

# RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED (RIICO)

(A Government of Rajasthan Undertaking)

## FREQUENTLY ASKED QUESTIONS (FAQ)

### MODEL 'A' — INDUSTRIAL PARK LAND PARCEL E-AUCTION

#### RAJASTHAN INDUSTRIAL PARK PROMOTION POLICY 2026 (RIPP 2026)

RIICO Land Allotment Policy for RIPP 2026 Model A

#### Policy Framework:

RIPP 2026 — Notification F: P.4()Ind/2024-25/05176/7704563 dated 06/03/2026  
Procedural Guidelines dated 12/05/2026 | RIICO's allotment policy for Model A of RIPP 2026

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#### Disclaimer:

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## 1 ABOUT MODEL A AND RIPP 2026

### Q1 What is Model 'A' under RIPP 2026?

**A** Model 'A' is a mode of industrial park development under Clause 2.1 of RIPP 2026 and RIICO's allotment policy for Model A of RIPP 2026, whereby RIICO shall allot identified undeveloped land parcels to approved developers through e-auction under the prevailing policy for allotment of undeveloped/ semi developed land of RIICO.

The selected Developer (the 'Model A Developer') takes the land on a 99-year leasehold (or residual period) basis and assumes full responsibility for planning, developing, and managing the Industrial Park at its own cost and risk — without RIICO incurring any capital expenditure. The Developer independently finances all development and earns returns through sub-leasing plots to end-users.

### Q2 What is the legal basis for allotment of land parcels under Model A?

**A** The legal basis is RIICO's allotment policy for Model A of RIPP 2026, inserted by order of the Managing Director / Competent Authority with BoD approval (Board meetings dated 17/03/2026 and 01/06/2026). This rule sets out the complete framework for: objective and eligible activities; auction as the sole mode of allotment; pricing mechanism and Reserve Price; premium payment terms; planning norms; lease period; possession; utilization timeline; transfer restrictions; and application of other RIICO Disposal of Land Rules provisions.

### Q3 What is the primary objective of the allotment, Model A, under the RIPP 2026?

**A** The objective of RIPP 2026 is to facilitate transparent, competitive allotment of RIICO land parcels to eligible private Developers for developing integrated industrial parks under Model A of RIPP 2026. Key aims include:

- Accelerating industrial park creation without RIICO capital expenditure.
- Ensuring best price discovery for public land assets through mandatory competitive e-Auction.
- Providing accountability and transparency in the allotment of government land.
- Promoting private sector participation in industrial infrastructure development.
- Creating employment and investment in industrial areas across Rajasthan.
- Applying all RIPP 2026 planning norms and development standards to ensure world-class industrial parks.

**Q4 What is the governing policy notification?**

**A** RIPP 2026 was notified vide Notification No. F: P.4()Ind/2024-25/05176/7704563 dated 06/03/2026. Procedural Guidelines issued vide Notification No. F.4()Industries//2026 dated 12/05/2026. The documents - RIPP 2026 and Procedural Guidelines and the policy of undeveloped/Semi developed land of RIICO shall — form the governing framework. The RIICO Building Regulations 2025 and the applicable planning norms of the State Government complete the regulatory framework for layout and development.

**Q5 What sites are currently advertised under Model A?**

**A** Following the Corrigendum withdrawing Kekri (Ajmer) and Narbadiya (Chittorgarh), 6 active land parcels are advertised:

- A-1: Vedarlai, Pachpadra, Balotra — 58.14 Ha (~143.7 Ac)
- A-2: Bijauli, Bari, Dholpur — 38.40 Ha allotted; 30.41 Ha saleable (~75.1 Ac saleable)
- A-3: Kodiya, Kotri, Bhilwara — 20.79 Ha (~51.4 Ac) [Non-polluting industries only]
- A-4: Rajahera, Guda Ashikpura, Noorpur, Baswa, Dausa — 135.00 Ha (~333.5 Ac)
- A-5: Mayeja, Raithal, Bundi — 27.41 Ha (~67.7 Ac) [33/11 KV power line passes through]
- A-6: Bhakri Maulas, Parbatsar, Deedwana Kuchaman — 71.59 Ha (~176.9 Ac) [EIA Cat A industries not permitted]

• All parcels shall be offered on 'As is Where is' basis. Check site profiles at [riico.rajasthan.gov.in](http://riico.rajasthan.gov.in).

