

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

Minutes of : 3/2026-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Friday, 24th April 2026
Commencement/ : 4:30 P.M./ 5:00 P.M.
Completion time of the meeting

Present:

Shri Shikhar Agrawal ACS (Ind. & Commerce), Chairman, RIICO
Shri Neelabh Saxena Commissioner (Ind. & Commerce)& (Inv. & NRI)
Shri Aakash Tomar Managing Director, RIICO

Shri K.K. Gupta, Sr. DGM (Finance), Secretary Cell was in attendance.

Following were also present:

1. Smt. Nimisha Gupta, Advisor (Infra)/(A&M)
2. Smt. Nidhi Mehta, Financial Advisor/CFO.

Leave of Absence: The Committee granted leave of absence to Smt. Sreya Guha, CMD RFC.

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 17th March 2026.

The Minutes of the meeting of the Committee held on 17th March 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: Partial amendment in Rule 21 and Rule 3 (AJ) of RIICO Disposal of Land Rules, 1979, regarding submission of required documents for verification of commencement of commercial production/activity on allotted plot.

The Committee discussed the agenda and accorded approval for Partial amendment in Rule 21 and Rule 3 (AJ) of RIICO Disposal of Land Rules, 1979, regarding submission of required documents for verification of commencement of commercial production/activity on allotted plot as under:

Rule	Existing Provision	Amendment
21.4.1	<p>After the commencement of commercial production/activity, the allottee shall, as soon as possible, give information online through SSO portal to the concerned RIICO Unit Head about the commencement of commercial production/activity on the allotted plot for which the plot has been allotted, along with the following documents:</p> <p>Industrial:</p> <ul style="list-style-type: none"> (i) First Sale Bill; (ii) Self-attested copies of Plant & Machinery purchase bills; (iii) Electricity bill of the month in which date of production is claimed; (iv) Construction of Rain Water Harvesting Structures; (v) CA certificate showing that a minimum 75% of the fixed capital investment has been made in building and Plant & Machinery as per project report submitted at the time of bidding/application for allotment of plot. 	<p>After the commencement of commercial production/ activity, the allottee shall, as soon as possible, give information online through SSO portal to the concerned RIICO Unit Head about the commencement of commercial production/ activity on the allotted plot for which the plot has been allotted, along with the following documents:</p> <p>Industrial:</p> <ul style="list-style-type: none"> (i) Electricity bill of the month in which date of production is claimed; (ii) GST deposited to the Government/customer shipping bill; if applicable, mentioning address of the plot any other Tax receipt, if any (in case GST is not applicable, CA Certificate mentioning that gross turnover is less than the limits covered in the act is to be submitted); and (iii) Geo Tag photograph of inside and outside of the factory building/ production work

	<p>Provided, those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, after verifying that investment of the envisaged amount propose/committed by the allottee at the time of approval of allotment by the constituted committee has been made.</p> <p>(vi) Geo-tag photographs of inside and outside of the factory building/production work.</p> <p>(vii) GST deposited to the Government/ Customer Shipping Bill (if applicable), any other tax receipt, if any;</p> <p>(viii) Valuation of Bank, if any (the bank should be a Public Sector Bank, Private Sector Bank or Small Finance Bank in the schedule issued by Reserve Bank of India);</p> <p>(ix) Factory & Boiler License (if applicable)</p>	<p>Provided, those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, after verifying that investment of the envisaged amount propose/committed by the allottee at the time of approval of allotment by the constituted committee has been made.</p>
<p>3(AJ).6.iv.</p>	<p>वाणिज्यिक उत्पादन गतिविधि शुरू होने के बाद आवंटी/पट्टेदार को शीघ्रताशीघ्र एसएसओ पोर्टल के माध्यम से संबंधित रीको इकाई प्रमुख को आवंटित भूखंड जिस प्रयोजन हेतु आवंटन किया गया है पर वाणिज्यिक उत्पादन गतिविधि प्रारम्भ किये जाने की सूचना मय निम्न दस्तावेजों ऑनलाइन माध्यम से देनी होगी</p> <p>(i) प्रथम विक्री का बिल</p> <p>(ii) सरकार को जमा कराया गया जीएसटी ग्राहक शिपिंग बिल (यदि लागू हो) कोई अन्य कर की रसीद यदि कोई हो</p> <p>(iii) प्लांट एवं मशीनरी खरीद</p>	<p>वाणिज्यिक उत्पादन गतिविधि शुरू होने के बाद आवंटी/पट्टेदार को शीघ्रताशीघ्र एसएसओ पोर्टल के माध्यम से संबंधित रीको इकाई प्रमुख को आवंटित भूखंड जिस प्रयोजन हेतु आवंटन किया गया है पर वाणिज्यिक उत्पादन गतिविधि प्रारम्भ किये जाने की सूचना मय निम्न दस्तावेजों ऑनलाइन माध्यम से देनी होगी</p> <p>(i) उस महीने का बिजली का बिल, जिस महीने में उत्पादन की तारीख का दावा किया गया है</p> <p>(ii) सरकार को जमा किया गया जीएसटी ग्राहक का शिपिंग बिल यदि लागू हो, जिसमें भूखंड संख्या अंकित हो अथवा कोई अन्य कर रसीद (यदि लागू नहीं है, तो</p>

