

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

Minutes of : 9/2025-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Friday, 17th October 2025
Commencement/ : 12:15 P.M./ 1:00 P.M.
Completion time of the meeting

Present:

| | |
|------------------------|--|
| Shri Shikhar Agrawal | Chairman; RIICO |
| Dr. Subodh Agarwal | CMD, RFC |
| Shri Alok Gupta | Principal Secretary (Ind. & Commerce). |
| 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.

Following were also present:

1. Shri Aakash Tomar, Executive Director
2. Smt. Nimisha Gupta, Advisor (Infra)/(A&M)
3. Smt. Arju Goyal, Financial Advisor/CFO.

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 16th September 2025.

The minutes of the meeting of the Committee held on 16th 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: Partial amendment in the policy for Revision in Administrative Sanction in Industrial Areas.

The Committee discussed the agenda and accorded approval for Partial amendment in the policy for Revision in Administrative Sanction in Industrial Area as under:

As the Prevailing Allotment Rate has been revised w.e.f. 01.10.2025 during financial year 2025-26, therefore committee decided that Prevailing Allotment Rate for F.Y 2025-26 will not be revised further. Committee also authorized to MD, RIICO to decide the Revision of Prevailing Allotment Rates subsequent to Revision in A.S. due to improved amenities offered to Entrepreneurs from financial year 2026-27 onwards.

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 4: Second Appeal under Rule 3(W) 3.17 read with 24 (2)(b) of RIICO Disposal of Land Rules, 1979 filed by M/s Rajtech Automotive Pvt. Ltd. against cancellation of allotment issued on 28.08.2018 by Unit Head Bhiwadi-II in respect of Plot No. SP3-802(A), I/A Pathredi and rejection of first appeal by Chairman vide order dt.06.07.2020.

It was apprised to the Committee that the Hon'ble High Court of Rajasthan (Jaipur Bench) vide its order dated 28.07.2025 in SB Civil Writ Petition No. 7144/2021, M/s Rajtech Automotives Pvt. Ltd. V/s State of Raj. & Ors. had set aside the order dated 21.01.2021 of the Second Appellate Authority (IDC) observing that the same was a non-speaking order and remitted the matter to the Second Appellate Authority (IDC) with the direction to decide the same afresh as expeditiously as possible. The Hon'ble High Court also fixed 25.08.2025 at 11:00 am as the date for appearance of the appellant before the IDC.

Appellant was accordingly personally communicated and heard by the IDC on 25.08.2025 at 11:00 am wherein they sought adjournment of four weeks to present their case before the IDC. The mater was further placed before the IDC on 17.10.2025. Sh. Suresh Pandit, the authorized representative made presentation

on behalf of the Appellant whereas Unit Head - Bhiwadi-2 presented the stand of the Corporation (RIICO).

After hearing the parties and on perusal of the record, the committee observed that this is a case where Plot No. SP3-802 (A) measuring 15,330 sqm. at Industrial Area Pathredi was allotted to the appellant on 14.12.2007 read with allotment letter dated 10.07.2007 on preferential basis under Rule 3(W) of RIICO Disposal of Land Rules, 1979 with the condition that the appellant will have to complete construction activities on the allotted plot within 2 years (with 20% pucca covered area) and will have to commence production activities within 3 years with the committed envisaged investment of ₹ 25 crores.

The committee found that the appellant failed to commence the construction / production activities within the stipulated time, so the plot in question was cancelled on 07.11.2012. However, on request of the appellant, the plot was restored as per the recommendation of the constituted Sub-Committee whereby the appellant was required to complete construction upto March, 2014 and commence production activity upto November, 2014. As per site report dated 12.12.2014, the production activities were although found to be carried out on the plot, but as per C.A. Certificate submitted by the appellant there was investment of ₹ 11.04 Crores only against the committed envisaged investment of ₹ 25 Crores.

On request letter dated 06.01.2015 of the appellant, the matter was again placed before the sub-committee in its meeting dated 02.09.2015 where the sub-committee decided to ask the appellant to submit the document which was submitted by them at the time of land allotment indicating that the project will be set up in phases and also sought the actual time schedule within which the appellant intends to make the requisite investment. Accordingly, letters dated 10.09.2015 & 18.07.2016 were issued to the appellant by the Unit Office to provide the required information, but the appellant vide letter dated 12.08.2016 sought time extension for submitting the desired information which was never provided by them.

