RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED

Minutes of	**: 8/2025–Infrastructure Development Committee**
Venue	**: Udyog Bhawan, Jaipur**
Date	**: Tuesday, 16th September 2025**
Commencement/ Completion time of the meeting	**: 11.00 A.M./ 11.30 A.M.**

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 4th September 2025.

The minutes of the meeting of the Committee held on 4th September 2025 were noted.

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 Textile Park at Rupaheli, Unit office Bhilwara.

The Committee discussed the agenda and accorded approval for administrative sanction for Development of Textile Park at Rupaheli, Unit office Bhilwara at an estimated cost of ₹22103.25 lakh.

Item 4: Administrative sanction for Development of Industrial Area Kekri (Extn.), unit office Ajmer.

The Committee discussed the agenda and accorded approval for administrative sanction for Development of Industrial Area Kekri (Extn.), unit office Ajmer at an estimated cost of ₹8688.50 lakh.

Item 5: Partial amendment in Rule 3(G).5 of RIICO Disposal of Land Rules, 1979, regarding allotment of land for supportive facilities.

The Committee discussed the agenda and accorded approval for partial amendment in Rule 3(G).5 of RIICO Disposal of Land Rules, 1979, regarding allotment of land for supportive activities as follows:

Rule 3(G).	Existing Provision	Amendments
5	Power Distribution/ Transmission companies (For GSS): (a) 220 KV-60,000 sqm (max.): (b) 132 KV - 35,000 sqm (max.): (c) 33 KV–3,000 sqm (max.): **Allotment Rate:** At a token price of ₹1/- in case of (a), At a token price of ₹1/- in case of (b) and At a token rate of ₹1/- per sq. in case of (c) **Note:** Extra land than the above size would be allotted on the prevailing rate of development charges of the industrial area concerned.	Power Distribution/ Transmission companies (For GSS): (a) 220 KV-60,000 sqm (max.): (b) 132 KV - 35,000 sqm (max.): (c) 33 KV - 3,000 sqm (max.): **Allotment Rate:** Prevailing rate of allotment of industrial area concerned. **Note:** One-time economic rent (i.e. for 10 years) shall be leviable.

Item 6: Decide the applications for allotment of plots under (4th Round) Direct Allotment Policy-2025.

The Committee discussed the agenda and after detailed deliberation on the applications received under DLAP for I/A Bichoon, the Committee didn't consider the proposals so received for allotment of land looking at the proposed Investment as compared to the size of planned plots applied by these applicants. The committee also directed for re-planning of the land available for allotment to make available the industrial land to more entrepreneurs in vicinity of Jaipur.

Item 7: Proposal for allotment of undeveloped land to Ratnamani Metals & Tubes Limited at village Hodayali, District Dausa.

It was apprised to the Committee that Ratnamani Metals & Tubes Limited is a leading manufacture and exporter of Carbon Steel and standard Steel Pipes with multiple plans across Gujarat and Odisha and has signed a MoU for requirement of 50 acre land with proposed investment of ₹100 crore to set up a new manufacturing plant in Dausa District whereas the applicant company has committed an Investment of ₹162.00 crore.

It was apprised to the Committee that allotment of un-developed land under the recently introduced policy to the various entrepreneurs is a more beneficial feature as compared to land allotted after development of the area due to the following reasons:-

1. Under the policy for undeveloped and semi-developed land parcels, allotment is being done on the prevailing DLC rate plus 25% administrative charges and other relevant charges whereas Revenue Department allots such land on DLC rates of agriculture land in the area concerned.
2. Developing basic amenities in an industrial area typically requires a minimum of 18 to 24 months, including at least 6 to 8 months for obtaining Environmental Clearance. However, serious entrepreneurs are often unwilling to wait such a long period due to various reasons such as sale orders in hand, the technology upgradation, and the rising cost of projects. In contrast, offering land on an undeveloped basis is a faster and more practical approach. It allows land to be made available for projects with minimal expenditure and within a shorter timeframe, at reasonable rates. Additionally, this model

generally results in a higher availability of saleable land compared to fully developed industrial areas.

