

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

Minutes of : 2/2026-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Tuesday, 17th March 2026
Commencement/ : 11:30 A.M./12:00 Noon
Completion time of the meeting

Present:

Shri Shikhar Agrawal ACS (Ind. & Commerce), Chairman, RIICO
& CMD, RFC
Smt. Shivangi Swarnkar Managing Director, RIICO

Shri K.K. Gupta, Sr. 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. Nidhi Mehta, Financial Advisor/CFO.

Leave of Absence: The Board granted leave of absence to Shri Suresh Kumar Ola, Commissioner (Ind. & Commerce) and Commissioner (Inv. & NRI)

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 13th February 2026.

The Minutes of the meeting of the Committee held on 13th February 2026 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: Ex-Post-Facto approval of Revision in Administrative Sanction for development of RIICO Economic & Investment Zone (REIZ) Bichoon, Unit office Jaipur (Rural).

The Committee accorded Ex-Post-Facto approval for the following:

1. Revision in Administrative Sanction for development scheme of REIZ, Bichoon, Unit office Jaipur (Rural) from ₹27540.92 lakh to ₹58992.44 lakh.
2. Revision of prevailing allotment rate @₹5000/- per sqm. in place of ₹2500/- per sqm., as per the revised cost sheet annexed as Annexure B to the Agenda Note.

Item 4: Revision in Administrative Sanction for Up-gradation of Infrastructure of Industrial Area Bhiwadi, Unit office Bhiwadi-I.

The Committee discussed the Agenda and accorded approval for Revision in Administrative Sanction from ₹15734.59 lakh to ₹27376.84 lakh for Up-gradation of Infrastructure of Industrial Area Bhiwadi, Unit office Bhiwadi-I.

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: Change in the nomenclature of Special Maintenance Head to "Infrastructure Improvement Expenditure".

The Committee discussed the Agenda and accorded approval for Change the name of Special Maintenance Expenditure Head to "Infrastructure Improvement Expenditure".

Item 6: 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, related to allotment of planned land for specified supportive promotional activities as follows:

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Rule 3(G).	Existing Provision	Amendments
5	<p>Power Distribution/ Transmission companies (For GSS):</p> <p>(a) 220 kV-60,000 sqm (max.):</p> <p>(b) 132 kV - 35,000 sqm (max.):</p> <p>(c) 33 kV - 3,000 sqm (max.):</p> <p>Allotment Rate: Prevailing rate of allotment of industrial area concerned.</p> <p>Note: One-time economic rent (i.e. for 10 years) shall be leviable.</p>	<p>Power Distribution/ Transmission companies (For GSS):</p> <p>(a) 220 kV-60,000 sqm (max.):</p> <p>(b) 132 kV - 35,000 sqm (max.):</p> <p>(c) 33 kV - 3,000 sqm (max.):</p> <p>Allotment Rate: At a token price of ₹1 only in case of (a), At a token price of ₹1 only in case of (b) and at a token rate of ₹1/ per sqm only in case of (c).</p> <p>Note 1: Extra land beyond above ceiling will be allotted on the prevailing rate of development charges of the industrial area concerned.</p> <p>Note 2: One-time economic rent (i.e. for 10 years) shall be levied.</p>

Item 7: Partial amendment in Rule 24(1) of RIICO Disposal of Land Rules, 1979 related to cancellation of allotment of plot.