## 2 ELIGIBILITY — WHO CAN APPLY

### Q6 Who is eligible to apply as a Developer under Model A?

**A** Eligible entities are as defined in Clause 1.3.2(c) of the Procedural Guidelines of RIPP 2026. These include: Private Limited Company, Public Limited Company, LLP, Registered Partnership Firm, Proprietary Firm, Trust or Society registered under applicable Indian law. A Consortium/JV of maximum two (2) entities is also permitted (Clause 2.3 of Procedural Guidelines). International companies may apply subject to registering as an Indian entity before allotment.

### Q7 What is the minimum financial capacity / Net Worth requirement?

**A** Financial capacity is as prescribed under Clause 1.5.1 of the Procedural Guidelines of RIPP 2026: minimum Net Worth of INR 50 Lakh per acre of the land parcel applied for. Net Worth must be certified by a CA (in the format prescribed under Procedural Guidelines Annexure B, with UDIN) based on the last audited financial year. For a Consortium, the Lead Member must individually satisfy a minimum 26% of the required Net Worth (Clause 2.4.2 of Procedural Guidelines).

### Q8 Is the execution of an MoU with the Government of Rajasthan mandatory?

**A** Yes. Under RIPP 2026 and Clause 1.5.1 of the Procedural guidelines for RIPP 2026 issued on 12/05/2026, execution of MoU by the Bidder/Developer on the RajNivesh Portal with the Government of Rajasthan is a mandatory pre-qualification step before participation in the auction. The MoU Reference Number must be provided in the application. This is a non-negotiable eligibility condition.

### Q9 Can a Consortium of entities apply?

**A** Yes. A Consortium of a maximum of two (2) legal entities is permitted (Clause 2.3 of Procedural Guidelines). One must be designated as Lead Member. A signed, notarised/registered Consortium Agreement must be submitted with the application. Each member is jointly and severally liable. The Lead Member must individually hold a minimum 26% of the required Net Worth. Any change to the Consortium composition after the application requires RIICO's prior written approval.

### Q10 Are entities with NPA / blacklisting status eligible?

**A** No. Entities that are classified as Wilful Defaulters or NPAs, are blacklisted/debarred by any Central/State Government/PSU/RERA, are under insolvency proceedings, have been declared bankrupt by NCLT, or have had contracts terminated for breach within the preceding 3 years, are ineligible. The RIPP 2026 policy specifically requires compliance with financial capacity norms under Clause 1.5.1 of the Procedural Guidelines.

**Q11** **What is the 'Allotment Method' — is there any alternative to auction?**

**A** The land parcel allotment shall be as per the allotment mechanism stated under Clause 4.1 of the Policy for allotment of Undeveloped and semi-developed land of RIICO, wherein auction is the sole mode of allotment.

### 3 LAND PARCELS, SITE CONDITIONS AND ENVIRONMENTAL CLEARANCE

#### Q12 What is a 'Land Parcel' as defined under RIPPP 2026?

**A** A Land Parcel under RIPPP 2026 means an undeveloped land parcel held by RIICO and identified for industrial park development under Model A of RIPPP 2026. The land is offered strictly on **'As is Where is' basis** — in its existing condition, with all disclosed encumbrances, physical features (HT lines, forest adjacency etc.), and site-specific conditions. No claim on account of site conditions is entertained after allotment.

#### Q13 What is the lease period for allotted land?

**A** Under RIICO's allotment policy, land is allotted on a **leasehold basis for up to 99 years or the residual period from the date of allotment**, commensurate with the scale of industrial park development obligations. Renewal beyond 99 years is governed by RIPPP 2026, Procedural Guidelines, and applicable RIICO rules in force at the time of renewal. Any modification to the lease period requires MD approval.

#### Q14 Is Environmental Clearance (EC) the Developer's responsibility?

**A** Yes. Under RIICO's allotment policy, any Environmental Clearance (EC), Consent to Establish (CTE), Consent to Operate (CTO), or other statutory approvals required under applicable law must be obtained and complied with by the Developer at its own cost and responsibility, prior to commencement of development activities and/or allotment of plots. EC is NOT a condition precedent to allotment; however, development may not commence until EC is obtained where required. **Sites exceeding 50 Ha require EC from MoEF&CC/SEIAA.**