	<p>बिलों की स्व:प्रमाणित प्रतियां^य</p> <p>(iv) बैंक का मूल्यांकन यदि कोई हो (बैंक का भारतीय रिजर्व बैंक द्वारा जारी ^{जिसपर मबजवत टंदा कपअजम मबजवत टंदा देक उंस थददवम टंदा} की सूची (बीमकनसम) में होना आवश्यक है) ^य</p> <p>(v) उस माह का बिजली बिल जिसमें उत्पादन की तिथि का दावा किया गया है^य</p> <p>(vi) फैक्टरी और बॉयलर लाइसेंस (यदि लागू हो) ^य</p> <p>(vii) वर्षा जल संरक्षण स्ट्रक्चर्स का निर्माण^य</p> <p>(viii) सीए द्वारा हस्ताक्षरित प्रमाण पत्र जो यह सत्यापित करता हो कि भूखण्ड आवंटन हेतु आवेदन के समय प्रस्तुत प्रोजेक्ट रिपोर्ट में वर्णित मर्दों में से भवन निर्माण एवं प्लान्ट एण्ड मशीनरी के मद में दर्शायी गयी राशि का ⁷⁵ प्रतिशत राशि का उत्पादन के समय स्थायी रूप से निवेश उपरोक्त मर्दों में कर लिया गया है^य</p> <p>(ix) फैक्ट्री के निर्माण/उत्पादन कार्य के बाहर एवं अन्दर के जीओ टैग फोटो।</p>	<p>ब। का प्रमाण पत्र जमा करना होगा जिसमें यह उल्लेख हो कि कुल टर्नओवर अधिनियम में निर्धारित सीमा से कम है)य और (iii) फैक्ट्री की इमारत के अंदर और बाहर ९ उत्पादन कार्य की जियो-टैग की हुई तस्वीर।</p>
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Item 4: Revision in Administrative Sanction for Up-gradation of Infrastructure of Industrial Area Chopanki, Unit Office Bhiwadi -II.

The Committee discussed the Agenda and accorded approval for Revision in Administrative Sanction from ₹9706.50 lakh to ₹17123.59 lakh for Up-gradation of Infrastructure of Industrial Area Chopanki, Unit Office Bhiwadi -II as per cost sheet annexed with the agenda note.

Item 5: Revision in Administrative Sanction for development scheme of Industrial Area Sitapura Ph-I & II, Unit office EPIP Sitapura, Jaipur.

The Committee discussed the Agenda and accorded approval for Revision in Administrative Sanction from ₹7043.76lakh to ₹13363.52 lakh for Up-gradation of Infrastructure of Industrial Area Sitapura Ph-I & II, Unit office EPIP Sitapura, Jaipur, as per cost sheet annexed with the agenda note.