The Committee discussed the Agenda and accorded approval for partial amendment in Rule 24(1) of RIICO Disposal of Land Rules, 1979, as follows:

Rule 24(1)	Existing Rule	Amendment in Rule
	CANCELLATION:	CANCELLATION:
(a)	The Corporation shall have the right to cancel the plot allotment after issuing a 45 days registered A.D show cause notice to the allottee by	The Corporation shall have the right to cancel the allotment of the plot after issuing 45 days show cause notice to the Lessee/Sub-

	<p>the concerned Unit Head for breach of any of these rules, condition of allotment letter or terms of lease agreement.</p> <p>The powers of plot cancellation shall vest with the Unit Head for all categories of land/plot allotments except for the land/plots allotted under Rule 3(W).</p>	<p>Lessee as the case may be through speed post/ email and SMS etc. by the concerned Unit Head for breach of any of these rules, condition of allotment letter or terms of lease deed. The powers of cancellation of allotment of plot and determination of lease deed shall vest with the Unit Head for all categories of land/plot allotments except for the land/plots allotted under Rule 3(W).</p> <p>Provided that in case of Lessee/Sub-lessee/occupant is carrying out unauthorized activity, which is endangering the life of public and/or creating massive health hazard to flora and fauna or which may cause hazard to environment or activity which may create public nuisance and/or non-permitted activity, then in such cases Unit Office may issue 15 days show cause notice to the allottee.</p>
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Item 8: Partial amendment in Rule 12(1) of RIICO Disposal of Land Rules, 1979 for terms of payment of premium for land allotment without auction and provision of time extension to deposit 25% amount of land premium in cases wherein plot is allotted on preferential basis without e-Auction.

The Committee discussed the Agenda and accorded approval for partial amendment in rule 12(1) of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Rule	Amended Rule
12(1) (b)	<p>After approval of allotment from the competent authority, offer of allotment of plot will be issued by the Unit Head concerned to deposit the following amount within 30 days from the issue of offer letter of acceptance of application:</p> <ul style="list-style-type: none"> i. 1% of premium amount as Security Money (minimum ₹2500/-); ii. One-time Economic Rent (minimum ₹1000/-) + applicable GST; iii. Site plan charges + applicable GST; and iv. 25% of premium amount and GST (if applicable) on total premium amount as per applicable rates after adjusting amount already deposited towards keeness money. <p>Provided that in case of plots offered for allotment to State or Central Government's Department /Corporation /Public Sector Undertaking / Authorities/ Board, the time period to deposit the amount will be 90 days.</p>	No change
(c)	<p>In case, the amount as mentioned in (b) above is not deposited within 30 or 90 days, as the case may be, from the issue of the offer letter or extended period if any, then the offer of allotment of plot shall stands terminated and amount</p>	<p>In case, the amount as mentioned in (b) above is not deposited within 30 or 90 days, as the case may be, from the issue of the offer letter or extended period if any, then the offer of allotment of plot shall</p>



	<p>deposited earlier on account of keeness money shall be forfeited without giving any further notice.</p> <p>Provided that in case of offer of allotment to State or Central Government's Department/ Corporation's/ Public Sector Undertakings/ Authorities/ Board's, Managing Director may grant time extension/ regularize the delay period upto 90 days from the prescribed period without levy of interest subject to merit of each case.</p>	<p>stands terminated and amount deposited earlier on account of keeness money shall be forfeited without giving any further notice.</p> <p>Provided that in case of offer of allotment to State or Central Government's Department Corporations/ Public Sector Undertakings/ Authorities/ Board's, Managing Director may grant time extension/ regularize the delay period upto 90 days from the prescribed period without levy of interest subject to recommendation of Unit Head concerned and /or on merit of the case.</p> <p>Provided that Managing Director may further grant time extension/ regularize the delay period beyond extended 90 days period without levy of interest subject to recommendation of Unit Head concerned and/or on merit of the case.</p> <p>Note: The cases in which approval of allotment letter was issued prior to issue of this amendment but, however, premium of land including security money and GST charges could not be deposited, may also be</p>
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		considered under this rule irrespective of revision of prevailing rate of concerned industrial area.
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Item 9: De-reservation of part industrial area of Integrated Resource Recovery Park Tholai, Jaipur for General Industries.

It was apprised to the Committee in-spite of allowing various sectors and relaxing the eligibility criteria in the area, the demand of the plots are very less in the area. The Committee therefore accorded approval for de-reservation of part area measuring 5.408 hectares land (total 16 nos. of plots) as marked in the layout plan annexed to the Agenda Note of Integrated Resource Recovery Park, Tholai, for allotment to general Industries (other than category A & B).