Therefore, show cause notice dated 01.06.2018 was issued to the appellant for not making requisite investment of ₹ 25 Crores within the stipulated time period. The reply submitted by the appellant

was not found satisfactory. So, the plot in question was again cancelled by the Unit Office on 28.08.2018 and refund order was also issued on 28.08.2018.

Being aggrieved, the appellant sought the intervention of the Hon'ble High Court- Jaipur by way of filing a writ petition (20930/2018) and also simultaneously filed an appeal before the First Appellate Authority (Chairman, RIICO) against the cancellation of plot. The said writ petition was disposed of by the Hon'ble High Court vide order dated 30.01.2020 with the direction to the Appellate Authority to decide the appeal filed by the petitioner (appellant) within one month.

The first appeal filed by the appellant was dismissed by the First Appellate Authority vide self-speaking order dated 06.07.2020 whereas the Second Appeal preferred by the appellant was considered by the Infrastructure Development Committee (IDC) vide its meeting dated 21.01.2021 & restoration of the plot was approved on payment of all applicable charges i.e. restoration charges, additional cost of land, retention charges & other outstanding dues and also to make the committed envisaged investment latest by 31.03.2022.

Accordingly, the letter dated 19.02.2021 was issued by the Unit Office informing the appellant about the decision of the IDC and the demand of ₹8,90,62,663/- was also raised. The appellant instead of depositing the demanded amount within the given time, challenged the decision of the IDC before the Hon'ble High Court by way of filing another writ petition (7144/2021) which was disposed of by the Hon'ble High Court vide order dated 28.07.2025 with the observations / directions as already stated above.

After due deliberations, the committee is of the view that the appellant has grossly violated the terms & conditions of the allotment letter as they were allotted plot under rule 3(w) of RIICO Disposal of Land Rules, 1979 on preferential basis where they were under obligation to commence production activity along with the committed envisaged investment of ₹25 Crores within the prescribed / extended time limit. The appellant not only failed in commencement of production activity along with the committed investment of ₹25 Crores even after availing ample opportunities in spite of seeking time extensions and despite issuance of show cause notices, but they also failed to deposit the requisite

applicable charges for time extension / restoration etc. of the plot which were communicated to them. Not only this, the appellant clearly refused to deposit all such charges during the hearing as well whereas such charges are required to be mandatorily deposited as per rules. As such, the committee finds no infirmity in the cancellation order dated 28.08.2018 issued by Unit Head - Bhiwadi-2 with regard to the subject plot and the dismissal order dated 06.07.2020 of the First Appellate Authority. The second appeal filed by the appellant is devoid of merits and is liable to be dismissed.

The Second Appeal is therefore dismissed accordingly.

Item 5: Partial amendment in Rule 3(Y-2) of RIICO Disposal of Land Rules, 1979, regarding allotment of plots in Integrated Resource Recovery Parks in the state.

The Committee discussed the agenda and accorded approval for Partial amendment in Rule 3(Y-2) of RIICO Disposal of Land Rules, 1979, as follows:

| Rule | Existing Provisions | Amended Provisions |
|--------|---|---|
| 3(Y-2) | <p>A. Definition: Following sector are included for allotment of plots in this park</p> <ul style="list-style-type: none"> (i) End of Life Vehicle; (ii) E-waste; (iii) Plastic Waste; (iv) Hazardous Waste; (v) Li-ion Battery Recycling; (vi) Battery Recycling; and (vii) Waste to Energy; | <p>A. Definition: Following sector are included for allotment of plots in this park</p> <ul style="list-style-type: none"> (i) End of Life Vehicle; (ii) E-waste; (iii) Plastic Waste; (iv) Hazardous Waste; (v) Li-ion Battery Recycling; (vi) Battery Recycling; (vii) Waste to Energy; (viii) Paper and cardboard waste (ix) Textile waste and Fabric Scraps; (x) Glass waste; (xi) Agriculture waste; (xii) Solar Panels; (xiii) Scrap metal (ferrous & non-ferrous); and (xiv) Non-hazardous industrial waste |
| | <p>B. Pre-screening criteria: -</p> <ul style="list-style-type: none"> (i) That the manufacturing/recycling industry shall not be covered under EIA notification 2005 (as amended, so far); (ii) Waste recycling/manufacturing units prohibited by State Government or RSPCB shall not be allowed; | <p>B. Pre-screening criteria</p> <p>No change</p> <p>No change</p> |