Item 6: Partial amendment in Rule 12(2) of RIICO Disposal of Land Rules, 1979, related to the payment of balance 75% premium of land in interest free instalments for the allotment made to SC/ST Category entrepreneurs through e-auction and under Direct Allotment Policy-2025.

The Committee discussed the Agenda and accorded approval for Partial amendment in Rule 12(2) of RIICO Disposal of Land Rules, 1979 as under:

Rule	Existing Provision	Provision
12(2)	<p>For land allotment through the process of e-Auction:</p> <p>(a) Payment of balance 75% amount of premium will be paid in 11 equal quarterly instalments with interest at rate of interest as decided by the Corporation from time to time.</p> <p>Provided that in case of reserved industrial plots allotted to the SC/ST category entrepreneurs, no interest shall be levied up to the due date of payment of instalments, however, in case of default in instalment payment, interest shall be levied as per rule 12(b)(ii) from due date till date of payment of instalments.</p> <p>(b) Other terms and conditions shall be as under: -</p> <p>(i) The first instalment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121st day of allotment.</p>	<p>For the allotment through the process of e-Auction/Direct Allotment Policy -2025:</p> <p>i. Allotment through e-Auction: No Change</p> <p>ii. For allotment through DAP-2025:</p> <p>(a) Payment of balance 75% amount of premium will be paid in 19 equal quarterly instalments with interest at rate of interest as decided by the Corporation from time to time.</p> <p>Provided that in case of reserved industrial plots allotted to the SC/ST category entrepreneurs, no interest shall be levied up to the due date of payment of instalments, however, in case of default in instalment payment, interest shall be levied as per rule 12(b)(ii) from due date till date of payment of instalments.</p> <p>(b) Other terms and conditions shall be as under: -</p>

<p>Fixed date for payments of instalment with interest shall be 31st March, 30th June, 30th Sept., and 31st Dec., of the year.</p> <p>(ii) The instalment shall be paid on due date (as mentioned above) along with interest to be calculated on remaining amount of premium on due date. In case of default in instalment payment, further interest at the rate i.e. higher by 2% over and above the normal rate shall be levied on due principal amount of instalment from the due date of instalment till the date of payment. While depositing the amount, payable interest shall be adjusted/deposited first.</p> <p>(c) The allottee may opt to pay balance 75% amount of premium within 120 days of the land allotment for which no interest will be charged.</p> <p>Explanation:</p> <p>The above amendment in the rule will be applicable for allotment of plot through e-Auction to be held prospectively only.</p>	<p>(i) The first instalment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121st day of allotment. Fixed date for payments of instalment with interest shall be 31st March, 30th June, 30th Sept., and 31st Dec., of the year.</p> <p>(ii) The instalment shall be paid on due date (as mentioned above) along with interest to be calculated on remaining amount of premium on due date. In case of default in instalment payment, further interest at the rate i.e. higher by 2% over and above the normal rate shall be levied on due principal amount of instalment from the due date of instalment till the date of payment. While depositing the amount, payable interest shall be adjusted/deposited first.</p> <p>(c) The allottee may opt to pay balance 75% amount of premium within 120 days of the land allotment for which no interest will be charged.</p> <p>Explanation:</p> <p>The provision shall be applicable from the date of implementation of Direct Allotment Policy-2025 as follows:</p> <ol style="list-style-type: none"> 1. This Order shall come in to force with immediate effect for new allotments. 2. For allotments made prior to commencement of this Amended rule, the benefits of interest free instalments shall be provided on scheduled outstanding instalments, however, before issuing the Order if interest on instalments has been deposited, the same shall not be considered for refund/adjustment.
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Item 7: Amendment in Building Regulations for Plot for Plug & Play facility in RIICO Industrial Areas.