Item 10: Partial amendment in Rule 18(b) of RIICO Disposal of Land Rules, 1979, related to transfer fee.

The Committee deliberated the Agenda and accorded approval for amendment in Rule 18(b) of RIICO Disposal of Land Rules, 1979, as under:

Rule No.	Existing Provision	Amended Provision
18 (b)	Transfer Fee:	Transfer Fee:
(i)	Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is affected after utilization will be levied at 1% of the prevailing rate of allotment of the industrial area concerned. Provided that in cases of transfer of industrial plot by the lessee in Export Promotion Industrial Parks (EPIP) who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per Rule 6 of RIICO Disposal of Land Rules,	Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is affected after utilization will be levied at 0.50% of the prevailing rate of allotment of the industrial area concerned. Provided that in cases of transfer of industrial plot by the lessee in Export Promotion Industrial Parks (EPIP) who has commenced production activity

	1995 for EPIP then in such case the applicable rate of transfer fee will be charged as 2% of the prevailing rate of allotment of the industrial area concerned.	without fulfilling minimum 33.33% export commitment condition as per Rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then in such case the applicable rate of transfer fee will be charged as 1% of the prevailing rate of allotment of the industrial area concerned.									
(ii)	<p>In case of transfer of plots allotted for residential and commercial purposes, the transfer fee for the above nature of the cases will be as under:</p> <p>Table-2</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Type of Plot</th> <th>Rate of transfer fee</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential Plot</td> <td>1.5 times the rate of transfer fee applicable for transfer of industrial plot</td> </tr> <tr> <td>2.</td> <td>Commercial Plot</td> <td>2 times the rate of transfer fee applicable for transfer of industrial plot.</td> </tr> </tbody> </table>	S. No.	Type of Plot	Rate of transfer fee	1.	Residential Plot	1.5 times the rate of transfer fee applicable for transfer of industrial plot	2.	Commercial Plot	2 times the rate of transfer fee applicable for transfer of industrial plot.	No Change
S. No.	Type of Plot	Rate of transfer fee									
1.	Residential Plot	1.5 times the rate of transfer fee applicable for transfer of industrial plot									
2.	Commercial Plot	2 times the rate of transfer fee applicable for transfer of industrial plot.									
(iii)	In case of transfer of vacant plots, the chargeable transfer fee will be at 20% of the prevailing rate of allotment of the industrial area concerned or the rate of allotment whichever is higher for the plots allotted for industrial and	No change									

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	<p>institutional purposes. However, for residential and commercial plots the said transfer fee (transfer of the vacant plots) will be 1.5 and 2 times the above fee respectively.</p> <p>(a) Security deposit of the allottee will be forfeited consequent upon transfer of vacant plot.</p> <p>(b) Fresh Security deposit has to be made by the transferee in whose favour the leasehold rights of the vacant plot is transferred.</p>	
(iv)	<p>In the case where plots/land has been allotted to the khatedars concerned in lieu of the cash compensation, transfer fee for transfer of vacant plots also will be the same as mentioned at S. No. (i) and (ii) above in this sub-rule.</p>	No change
(v)	<p>In case where in transfer of a vacant plot is being made by a defaulter allottee then the chargeable transfer fee in such cases will be 1.25 times the transfer fee as applicable for the regular cases and as mentioned at S. No. (iii) above.</p>	No Change
(vi)	<p>In case of subsequent transfer of an industrial plot without fulfilling stipulations imposed on the transferee regarding re-starting the production by the transferee of plot, transfer fee will be levied @2% of the prevailing rate of the industrial area concerned.</p>	<p>In case of subsequent transfer of an industrial plot without fulfilling stipulations imposed on the transferee regarding re-starting the production by the transferee of plot, transfer fee will be levied @1% of the prevailing rate of the industrial area concerned.</p>



Item 11: Permission charges for change of activity related to regularization/ establishment of new weighbridge on industrial plots.