#### Q15 Which current Model A sites require Environmental Clearance?

**A** Based on the 50 Ha threshold under the EIA Notification 2006:

- A-1 Vedarlai (58.14 Ha) — EC REQUIRED
- A-4 Rajahera, Dausa (135.00 Ha) — EC REQUIRED (also note: forest land at 1.5 km)
- A-6 Bhakri Maulas (71.59 Ha) — EC REQUIRED; ADDITIONALLY, Category 'A' industries per EIA Notification dated 14.09.2006 are NOT permitted at this site
- A-2 Bijauli (38.40 Ha), A-3 Kodiya (20.79 Ha), A-5 Mayeja (27.41 Ha) — below 50 Ha threshold; EC may not be required unless site-specific triggers apply
- A-3 Kodiya — within 1.5 km of Revenue Abadi; only non-polluting industries are permissible
- A-5 Mayeja — within 1.5 km of Abadi; only non-polluting industries permissible; 33/11 KV power line corridor must be left clear as per Allotment Letter Condition No. 10

- The policy prohibits obnoxious, hazardous, polluting or otherwise prohibited industries in the park under any circumstances.

**Q16 When is physical possession of the land given to the Developer?**

- A** The physical possession shall be handed over to the Model A Developer by demarcating the allotted land at site through RIICO's concerned Unit Office within 30 days from the date of allotment. If possession is not formally handed over within 30 days, possession shall be deemed taken on the 31st day from the date of allotment. The possession date is important as the utilisation timeline and development milestones run from the date of possession.

**Q17 Can a Developer inspect the site before bidding?**

- A** Yes, and it is strongly recommended. Since the land is offered on an 'As is Where is' basis, site visits are essential to assess actual conditions, including access, terrain, encumbrances, proximity to utilities, and HT line corridors. Site-specific information is set out in the Site Profile available on RIICO's website. No claim for compensation will be entertained after allotment on account of any site condition, whether or not disclosed.

**Q18 What is the reversion/surrender provision under the policy?**

- A** The policy provides: Unutilised portions of the allotted land which can be independently carved out may be resumed by RIICO after notice to the Developer as per RIICO Disposal of Land Rules 1979. The Developer may also voluntarily surrender unutilised portions, subject to compliance with RIPP 2026 development obligations. Partial reversion/surrender does not affect the Developer's obligations for the remaining developed area.

## 4 LAYOUT APPROVAL AND PLANNING NORMS (RULE 3(AK-1))

### Q19 When must the layout plan be submitted to RIICO?

- A** After issuance of the Letter of Allotment, the Developer shall undertake a detailed survey of the allotted land. Based on actual site conditions and ground realities, the Developer shall prepare and submit a comprehensive planning layout of the Industrial Park, duly complying with all applicable provisions under RIPP 2026, its Procedural Guidelines, and State Government rules. The planning layout must be submitted to RIICO for approval within 3 (three) months from the date of issuance of the Letter of Allotment.

### Q20 What is the saleable and non-saleable area split?

- A** The indicative distribution of saleable and non-saleable area as per the Planning norms followed by RIICO is as follows. The Developers would be required to follow the provisions of the township policy of the Govt. of Rajasthan:

**Non-Saleable Area — Minimum 35% of total area:**

- Public Utility (roads, parks, open spaces): Minimum 5%
- Open Spaces: Minimum 5%
- A plot of minimum 750 sqm shall be reserved for firefighting in the facility area

**Saleable Area — Up to 65% of total area:**

- Industrial / Logistics: Balance saleable area (after commercial quota)
- Commercial / Residential / Institutional / Tourism: Maximum 15% of total area
  - *Of which: Maximum 3% for commercial use*
  - *Of which: Maximum 10% for Residential use*
- The non-saleable public utility area must be allotted to concerned Government agencies or authorised for essential infrastructure (GSS, transformer, water tank, STP/ETP, firefighting, solid waste) free of cost.

### Q21 What are the minimum road width standards prescribed in the layout?

- A** The norms considered by RIICO prescribes the following internal road ROW (Right of Way) norms based on road length:

**Approach Road: Minimum 24 m wide approach road to the layout is mandatory.**

- 12 m ROW: For road lengths from above 100 m up to 400 m (permitted for plots below 500 sqm)
- 18 m ROW: For road lengths from above 400 m up to 750 m
- 24 m ROW: For road lengths above 750 m

**Additional road norms:**

- All commercial, institutional, industrial plots, and Public Utility areas: Minimum 18 m ROW roads
- Residential facilities and informal shops: Minimum 12 m roads
- Continuity of existing road network of adjoining layouts must be maintained
- Master Plan / Sector Plan roads shall be maintained irrespective of road length

- Rural roads: Minimum 18 m ROW
- Note: A minimum 12 m internal road width is permitted for industrial plots up to 500 sqm; minimum plot size shall not be less than 250 sqm.