| | <p>(iii) Standalone manufacturing units without any linkage with recyclers preferably located within the park shall not be allowed (manufacturing units must have synergy with recycling units for raw material procurement); and</p> <p>(iv) Only recyclers if any waste except processing/recycling of biomedical waste, segregation of municipal solid waste and leather/skin waste can apply in the park</p> | <p>No change</p> <p>Only recyclers if any waste except processing/recycling of biomedical waste, leather/skin waste, construction and Demolition Waste and Dairy Farm Waste can apply in the park.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-------------------------------|---|-------------------------------|---|---|---------------------|------------|-------------|-----------|------------------|---|---|----------------|---|---|---|---------|------------|-------------|----------|------------------|-----------|---------|----------------|-----------|---------|---|---------------|------------|------------|---------|------------------|------------|-----------|----------------|-----------|---------|---|--------|--------|-----------|-------------------------------|---|---|---------------------|------------|-------------|-----------|
| <p>C. Minimum Capital Investment on Plant & Machinery along with capacity vis-à-vis plot area for each Sector</p> <table border="1" data-bbox="517 824 970 2054"> <thead> <tr> <th>S. No.</th> <th>Sector</th> <th>Plot Area</th> <th>Tentative Capacity (Per Plot)</th> <th>Minimum Capital Investment on P&M per plot (₹ in Crore)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">1</td> <td rowspan="3">End of Life Vehicle</td> <td>10,000 sqm</td> <td>50 nos./day</td> <td>1.5 Crore</td> </tr> <tr> <td>5,000-10,000 sqm</td> <td>-</td> <td>-</td> </tr> <tr> <td>Upto 5,000 sqm</td> <td>-</td> <td>-</td> </tr> <tr> <td rowspan="3">2</td> <td rowspan="3">E-Waste</td> <td>10,000 sqm</td> <td>> 6,000 MTA</td> <td>10 Crore</td> </tr> <tr> <td>5,000-10,000 sqm</td> <td>6,000 MTA</td> <td>5 Crore</td> </tr> <tr> <td>Upto 5,000 sqm</td> <td>3,000 MTA</td> <td>1 Crore</td> </tr> <tr> <td rowspan="3">3</td> <td rowspan="3">Plastic Waste</td> <td>10,000 sqm</td> <td>15,000 TPA</td> <td>5 Crore</td> </tr> <tr> <td>5,000-10,000 sqm</td> <td>10,000 TPA</td> <td>3.5 Crore</td> </tr> <tr> <td>Upto 5,000 sqm</td> <td>6,000 TPA</td> <td>2 Crore</td> </tr> </tbody> </table> | | S. No. | Sector | Plot Area | Tentative Capacity (Per Plot) | Minimum Capital Investment on P&M per plot (₹ in Crore) | 1 | End of Life Vehicle | 10,000 sqm | 50 nos./day | 1.5 Crore | 5,000-10,000 sqm | - | - | Upto 5,000 sqm | - | - | 2 | E-Waste | 10,000 sqm | > 6,000 MTA | 10 Crore | 5,000-10,000 sqm | 6,000 MTA | 5 Crore | Upto 5,000 sqm | 3,000 MTA | 1 Crore | 3 | Plastic Waste | 10,000 sqm | 15,000 TPA | 5 Crore | 5,000-10,000 sqm | 10,000 TPA | 3.5 Crore | Upto 5,000 sqm | 6,000 TPA | 2 Crore | <p>C. Minimum Capital Investment on Plant & Machinery along with capacity vis-à-vis plot area for each Sector</p> <table border="1" data-bbox="1007 837 1437 1160"> <thead> <tr> <th>S. No.</th> <th>Sector</th> <th>Plot Area</th> <th>Tentative Capacity (Per Plot)</th> <th>Minimum Capital Investment on P&M per plot (₹ in Crore)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>End of Life Vehicle</td> <td>10,000 sqm</td> <td>50 nos./day</td> <td>1.5 Crore</td> </tr> </tbody> </table> <p>Note:</p> <p>(i) For End-of-life vehicle the eligibility criteria with respect to plot area for tentative capacity and minimum capital investment on plant & machinery shall be as per above.</p> <p>(ii) For all other sectors as mentioned in the definition there will be no restriction/ eligibility criteria for capacity and minimum capital investment on the basis of plot area.</p> | S. No. | Sector | Plot Area | Tentative Capacity (Per Plot) | Minimum Capital Investment on P&M per plot (₹ in Crore) | 1 | End of Life Vehicle | 10,000 sqm | 50 nos./day | 1.5 Crore |
| S. No. | Sector | Plot Area | Tentative Capacity (Per Plot) | Minimum Capital Investment on P&M per plot (₹ in Crore) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | End of Life Vehicle | 10,000 sqm | 50 nos./day | 1.5 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 5,000-10,000 sqm | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Upto 5,000 sqm | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | E-Waste | 10,000 sqm | > 6,000 MTA | 10 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 5,000-10,000 sqm | 6,000 MTA | 5 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Upto 5,000 sqm | 3,000 MTA | 1 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Plastic Waste | 10,000 sqm | 15,000 TPA | 5 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 5,000-10,000 sqm | 10,000 TPA | 3.5 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Upto 5,000 sqm | 6,000 TPA | 2 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S. No. | Sector | Plot Area | Tentative Capacity (Per Plot) | Minimum Capital Investment on P&M per plot (₹ in Crore) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | End of Life Vehicle | 10,000 sqm | 50 nos./day | 1.5 Crore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 4 | Hazardous Waste | 10,000 sqm | 2,00,000 MTA | 10 Crore |
| | | 5,000-10,000 sqm | 1,50,000 MTA | 5 Crore |
| | | Upto 5,000 sqm | 1,00,000 MTA | 1 Crore |
| 5 | Li-ion Battery Recycling | 10,000 sqm | 10,000 TPA | 5 Crore |
| | | 5,000-10,000 sqm | 7,500 TPA | 2.5 Crore |
| | | Upto 5,000 sqm | 5,000 TPA | 1 Crore |
| 6 | Battery Recycling | 10,000 sqm | 10,000 TPA | 5 Crore |
| | | 5,000-10,000 sqm | 7,500 TPA | 2.5 Crore |
| | | Upto 5,000 sqm | 5,000 TPA | 1 Crore |
| 7 | Waste to Energy | 10,000 sqm | 10 MW | 100 Crore |
| | | 5,000-10,000 sqm | 5 MW | 50 Crore |
| | | Upto 5,000 sqm | 1 MW | 20 Crore |
| 8 | Others | 10,000 sqm | - | 5 Crore |
| | | 5,000-10,000 sqm | - | 2 Crore |
| | | Upto 5,000 sqm | - | 1 Crore |