The Committee was apprised that many entrepreneurs have already constructed weighbridge on their plots without formal prior permission and are now seeking regularization, therefore weighbridge may be treated as supportive/ancillary industrial activity rather than purely commercial. The Committee accordingly accorded approval for regularization/establishment of new weighbridge on industrial plots as under:

1. For the regularization of existing weighbridges/permission for new weighbridges on industrial plots that meet the prescribed technical standards, then permission charges for change of activity will be reduced from 2 times to **three-fourths (0.75 times)** of the prevailing rate of allotment of the industrial area concerned. Other terms & conditions are same as per Order (44/2025) dated 24.10.2025.
2. This change of activity shall apply only to those weighbridges that adhere to the established parameters and norms (such as being located on roads with a width of 18 meters or more).

Item 12: Amendment in RIICO Building Regulations -2025 (deletion of clause no. 2.11 of Form E-1)

The Committee deliberated the Agenda and accorded approval for Amendment in RIICO Building Regulations -2025 as under:

“With the provision of Rule 20-C of RIICO Disposal of Land Rules-1979, change for residential activity is being allowed. However, at the point no. 2.11 of Form E-1 of RIICO Building Regulations-2025, it is provided that in commercial plot, ‘mix use will be permitted excluding residential use’. Therefore, with the enforcement of the provision of rule, the provision at 2.11 of Form E-1 of RIICO Building Regulations-2025 is deleted.

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Item 13: Consideration of cases of change of permitted activity for non-industrial purpose beyond 20% of total scheme area under Rule 20 (C) - in regards to RIICO Economic and Investment Zone (REIZ) Apparel Park, Jaipur.

The Committee deliberated the Agenda and it was apprised that, RIICO Disposal of Land Rules, 1979, Rule 20 (C), Point no (2) provides that change of permitted activity for non-industrial purpose beyond 20% of total scheme area of industrial area concerned shall be placed before IDC for consideration and IDC will decide on case to case basis as per merit of the case.

It was also apprised to the Committee that non-industrial activity in REIZ Apparel Park, Jaipur is already beyond 20% i.e. 27.56% and 19 applications for permission for change in activity has been received so far thereby after considering all applications, the cumulative percentage of non-industrial activity will reach up to 36.76%.

Looking to quantum of applications received for permitting change of activity in REIZ Apparel Park, Jaipur and its location which is conducive for business purposes, Committee directed to allow non-industrial activity in REIZ Apparel Park upto 40% of total area and will be decided by LPC instead of considering applications on case to case basis by IDC.

Item 14: Allotment of entire land/planned plots for 'Tourism Units' in allotted govt. land to RIICO as per adopted provisions of Rajasthan Tourism Unit Policy - 2024 in RIICO.

The Committee deliberated the Agenda and directed as under:-

- a. To reserve & plan the whole land measuring 80.21 hectares of Village Daulatpura, Tehsil Andhi, District Jaipur & Land Measuring 65 hectares of Village Mal-Ki-Toos, Tehsil Vallabhnagar, District Udaipur for sector specific units as under Tourism Policy.
- b. To dispose/allot land parcel/planned plots under the policy of allotment of undeveloped & Semi-developed land, through e-auction under rule 3(AK) of RIICO Disposal of Land Rules, 1979.

Item 15: Sub: Proposal for change of Manpur Machedi Industrial Area from Leather Complex to General Industrial Area.

The Committee deliberated the Agenda and directed to allow industrial area Manpur Machedi for all type of industries including category 'A' & 'B' as per EIA Notification, 2006 as General Industrial Area, dispensing with the provisions under Rule 6(C) of RIICO Disposal of Land Rules, 1979.

The meeting concluded with vote of thanks to the Chair.



CHAIRMAN

Date of Signature:

Date of Entry:

Place: Jaipur