RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED

Minutes of	**: 7/2025-Infrastructure Development Committee**
Venue	**: Udyog Bhawan, Jaipur**
Date	**: Thursday, 4th September 2025**
Commencement/ Completion time of the meeting	**: 11.30 A.M. to 12.00 Noon**

Present:

Shri Shikhar Agrawal	Chairman, RIICO
Dr. Subodh Agarwal	CMD, RFC
Shri Rohit Gupta	Commissioner (Ind. & Commerce)
Smt. Shivangi Swarnkar	Managing Director, RIICO
Shri Suresh Kumar Ola	Commissioner (Inv. & NRI)

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

Leave of absence: The Committee granted leave of absence to Shri Alok Gupta, Principal Secretary (Ind. & Commerce).

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 25th August 2025.

The minutes of the meeting of the Committee held on 25th August 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: Revised Policy for Fixing the Reserve Price for allotment of plots through E- auction or under Direct Land allotment policy for industrial/non-industrial plots/land.

The Committee deliberated the Agenda and observed that Reserve price for allotment of plots for very large size plots beyond 1,00,000 sqm. should be rationalized to make available land on reasonable price to potential entrepreneurs to establish Large Scale Projects in Rajasthan. Accordingly Committee accorded approval to revise the existing policy for fixing of reserve price for allotment of plots through E-Auction for under Direct Land Allotment Policy for Industrial/Non-Industrial plots/land as under:-

S.No.	Size of plots	Parameters to decide the Reserve Price
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 sqm to 10000 sqm	10% below on the reserve price decided up-to 3000 sqm plots in the same industrial area.
3	More than 10000 sqm to 40000 sqm	15% below on the reserve price decided up-to 3000 sqm plots in the same industrial area.
4	More than 40000 sqm to 100000 sqm.	20% below on the reserve price decided up-to 3000 sqm plots in the same industrial area.
5.	More than 100000 sqm. to 200000 sqm.	30% below on the reserve price decided up-to 3000 sqm plots in the same industrial area.
6.	More than 200000 sqm.	40% below on the reserve price decided up-to 3000 sqm plots in the same industrial area.

The rates so arrived above will be subject to minimum of prevailing allotment rate. The other factors viz location, width of the road etc. under respective category will also be considered by Reserve Price Fixation Committee while fixing the Reserve price of the industrial/non-industrial plot/land.

Item 4: Amendments for Revision in Administrative Sanction for Development of Industrial Areas.

The Committee discussed the agenda and approval was accorded to amend the policy for Revision in Administrative Sanction of the industrial area as under:-

1. **Continue to revise old provision regarding Revision in A.S:-** Maintain the current practice of revising A.S. in following cases:-
   - o Changes in land compensation.
   - o Layout plan revisions.
   - o Phase-wise development.
   - o Development of areas earlier set aside for future planning.
   - o Other changes to originally planned works.

2. **Revision in A.S due to new requirements: -** Administrative Sanctions may also be revised for all proposed Up-gradation/strengthen/new work beyond the provision taken in A.S.

3. **Increased Provision for Up-gradation: -** Revise the provision for up-gradation from 5% to 15% as it is was before till 28.01.2020 to adequately cover future infrastructure needs.

Committee also accorded approval to revise the prevailing allotment rates subsequent to revision in A.S. due to improved amenities offered to entrepreneurs.

MD, RIICO were also authorized to decide components to be added in beginning and for revision in due course to be included in A.S. depending on the ground situation, rate of land, demand etc.

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 5: **<u>Proposal for allotment of 1,601 sqm land to PHED Project Division-Deeg at industrial area, Jurhera for construction of Clear Water Reservoir (CWR) and Pump House under Chambal project.</u>**

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

(a) Handing over of 1,601 sqm earmarked land to PHED in the services land of water supply campus at Industrial Area, Jurhera after approval of planning as per Rule 3(G)-10 of RIICO Disposal of Land Rules, 1979, however, the title of the land shall continue to vest with the Corporation.