#### **Q22** What are the HT line / High-Tension line clearance norms?

- A** Where a HT line of 132 KVA or above passes through the site, The norms considered by RIICO specifies the following minimum safety corridor norms:
- 400 KVA line — ROW: 52 m; Line width: 22 m; Min. Safety Corridor: 33.2 m
  - 220 KVA line — ROW: 35 m; Line width: 11 m; Min. Safety Corridor: 18.6 m
  - 132 KVA line — ROW: 27 m; Line width: 8 m; Min. Safety Corridor: 13.8 m
  - No construction, facilities, or parks permitted within the safety corridor.
  - Scheme roads / Master Plan roads may be allowed beyond the minimum safety corridor.
  - Minimum 12 m road on both sides of the safety corridor is mandatory in plotted layouts.
  - The safety corridor strip between ROW and corridor may only be used for road or green area.
  - For petroleum/gas pipelines: NOC from the pipeline company is required; minimum 12 m road on both sides of the safety corridor; safety corridor as prescribed by the company must be maintained.

#### **Q23** What buffer distances must be maintained from water bodies?

- A** The norms considered by RIICO specifies the following minimum buffer distances from water bodies not notified under any Act/Statute/Master Plan:
- Rivers (HFL or revenue boundary): Minimum 30 m
  - Lakes/Tanks of area 10 Ha and above (FTL boundary): Minimum 30 m
  - Lakes/Tanks of area 5 Ha to 10 Ha (FTL boundary): Minimum 12 m
  - Lakes/Tanks of area less than 5 Ha (FTL boundary): Minimum 9 m
  - Canal/Nala/Storm Water Drain of width more than 10 m: Minimum 9 m
  - Canal/Nala/Storm Water Drain of width up to 10 m: Minimum 6 m
  - Step-well (all sides): Minimum 6 m
  - Where a river/nala has been channelised: buffer as per development plan or minimum 9 m, whichever is more.
  - FTL of WRD-owned water bodies: obtain from WRD records; for others, determined per revenue records.

#### **Q24** What is the minimum number of telecom towers required?

- A** The norms considered by RIICO and the township policy mandates provision of Telecom Infrastructure (towers and underground cables) as part of internal development:
- Up to 0.5 Ha / Less than 20 plots: Nil
  - Above 0.5 Ha to 1.0 Ha: Minimum 1 tower
  - Above 1.0 Ha to 5.0 Ha: Minimum 2 towers
  - Above 5.0 Ha to 10.0 Ha: Minimum 4 towers

- Above 10.0 Ha: Minimum 4 + 2 additional towers for every 5.0 Ha beyond 10 Ha
- Tower minimum area: 10 sqm; minimum width: 3 m
- These norms may be revised as per State Government policy.

#### **Q25** What mandatory provisions must be included in the layout plan?

- A** The norms considered by RIICO and the township policy mandates the following in every approved layout plan:
- Clearly earmarked saleable and non-saleable areas and public utility zones.
  - Electricity substation/transformers, STP, overhead/underground water tanks, solid waste collection centres, telecom infrastructure, and street garbage container points.
  - Solid Waste Management site marked in the Public Utility area.
  - Areas reserved for Public Utility and Parks to be kept in regular shape and size.
  - The approved layout plan must be prominently displayed on-site.
  - Telecom infrastructure (towers and underground cables) per prescribed norms.
  - Provision for water and energy conservation: building orientation, non-conventional energy (solar), rainwater harvesting, wastewater recycling.
  - MOEF norms for Townships and EC provisions shall apply.

#### **Q26** What are the norms for general provisions on water and energy in layout design?

- A** General Provisions (Section B) requires the layout design to incorporate:
- Proper orientation of building blocks for water and energy conservation.
  - Use of appropriate building materials.
  - Use of non-conventional energy sources (especially solar energy) wherever feasible.
  - Rainwater harvesting and recycling of wastewater.
  - Mixed-use development is permissible as per RIICO Building Bye-Laws.
  - All building parameters on individual plots per prevailing RIICO Building Bye-Laws.
  - MOEF norms for Townships and Environmental Clearance provisions apply.

