

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

Minutes of : 9/2026-Infrastructure Development Committee
Venue : Udyog Bhawan, Jaipur
Date : Thursday, 17th September 2026
Commencement/ : 4:00 P.M. / 4:30 P.M.
Completion time of the meeting

Present:

Shri Shikhar Agrawal ACS (Ind. & Commerce) & Chairman, RIICO
Shri Suresh Kumar Ola Managing Director, RIICO

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

Leave of Absence: The Committee granted leave of absence to the following:

1. Smt. Sreya Guha, CMD RFC.
2. Shri Neelabh Saxena, Commissioner (Ind. & Commerce) & (Inv. & NRI)

Followings were also present:

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

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 18th August 2026.

The Minutes of the meeting of the Committee held on 18th August 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: Withdrawal of separate provision for External Development Charges (EDC) in Administrative Sanction in view of coverage of the same works under the head "Infrastructure Improvement Expenditure".

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

1. Withdrawal/discontinuation of the separate provision for External Development Charges (E.D.C.) in Administrative Sanctions.
2. Allowing expenditure on required external/peripheral infrastructure development works, including approach roads and other relates works, to be provided for and sanctioned under the head "Infrastructure Improvement Expenditure" as per actual requirement subject to the applicable financial powers, norms and approval of the competent authority.

Item 4: RIICO Building Regulations-2025 (amendment in existing Building Regulations upheld with RIICO Disposal of Land Rules -1979) in regards levy of betterment charges.

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

जिन भूखण्डों पर बहुमंजिला भवन प्रस्तावित है, ऐसे प्रकरणों को छोड़कर अन्य समस्त प्रकरणों में बेटरमेंट लेवी भवन मानचित्र जारी किये जाने से पूर्व एक मुश्त जमा करवाई जानी होगी। बहुमंजिला भवन प्रस्तावित होने देय बेटरमेंट लेवी की राशि विकासकर्ता द्वारा निम्नानुसार आठ किश्तों में जमा करवाई जा सकेगी:-	
प्रतिशत	समयावधि
बेटरमेंट लेवी का 1 प्रतिशत + लागू 100 प्रतिशत जीएसटी	भवन मानचित्र स्वीकृति जारी करने से पूर्व
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से छह माह
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से एक वर्ष
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से एक वर्ष छह माह
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से दो वर्ष
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से दो वर्ष छह माह
बेटरमेंट लेवी का 15 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से तीन वर्ष
बेटरमेंट लेवी का 9 प्रतिशत	भवन मानचित्र स्वीकृति जारी करने की तिथि से तीन वर्ष छह माह

Note: Other provisions under this rule will remain same.

Item 5: Proposal for adoption of norms for provisions of the Rain Water Harvesting Structures at Upcoming Industrial Areas of RIICO.

The Committee discussed the Agenda and accorded approval to adopt following proposal for Construction of Rain Water Harvesting Structures (RWHS) in all upcoming Industrial Areas:

- A lump-sum provision of 1 no. Rain Water Harvesting Structure is to be kept for every 50 Acres (20 Hectares) of land of Industrial Area or part their-of.
- The estimated cost of Rain Water Harvesting Structure will be ₹10.00 lakh for each structure.

The Committee noted that following Additional Agenda items were placed on the table with the permission of the Chair.

Item 6: De-reservation of Biotech Park, Sitapura (Phase-III), Jaipur for General Industries.

The Committee discussed the Agenda and accorded approval to de-reserve the Biotech Park, Sitapura, Phase-(III), Jaipur for General Industries, by allowing allotment of vacant land/plot to General Industries by the way of e-auction. The allotted land/plots will also be allowed for change of product from Biotech to General Industries on levy of charges @2 times the prevailing rate of industrial area concerned and dispensing with the provisions of Rule 6(A) of RIICO Disposal of Land Rules, 1979 to the extent of such Biotech Park. The Committee also directed that the institutional plot allotted in the Biotech Park will also be allowed for taking up General Institutional activity on the plot as per provisions of rule 3(E) by dispensing the provision of Rule 6(A) of RIICO Disposal of Land Rules, 1979.

Item 7: Partial amendment in Rule 3(AK) of RIICO Disposal of Land Rules, 1979 regarding renewal Lease Period.