The Committee discussed the Agenda and accorded approval for Amendment in Building Regulations for Plot for Plug & Play facility in RIICO Industrial Areas as under:

12 BUILDING PARAMETERS FOR PLUG & PLAY FACILITY/ FLATTED FACTORY BUILDINGS		
	(Existing)	Amended
12.1	Building parameters shall be applicable as per Institutional plot and shall be allowed on 18.0 m & above wide roads.	Building parameters shall be applicable as per Industrial plot (with Ground Coverage 50%) and shall be allowed on 18.0 m & above wide roads.
12.2	Built up area upto 4% of permitted BAR shall be allowed for commercial facilities and 2% of permitted BAR shall be allowed for Recreational facilities.	No change
12.3	In plots of 5 acres and above 5% of permitted BAR shall be allowed for residential facilities	No change
12.4	Beyond standard BAR betterment levy shall be charged as per Regulation 2.5 of Form E-1.	No change
12.5	Building plans shall be approved by a committee comprising of Unit Head Concerned, Sr. RM/RM/ARM and Sr. Planning Assistant/Planning Assistant.	No change

Item 8: Norms for building construction in land earmarked for Sport Facility in RIICO Industrial Areas.

The Committee was apprised that in RIICO Building Regulation 2025, building construction norms are not provided for Sports Facility to be let out on Rental Model. After deliberation Committee accorded approval for building construction with maximum 10% ground coverage and 0.2 BAR to accommodate spaces for Refreshments, Toilets, drinking water and rest rooms.

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Item 9: Partial amendment in Rule 3(G) of RIICO Disposal of Land Rules, 1979 and insertion of provision for allotment of land to Central Government Department/State Government Department for establishment of Dispensary, ESIC/PHC/CHC in Rule 3(G) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the Agenda and accorded approval for Partial amendment in Rule 3(G) of RIICO Disposal of Land Rules, 1979, as under:

S. No.	Supportive Activity/ Area of land	Allotment Rate (Existing Provision)	Allotment Rate Amended
6.	Police Outpost upto 1 acre land (with or without building)	At a token amount of D 1/-	Managing Director is authorized to approve the allotment of land free of cost with onetime economic rent of D10/- and service charges will be exempted from payment.
11.	Allotment of 250 sqm or more land area for Creche in Service Area: i) To the Women & Child Development Department, CoR. ii) To Special Purpose Vehicle (SPV) having members from local allottees who desired Creche facility.	a) At a token lease rent of Rs. 1/- plus applicable GST on market value of the plot concerned. At present, services to State Govt/ Authority for Women & Child Development is exempted from GST and rate of GST is nil. Explanation: The department will be exempted from payment of Service Charges. ii) At prevailing rate of allotment of the industrial area concerned + applicable GST on total	i) Managing Director is authorized to approve the allotment of land free of cost with onetime economic rent of D10/- and service charges will be exempted from payment. ii) No change

		<p>premium amount. Service Charges will be levied at the rate fixed for industrial plot.</p> <p>iii) The Managing Director is authorized to approve the allotment of land.</p>	<p>iii) No change</p>
19	<p>Industries Department Rajasthan Jaipur, for setting up of calibration tower: upto 500 sqm.</p>	<p>Free of cost with the approval of MD. The department would pay annual economic rent. Service Charges would not be levied.</p>	<p>Managing Director is authorized to approve the allotment of land free of cost, with onetime economic rent of D10/- and service charges will not be levied.</p>
21	<p>Allotment of land to Consumer Affairs Department for setting up of Weights & Measurement Laboratories:</p> <p>(a) Working Standards Laboratory (WSL) - upto 350 sqm.</p> <p>(b) Secondary Standards Laboratory (SSL) - upto 660 sqm.</p>	<p>At a token amount of Rs. 1/-</p> <p>The Department will be exempt from payment of service charges; however, it will pay economic rent (lease rent) as per rules.</p> <p>Note:</p> <p>(i) Additional land required for Secondary Standards Laboratory, above the limit stated, would be allotted at the prevailing rate of the allotment of the industrial area concerned.</p> <p>(ii) The land will be allotted out of Service Area.</p>	<p>Managing Director is authorized to approve the allotment of land free of cost, with onetime economic rent of D10/- and service charges will not be levied.</p> <p>Note:</p> <p>(i) Additional land required for Secondary Standards Laboratory, above the limit stated, would be allotted at the prevailing rate of the allotment of the industrial area concerned.</p> <p>(ii) The land will be allotted out of Service Area.</p>