#### **Q27** What are the norms for plot sizes within the Industrial Park?

- A** Plot sizes within the Industrial Park are determined by the Developer in the layout plan, subject to RIICO's minimum norms:
- Minimum permissible industrial plot size: 250 sqm (as per the norms considered by RIICO and the township policy); standard minimum ~~450~~ 500 sqm as per RIICO Building Regulations.
  - For plots up to 500 sqm: 12 m internal road width is permissible.
  - For commercial/institutional plots: minimum 18 m ROW roads are mandatory.
  - The DPR must specify the planned plot size mix — small (~~450~~ 500–1000 sqm), medium (1000–4000 sqm), large (above 4000 sqm) — and the rationale for the mix based on target industry sectors.
  - RIICO's Planning Cell will review and approve the plot size framework as part of layout plan approval within 3 months of the Allotment Letter.

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**Q28 Who approves the layout plan, and can it be relaxed?**

**A** The layout plan is submitted to RIICO for approval. RIICO's Planning Cell / P&D Cell reviews the plan for compliance with the norms considered by RIICO and the township policy, RIPP 2026 prescribed rules under the procedural guidelines. Any relaxation from the prescribed planning norms requires prior written approval of the Competent Authority. It further provides that any amendment, modification, or replacement of applicable laws, rules, regulations, court judgments, or Government directions shall prevail and be binding over these norms to the extent of any inconsistency.

**Q29 When can the Developer start allotting plots to industrial units within the park?**

**A** No allotment of plots to industrial units shall be made by the Developer until the Developer has completed the prescribed basic development works and ensured commencement of essential infrastructure, utilities, and services — including roads, water supply, drainage, power distribution, and other common facilities. All plot allotments must be made strictly in accordance with the RIICO Disposal of Land Rules 1979, on a sub-lease basis only, with the sub-lease tenure not exceeding the residual lease period available to the Developer from RIICO.

## 5 BIDDING PROCESS — STEP BY STEP

### Q30 What are the complete steps to bid for a land parcel under Model A?

- A** The process comprises 6 phases under for land allotment under Model A of RIPP 2026:
- Step 1 — Execute MoU on RajNivesh Portal:**
- Visit [www.rajnivesh.rajasthan.gov.in](http://www.rajnivesh.rajasthan.gov.in). Register and execute MoU with GoR under RIPP 2026 Model A. Receive MoU Reference Number.
- Step 2 — Register on RIICO E-Auction Portal:**
- Visit [riico.rajasthan.gov.in](http://riico.rajasthan.gov.in) → RIICO Land Allotment → Land Parcel → Model A RIPP 2026. Register and create login.
- Step 3 — Submit Eligibility Application with DPR:**
- Fill PIP Form 1 (Entity Profile), PIP Form 2 (DPR), PIP Form 3A (Incentive selection). Upload all mandatory documents. Submit by 30/06/2026, 5:00 PM.
- Step 4 — Screening Committee Review (01–15 July 2026):**
- RIICO Screening Committee reviews Net Worth, MoU validity, DPR completeness, eligibility. Qualified applicants are notified.
- Step 5 — Pay EMD (20–31 July 2026):**
- Qualified applicants pay EMD online. Bid Increment (Jump) as per prescribed rules for auction: Rs. 10/sqm (MD-approved). Status becomes 'Approved Bidder'.
- Step 6 — Participate in Live E-Auction (03–05 August 2026):**
- Log in on RIICO ERP Portal. Place bids. Highest valid bid = Discovered Auction Price. H1 Bidder declared. BoD Approval → Letter of Intent/Offer → Allotment.

### Q31 What are the important dates for the Model A e-Auction?

- A**
- Application and Registration Opens: 01 June 2026 at 10:00 AM
  - Last Date for Submission of Application: 30 June 2026 at 5:00 PM
  - Screening of Applications: 01 July 2026 to 15 July 2026
  - EMD Submission Window: 20 July 2026 (10:00 AM) to 31 July 2026 (5:00 PM) — Qualified applicants only
  - Online E-Auction / Bidding: 03 August 2026 (10:00 AM) to 05 August 2026 (5:00 PM)
  - Post-Auction: BoD Approval → Letter of Intent/Offer → Allotment Letter → Layout Submission within 3 months → Land Lease Deed
  - NOTE: All dates subject to official Corrigendum. Monitor [riico.rajasthan.gov.in](http://riico.rajasthan.gov.in) for updates.