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

Rule 3(AK)	Existing Provision	Amendment Provision
4(vi)	Mechanism for Allotment: Lease Period: Land shall be allotted on a lease basis for an	Mechanism for Allotment: Lease Period: Land shall be allotted on a lease basis for an



	initial of 33 years period, which can be renewed further twice for 33 years each, subject to the merit of each case e.g., no outstanding dues, no breach of lease condition, timely commencement and completion of the project/activity as per original allotment terms, use of land at the time of renewal, etc.	initial period of 33 years, which can be renewed twice for 33 years each, subject to the merit of case e.g., no outstanding dues, no breach of lease condition, timely commencement and completion of the project/activity as per original allotment terms, use of land at the time of renewal, etc. After initial lease period of 33 years, the renewal of lease for further lease period of 33 years twice may be allowed on payment of land premium @10% of prevailing rate of industrial area concerned at the time of each renewal.
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Item 8: Revision in Guidelines for handing over Parks/Gardens/Rotaries/Circles/Medians/Roadside Plantations etc. in Industrial Areas/Housing Colony for development and maintenance.

The Committee discussed the Agenda and in pursuance to speed up the pace of plantation within RIICO Industrial Areas/Housing Colonies, the Committee accorded approval to publish the conditions by Unit Office in one local edition widely circulated newspapers informing to Industries Associations of the Industrial Area concerned and providing the details of identified spaces on RIICO website for identified areas having total cumulative area exceeding 2.50 hectares in the Industrial Area and plantation above 2500 plants.

The Committee also authorized Managing Director to consider such type of proposals.

Item 9: Partial amendment in Rule 21 of RIICO Disposal of Land Rules, 1979, regarding verification for commencement of commercial production activity on the allotted plot.

The Committee discussed the Agenda and accorded approval of partial amendment in Rule 21.4.1 and 21.4.2 of RIICO Disposal of Land Rules, 1979 as under:

Rule 21	Existing Provision	Amendment Provision
4.1	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: Industrial: (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 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	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: (A) Industrial (upto plot area of 750 sqm): (i) Electricity bill of the month in which date of production is claimed. (ii) GST deposited to the Government/customs shipping bill/ CA Certificate mentioning that gross turnover is less than the limits covered in the GST act and Sale invoice mentioning address of the plot. (iii) Geo Tag photograph of inside and outside of the factory building/production work. (iv) Latest GIS/Google Earth plot overview showing total site area, constructed/built-up area and Google Coordinates of the plot duly signed by the authorized signatory. (v) Self-certification for completion of minimum built-up area and building is fit for use and commencement of

constituted committee has been made. The Unit Head after physically verifying that the building is fit for use and the minimum built-up area has been completed as per rules, as well as the building plan were submitted by the lessee before commencement of construction/or got approved by the authority as the case may be, will record the utilization of the plot and issue utilization certificate to the allottee/lessee. Provided further, in case of any dispute in respect of date of utilization of the allotted plot then a committee comprising of MD-RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case	production, by the authorized signatory. The Unit Head after verification of the submitted documents, if found in order, will issue the intimation to allottee within 15 days, that production activity has been taken in records. If the intimation is not sent, then verification will be considered as deemed on the basis of documents. In case the information submitted by the allottee is found incorrect or inadequate, then the Unit Head will intimate allottee to resubmit the documents within the next 15 days after completing deficiencies. Further, if at any stage it is found that either minimum built-up has not been completed as per norms or documents are false/incorrect, or the documents are not submitted within 15 days after intimation of deficiencies, then additional retention charges @0.5 times the retention charges applicable for delay as per rule 23-C.1.1 and 23-C.1.2 shall be charged from the allottee. The additional retention charges will not be applicable for time period within stipulated period of production. The additional retention charges shall be calculated from the date of submission of requisite documents on SSO Portal or the due date of production whichever is later till the date of commencement of production activity on the plot. Further, if the documents submitted by the allottee are found false/ incorrect/ misleading,
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then a penalty of ₹5,000/- will also be charge from the allottee.

(B) Industrial (plot area more than 750 sqm):

(i) Electricity bill of the month in which date of production is claimed;

(ii) GST deposited to the Government/customs shipping bill/ CA Certificate mentioning that gross turnover is less than the limits covered in the GST act and Sale invoice mentioning address of the plot.

(iii) Geo Tag photograph of inside and outside of the factory building/production work

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.

The Unit Head after physically verifying that the building is fit for use and the minimum built-up area has been completed as per rules, as well as the building plan were submitted by the lessee before commencement of construction/or got approved by the authority as the case may be, will record the utilization of the plot and issue utilization certificate to the allottee/lessee.

