

**Rajasthan State Industrial Development & Investment Corporation Ltd. Udyog-
Bhawan, Tilak-Marg, Jaipur-302005**

No: IPI/P.6/Policy/342/2025
Date: 24.09.2025

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ORDER (41/2025)

Sub: Proposal for allotment of undeveloped land to Ratnamani Metals & Tubes Limited at Village Hodayali, District Dausa.

The Infrastructure Development Committee (IDC) vide item (7) in its meeting held on 16.09.2025 was apprised 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 Senthali 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.

B. B. 24/9/25
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