(b) The PHED will not charge any share cost from the RIICO for supplying bulk water at industrial area, Jurhera for average demand of 65 KLD water for drinking purpose as per their consent. All capital expenditure of construction of CWR, Pump House etc. shall be borne by the PHED at its own cost. Further, PHED shall ensure that their pipe lines and other infrastructure will not interfere with the existing infrastructure of RIICO i.e. structures, rising and distribution main of water supply, power supply cables, street lights cables, OFC cables and industrial gas pipe lines etc. In case of any damages to the existing infrastructure of RIICO or infrastructure related to other departments, the same shall be restored by PHED at their own cost along with approved specifications in shortest period of time.

(c) The Operation & Maintenance of water supply scheme of industrial area, Jurhera shall be carried out by RIICO and all Revenue to be generated from water supply shall remain with RIICO. However, the cost of bulk water shall be paid by RIICO to PHED as per tariff of PHED.

(d) Handing over of 1601 sqm land to PHED project division Deeg without any charges with relaxation in point no. (c) of Rule 3(G)-10 of RIICO Disposal of Land Rules, 1979, since the PHED has expressed inability for O&M of water supply scheme of RIICO at Industrial Area, Jurhera through its sources.

Item 6: <u>Allotment of additional land measuring 4,060 sqm to the Department of Consumer Affairs, Government of India for setting up of a "State of the Art" Transformer Testing Laboratory at industrial area Manda, Phase-II, District-Jaipur under National Test House (NTH).</u>

The Committee discussed the agenda and accorded approval for allotment of additional land measuring 4,060 sqm at industrial area, Manda-II to Department of Consumer Affairs, Government of India at a token premium of ₹1/- plus applicable GST if any, dispensing with the existing provision under Rule 3(G)-2 of RIICO Disposal of Land Rules, 1979.

Item 7: <u>Proposal for allotment of land to Havells India Limited at Industrial Area, Alwar (Rajasthan).</u>

The Committee deliberated the Agenda and following facts were brought in the notice of the committee:-

1. The 38-acre parcel of land adjoining the existing premises of Havells India Limited is situated at the extreme edge of the industrial area and lacks any independent access. Owing to this constraint, the land cannot be developed as an independent plot nor subdivided into smaller plots for disposal. Consequently, its allotment to any other party through auction, limited auction among adjoining plot holders, or any other mode is not feasible. It is also brought in the notice that this land has remained in the possession of the Corporation since 2000, and in the past 25 years, no request for its allotment has been received from any entrepreneur.

   Havells India Limited has requested for allotment of 38 acre land parcel adjacent to existing plot for expansion of their industries. It has been submitted that their existing industries has invested ₹2200 crore in its plant situated in Rajasthan and employed around 8000 people. The allotment of this land parcel will be helpful for expansion of their industries with proposed investment of ₹800 crore along with additional employment of around 500 people

2. Plot No. 204, 204(A) was not allotted originally to Havells India Limited by RIICO. It is a transferred plot; therefore, in the absence of allotment rate, the calculation for the regularization of excess land based on allotment rate + 12% interest per annum from the date of allotment up to the date of regularization cannot be applicable and identifiable whereas as per prevailing allotment rate, the value of plot comes to ₹38.45 crore.

3. As the value of plot based on the prevailing allotment rate comes to ₹38.45 crore only therefore it was considered that allotment rate may be considered taking the prevailing allotment rate of ₹1200/- per sqm. applicable in the year 2009 (in which the plot was transferred to Havells India Limited) together with compounded interest thereon @10.78% per annum based on the applicable rate of interest over the 16 years from 2009 to 2025. The rate comes to ₹6168/- per sqm and the total value of land comes to ₹94.86 crores.

The committee therefore decided to dispose of above 38 acre un-planned land without any approach @ ₹6168/- per sqm. to optimum utilization of this long-lying vacant land parcel.

The meeting concluded with vote of thanks to the Chair.

CHAIRMAN

Date of Signature:

Place: Jaipur