Note:

(i) The above-mentioned minimum investment and production capacity is in proportion to the area of the plot and in case of land area is increased then tentative production capacity

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| | <p>and minimum capital investment on plant & machinery shall be increased accordingly.</p> <p>(ii) MD is authorized to review/reduce the minimum sector wise investment limit in subsequent e-Auction</p> | |
| | <p>D. Procedure of allotment of plots in e-waste recycling park:</p> <ol style="list-style-type: none"> Allotment of planned plots to all the sectors will be made through e-Auction process Plots will be auctioned at prevailing rate of allotment of industrial area | <p>D. Procedure of allotment of plots in e-waste recycling park:</p> <p>Allotment of planned plots to all the sectors will be made through Direct Allotment Policy-2025/ e-Auction as decided by the MD.</p> |
| | <p>E. Procedure for evaluation of the project for assessing the eligibility criteria:</p> <ol style="list-style-type: none"> The applicant shall upload project report duly certified by a Chartered Accountant for adjudging proposed capacity and minimum capital investment for Plant & Machinery at the time of registration through SSOID and copy of the same shall also be submitted by the highest bidder after completion of the bidding process within a period of 15 days from the date of issuing the letter of intimation by the concerned Unit Head The project report containing details of the project, area requirement, proposed Plant & Machinery, process, pollution control measures manufacturing/production/recycling process and CA certified report regarding minimum capital investment on proposed Plant & Machinery. The report should also include details of requirement of water and power, justification of land requirement, details of effluent generation, if any, employment, details of consent/authorization (to be obtained) from RSPCB The evaluation committee headed by the Managing Director and comprising of following officers will evaluate the project of the highest bidder before issuing the offer letter: <ul style="list-style-type: none"> (i) Executive Director, if posted (ii) Advisor (Infra) (iii) Financial Advisor (iv) General Manager (Business Promotion) (v) Cell In-charge (P&D) (vi) Cell In-charge of EM Cell, Member Secretary (vii) Sr. Town Planner (viii) Unit Head concerned | <p>E. Procedure for evaluation of the project for assessing the eligibility criteria:</p> <ul style="list-style-type: none"> • For sector- End of Life Vehicle <p style="text-align: center;">No Change</p> |