of the applicant company is organic food items. According to the company, about 30% of its production is exported to USA, Middle East and other countries. The applicant company has demanded minimum 50 acre of land for establishing Organic Food Agro processing Cluster.

Considering the projected investment and employment generation, the committee has accorded approval for allotment of 19.723 hectare of land as marked i.e. SP in the Map (annexure-'E' annexed to the Agenda Note) out of total 48.3429 hectares of land to the applicant company under the prevailing policy allotment of undeveloped/semi-developed land on the terms & condition mentioned in the policy.

The Committee directed that letter of offer and allotment be issued to the Applicant Company and formal lease deed be executed after execution of the Lease Agreement by the Collector Jaipur in favour of RIICO.

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



CHAIRMAN

Date of Signature: 16.07.2025

Place: Jaipur.