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22	Allotment of land for the purpose of setting up of a Government School, if the plot is carved out in the service area (non-saleable area).	Managing Director is authorized to approve the allotment of land free of cost, at an annual lease rent (economic rent) of ₹ 1/-.	Managing Director is authorized to approve the allotment of land free of cost, with onetime economic rent of D10/- and service charges will not be levied.
25	Allotment of land upto 60 sqm to DoIT&C, GoR for erection of RF Tower.	Free of cost DoIT&C will pay one-time Economic Rent for 10 years i.e Rs. 1000/- and no Service Charges shall be leviable.	To be deleted
28	New Provision: Land allotment to Central Government Department/ State Government Department for establishment of Dispensary, ESIC, PHC & CHC in industrial area.	-	Managing Director is authorized to approve the allotment of land free of cost, with onetime economic rent of D10/- and service charges will be exempted from payment.

Note: GST if applicable shall be payable as per Rules by the concerned Government Department.

Item 10: Partial amendment in transfer fee under Rule 17 (B) and Rule 17-E of RIICO Disposal of Land Rules, 1979 related to Sub-Division of plot(s).

The Committee deliberated the Agenda and accorded approval for Partial amendment in Rule 17 (B) and Rule 17-E of RIICO Disposal of Land Rules, 1979, of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Provision	Amendment
17(B) 2)	Transfer Fee: i) If all the sub-divided land/plots are sold/transferred by the Lessee in favour of subsequent purchaser(s) without seeking amendment in original Lease-Agreement, transfer fee shall be leviable @ 8% of the prevailing industrial allotment rate of industrial area concerned.	Transfer Fee: i) If all the sub-divided land/plots are sold/transferred by the Lessee in favour of subsequent purchaser(s) without seeking amendment in original Lease-

	<p>ii) If any sub-divided plot retained by the Lessee where unit is/had sold/transferred and also seeking amendment in original Lease Agreement, for reduce area (area to be retained by the Lessee), transfer fee shall be leviable @1% of the prevailing industrial allotment rate of industrial area concerned for this retained area/ sub-divided plot and 8% of the prevailing rate of the industrial area concerned for sub-divided plot transferred/sold by the Lessee.</p> <p>Provided that lessee shall be required to retain such sub-divided plot minimum for a period of one year from the date of seeking amendments in original Lease Agreement. Otherwise, 8% transfer charges shall be leviable even on transfer of retained area/sub-divided plot.</p> <p>Provided further that in cases of transfer of plot by the lessee in EPIP who has commenced</p>	<p>Agreement, transfer fee shall be leviable @ 8% of the prevailing industrial allotment rate of industrial area concerned or rate of allotment of plot whichever is higher.</p> <p>ii) If any sub-divided plot retained by the Lessee where unit is/had sold/transferred and also seeking amendment in original Lease Agreement, for reduce area (area to be retained by the Lessee), transfer fee shall be leviable @1% of the prevailing industrial allotment rate of industrial area concerned for this retained area/ sub-divided plot and 8% of the prevailing rate of the industrial area concerned or rate of allotment of plot (whichever is higher) for sub-divided plot transferred/ sold by the Lessee.</p> <p>Provided that lessee shall be required to retain</p>
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	<p>production activity without fulfilling minimum 33.33% export commitment condition as per rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then the applicable rate of transfer fee will be higher by 1%.</p>	<p>such sub-divided plot minimum for a period of one year from the date of seeking amendments in original Lease Agreement. Otherwise, 8% transfer charges of prevailing rate of allotment of industrial area concerned or rate of allotment of plot whichever is higher shall be leviable even on transfer of retained area/sub-divided plot.</p> <p>Provided further that in cases of transfer of plot by the lessee in EPIP who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then the applicable rate of transfer fee will be higher by 1%.</p>
<p>17-E b.</p>	<p>In case of sub-division of utilized plots, transfer fee for transfer of sub-divided plots will be charged @ 8% of the prevailing rate of allotment of the industrial area concerned. However, in case sub-division of vacant plot/un-utilized plot, the transfer fee shall be @ 30% of the prevailing rate of</p>	<p>In case of sub-division of utilized plots, transfer fee for transfer of sub-divided plots will be charged @ 8% of the prevailing rate of allotment of the industrial area concerned or rate of</p>