3. In case of developed land, as per norms, 10% administrative charges are taken into account while calculating allotment rate of area concerned whereas, in the undeveloped land policy, 25% administrative charges are recovered from the allottee.

The Committee deliberated on the proposal in light of the above facts and accorded approval for allotment of 20 Hectares undeveloped land at village Hodayali, Tehsil Senthal District Dausa, to Ratnamani Metals & Tube Limited as per the provisions of Rule 3(AK) of RIICO Disposal of Land Rules, 1979. The Committee further directed that additional cost towards land and construction thereof to be incurred, if any to provide approach road etc., upto the said land parcel, the same shall also be borne by the Applicant Company and shall be liable to pay by the Applicant Company as and when demand is raised by the Unit Office.

Item 8: **Proposal for allotment of Un-developed land to prospective entrepreneurs at Industrial Area Padasoli, Tehsil Bassi, District Jaipur.**

The Committee discussed the agenda and after deliberation on the application received for allotment of vacant un-developed land chunks at I/A Padasoli, only two companies were considered eligible for allotment of un-developed land based on the better DPR, quantum of investment vis-a-vis land requirement as compared to other three applicants who sought allotment of land. In this area, one parcel of land has already been allotted to Agro Food Industry and product of Applicant Company namely M/s Nu Taste Inc. is also a Food related, therefore this would become a food related products zone. Accordingly following applications were considered as under:-

S.No	Name of the Company	Land area considered for allotment	Investment (₹ in crore)	Activity
1.	Alliance Polysacks Pvt. Ltd	15.922 Hectare	MoU: ₹1000	Manufacturing of HDPE/PP Woven Fabric, SACKS, Flexible Packaging & Recycling of Plastic

2	M/s Nu Taste Inc.(USA) (New Indian company being incorporated as Nutaste Industries Pvt. Ltd.)	8.730 Hectare	MoU: ₹50 Project proposal: ₹110	Foodtech for standardized Foodservice Solutions.

The Committee also directed to constitute a sub-committee under the chairmanship of Executive Director, RIICO to scrutinize the applications received henceforth with all relevant parameters and submit the proposal to the Committee with recommendations for final decision at the level of IDC.

Item 9: Partial Modification of existing provisions in Rule 6(B) and 16(1)-C up to the extent that sub lessees/subsequent sub lessees will be eligible for seeking permission of subletting under Rule 6(B) and 16(1)-C for all supportive services.

It was apprised to the Committee that Corporation has allowed and granted permission to some lessee/sub-lessee for establishment of petrol pump on the allotted plot up to the extent of 50% of the area of plot, on the basis of rule prevalent at that time on deposition of requisite charges and compliance of other parameter of rules. After obtaining In-principle approval from the RIICO, the allottees has completed construction activities and awaiting for final approval from RIICO.

The Committee discussed the agenda in detail and accorded approval to continue modified provisions of Rule 6(B) and 16(1)-C up to the extent that sub lessees/subsequent sub lessees will be eligible for seeking permission of subletting under Rule 6(B) and 16(1)-C for all supportive services.

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

The Committee discussed the agenda and accorded approval for amendment in delegation of Powers relating to revision of existing administrative sanction for item no. 3 as per annexure-'A' annexed to the agenda note.

Item 11: Ex-Post-Facto approval of revised General Policy of Approach Road upto the extent of payment of consideration to Khatedars sent for approval to the Industry Department.

The Committee discussed the agenda and accorded approval of revised Generic Policy for approach road upto the Industrial Areas as annexed as Annexure- 4 to the Agenda Note with a modification to this effect that payment of consideration of land to respective khatedar(s) shall be made in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013. The letter to be sent to Industries Department accordingly.

The meeting concluded with vote of thanks to the Chair.

CHAIRMAN

Date of Signature: 21.09.2025
Place: Jaipur