Provided further apart from (A) & (B) in case of any dispute in respect of date of utilization of the allotted plot then a committee comprising of MD-RIICO, Advisor (Infra),

		Financial Advisor, Concerned Officers of P&D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.
4.2	Commercial/Residential/Institutional - Electricity bill for the month in which construction completed as per norms. Provided, in those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, only after verifying that investment of the envisaged amount as per the project submitted by the allottee at the time of approval of allotment by the constituted Committee, has been made. Provided further, in case of any dispute arises in respect of date of utilization of the allotted plot then a committee comprising of MD, RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D & Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.	(A) Commercial (Plots/ Shops/ Kiosk upto 25 sqm) - (i) Electricity bill for the month in which construction completed as per norms. (ii) Geo Tag photograph of inside and outside of constructed premises; (iii) Latest GIS/ Google Earth overview showing constructed/ built-up area and Google Coordinates of the plot duly signed by the authorized signatory. (iv) Self-certification for completion of construction and building is fit for use by the authorized signatory. The Unit Head after verification of the submitted documents, if found in order, will issue the intimation to allottee within 15 days, that commencement of commercial activity has been taken in records. If the intimation is not sent, then verification will be considered as deemed on the basis of documents. In case the information submitted by the allottee is found incorrect or inadequate, then the Unit Head will intimate allottee to resubmit the documents within the next 15 days after completing deficiencies. Further, if at any stage it is found that construction has not been completed or documents are false/incorrect, or the documents are not submitted within 15 days

		after intimation of deficiencies, then additional retention charges @0.5 times the retention charges applicable for delay as per rule 23-C.1.1 and 23-C.1.2 shall be charged from the allottees. The additional retention charges will not be applicable for time period within stipulated period of production. The additional retention charges shall be calculated from the date of submission of requisite documents on SSO Portal or the due date of utilization whichever is later till the date of commencement of utilization on the plot. However, if the documents submitted by the allottee are found false/ incorrect/ misleading, then a penalty of ₹5,000/- will also be charge from the allottee. (B) Commercial (more than 25 sqm)/ Residential/ Institutional - Electricity bill for the month in which construction completed as per norms. Provided further apart from (A) & (B), in case of any dispute arises in respect of date of utilization of the allotted plot then a committee comprising of MD, RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D & Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.
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The Unit Head shall conduct random physical verification of minimum 2 industrial plots or 10% of industrial plot upto area 750 sqm per month. Similarly, the physical verification shall be conducted for minimum 2 commercial plots or 10% upto plot area



25 sqm per month for which verification is considered on self-certification basis. For this purpose, a provision shall be incorporated in ERP Portal through randomization process.

The above amendments in Rule 21 shall also be applicable for plots allotted in Rule 3(AJ) of RIICO Disposal of Land Rules, 1979.

Item 10: Partial amendment in Rule 3(iii)(c) & (d) of RIICO Disposal of Land Rules, 1979.

The Committee discussed the agenda and accorded approval for partial modification in Rule 3(iii)(c) & (d) of RIICO Disposal of Land Rules, 1979 as under:

Rule	Existing Provision	Amendment Provision
3(iii)(c) & (d)	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, Location, size & shape of the plot, availability of similar size of plot in the industrial area. In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. In case the reserve rate fixed for industrial/ non-industrial plot by the constituted committee under rule 3(i)(a) In case the reserve rate fixed for industrial/ non-industrial plot by the constituted committee under rule 3(i)(a) or 3(i)(b) and the e-auction/direct allotment of such plot/land couldn't be materialized in two	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, Location, size & shape of the plot, availability of similar size of plot in the industrial area. In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. In case the reserve rate fixed for industrial/ non-industrial plot by the constituted committee under rule 3(i)(a) or 3(i)(b) and the e-auction/direct allotment of such plot/land couldn't be materialized in 4 e-auction/direct allotment rounds or 12 months, (whichever is later) then respective committee may

e-auction/direct allotment in two different financial years then respective committee may reduce the reserve rate @10% of the prevailing reserve rate in one go. In case there is no response/ bid materialized in three financial years for the plot in e-auction/ direct allotment, then the reserve rate shall be further reduced @7.50% in the next financial year. In case of sector specific industrial areas due to limited participation in sector specific areas/zones, reduction in reserve rate shall not be more than 20% of the prevailing reserve rate in one go (in case of bid not materialized in two e-Auctions/Direct allotments in two different financial years) and further reduction shall not be more than 15%, (in case of bid not materialized in e-auctions/direct allotments in three financial year). However, this further reduction of 15% shall be allowed in the next financial year i.e. this reduction shall not be combined together in a year. Provided further such reduction of reserve rate shall not be less than the prevailing rate of allotment of industrial area concerned.	reduce the reserve rate @10% of the prevailing reserve rate in one go. In case there is no response/ bid materialized in 8 e-auction/ direct allotment rounds or 24 months, (whichever is later) then the reserve rate shall be further reduced @7.50% in the next financial year. Note: (i) Such reduction of reserve rate shall not be less than the prevailing rate of allotment of industrial area concerned. (ii) The above reduction will be applicable for general as well as sector specific areas. Therefore, earlier separate policy for reduction in reserve rate for sector specific areas are hereby withdrawn.
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The meeting concluded with vote of thanks to the Chair.



CHAIRMAN

Date of Signature:

Date of Entry:

Place: Jaipur