	<p>allotment of the industrial area concerned or the rate of allotment of plot whichever is higher (To be paid by allottee/purchaser on transfer of individual sub-divided plot). The transfer charges for sub-divided non-industrial plots shall be as per the charges prescribed in Rule 18 of RIICO Disposal of Land Rules, 1979.</p>	<p>allotment of plot whichever is higher. However, in case sub-division of vacant plot/un-utilized plot, the transfer fee shall be @ 30% of the prevailing rate of allotment of the industrial area concerned or the rate of allotment of plot whichever is higher (To be paid by allottee/purchaser on transfer of individual sub-divided plot). The transfer charges for sub-divided non-industrial plots shall be as per the charges prescribed in Rule 18 of RIICO Disposal of Land Rules, 1979.</p>
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Item 11: Decide the applications for allotment of plots under (9th Round) Direct Allotment Policy - 2025.

The Committee discussed on the applications received under 9th Round of e-lottery under category of size more than 50,000 sqm. The Committee accorded approval for allotment of plots to the applicants as recommended in the agenda note to the followings:

S. No.	Name of Applicant(s)	Plot No.	Area (in sqm)	Proposed Investment (D in Cr.)	Proposed Employment	Reserve Price of plot (D per sqm)
1	M/s Rockwool Technical Insulation India Pvt. Ltd.	SP-4	2,03,606.46	1337	100	5000
2	M/S Lohia Alloys Private Limited	SP1-40	1,31,461.62	261.62	300	5000

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Item 12: To allow flexible land payment model (instalment facility of 10 years) for allotment of planned plot/land for specific sectors in RIICO Industrial areas.

The Committee deliberated the Agenda and accorded approval to allow flexible land payment model (instalment facility of 10 years) for allotment of earmarked planned plots/land in Specific Sectors viz. Global Capability Centre (GCC), Registered Vehicle Scrapping Facility (RVSF), Semiconductor, Aerospace & Defence Sector and Waste Processing & Recycling sector in RIICO industrial areas as under:

- i. 10% cost of premium of land (adjusting 5% EMD amount deposited with the application) shall be deposited upfront within 30 days from the date of issue of Letter of Offer for allotment of planned plot/land.
- ii. Payment of remaining 90% premium of land shall be allowed in period of 10 years with annual instalments with interest @ 8.5% per annum.
- iii. In case of delay in deposition of instalment, the interest @ 2% shall be leviable extra for the default period as per rules.
- iv. Other general terms and conditions will be the same as applicable to industrial plots allottees as per RIICO Disposal of Land Rules, 1979.

The following table Agenda items, which were taken up with the permission of the Chair, and the unanimous consent of members present in the meeting, and approved the same unanimously.

Item 13: Revision in Administrative Sanction for up-gradation of Infrastructure of Industrial Area MIA, Unit office Alwar.

The Committee discussed the Agenda and accorded approval for Revision in Administrative Sanction from ₹3757.18lakh to ₹10477.86 lakh for Up-gradation of Infrastructure of Industrial Area MIA, Unit office Alwar, as per cost sheet annexed to the agenda note.

Item 14: Amendment in Rule21-Time Period for utilization of the allotted plots in reference to "Adoption of provisions of Rajasthan Tourism Unit Policy -2024'.

The Committee deliberated the Agenda and accorded approval for Amendment in Rule21- for Time Period for utilization of the allotted plots as under:

Resort (Tourism Unit) -

- a. Plot/undeveloped land parcel having area upto 5 Ha: 20% of the standard/prescribed BAR
- b. Plot/undeveloped land parcel having area more than 5 Ha: 10% of the standard/prescribed BAR.

The meeting concluded with vote of thanks to the Chair.



CHAIRMAN

Date of Signature: 30.04.2026

Date of Entry: 29.04.2026

Place: Jaipur