### Q32 What is the Bid Increment (Jump) as prescribed under the allotment process?

- A** Under the allotment process and the Pricing Mechanism. The minimum incremental value shall be in multiple of **Rs. 10 (Rupees Ten) per sqm**. Each successive bid during the e-Auction must exceed the immediately preceding highest bid by a minimum of Rs. 10/sqm. Any modification to the Bid Increment requires prior written approval of the MD as prescribed.

**Q33 How is the Reserve Price (Upset Price) determined?**

- A** For Model A of RPP 2026, Reserve Price is the minimum bid starting price below which no bid shall be accepted. It is determined as the higher of:
- (a) The prevailing DLC (District Level Circle) rate for industrial/commercial land use in the concerned area; OR the cost of acquisition of land, including carrying charges at 8.5% per annum to the date of allotment; AND
  - (b) Cost of acquisition including interest at 8.5% p.a. to date of allotment + Administrative/Other Charges:
    - *Administrative/Other Charges: 25% of basic cost of land + 5% of cost of acquisition towards VAF, SDF, EDC, EPF (as amended).*
  - The Reserve Price as approved by the competent authority shall be mentioned in the auction portal.

**Q34 How does the live e-Auction work?**

- A** The e-Auction is a forward auction (highest bidder wins) conducted on the RIICO ERP Portal:
- Bids are per sqm (Rs./Sqm) for the entire Land Parcel.
  - Bid Increment: Rs. 10/sqm as per the prescribed auction rules. Each bid must exceed the previous highest bid by minimum Rs. 10/sqm.
  - Bids above the Reserve Price will be accepted.
  - Auto-Extension: If a valid bid is placed within the last 5 minutes, the closing time is extended by 5 minutes automatically.
  - Real-time transparency: All approved bidders see the current highest bid live.
  - Discovered Auction Price: The highest valid bid at auction close is the Allotment Price.
  - H1 Bidder: The highest bidder is the Preferred Bidder subject to eligibility verification and MD/BoD approval.

**Q35 What happens after being declared H1 Preferred Bidder?**

- A**
- Verification of documents by the RIICO Screening Committee
  - H1 status shown as 'Preferred Bidder: Pending BoD Approval' on portal.
  - BoD Approval: RIICO Board of Directors approves the H1 bid.
  - Letter of Intent / Offer: Issued to the H1 Bidder. Must be signed and returned within the stipulated time.
  - Letter of Approval (LoA): Issued by SLSC — serves as Entitlement Certificate for RPP 2026 incentives.
  - Payment: 25% of total premium (less EMD) within 30 days of Letter of Offer.
  - Allotment Letter: Formal Land Allotment Letter issued by RIICO.
  - Possession: Physical possession within 30 days of Allotment Letter (deemed on 31st day if not formally given).
  - Layout Submission: Detailed survey + layout plan submitted within 3 months of Allotment Letter.
  - Development Commencement: Within 6 months of possession (or from EC date where EC required).

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**Q36 Can a bid be withdrawn during the e-Auction?**

**A** No. A bid once submitted during the live e-Auction cannot be cancelled or withdrawn. The H1 Bidder is bound to take the Land Parcel at the Discovered Auction Price. Failure to proceed (including non-payment of 25% premium within 30 days of the Letter of Offer) will result in forfeiture of EMD. RIICO may then re-auction the Land Parcel. Non-responsive behaviour after H1 declaration will be treated as breach of the allotment process.

**Q37 What documents must be submitted with the Eligibility Application?**

**A**

**Entity/KYC Documents:**

- Certificate of Incorporation/Registration; MoA/AoA/Partnership Deed (certified copy)
- PAN Card (self-attested); GST Registration Certificate
- Board Resolution/Power of Attorney (notarised); Self-declaration (non-blacklisting, non-NPA)
- Copy of MoU executed on RajNivesh Portal

**Financial Documents:**

- Audited Balance Sheet, P&L, Cash Flow — last 3 financial years (CA certified, UDIN)
- Net Worth Certificate (CA Format per Procedural Guidelines Annexure B, UDIN)
- Financial Eligibility Certificate (Tech Form-4, CA certified)

**Project Documents:**

- PIP Form 1 (Entity Profile); PIP Form 2 (DPR concept); PIP Form 3A (Incentive selection)

**Consortium Documents (if applicable):**

- Signed, notarised/registered Consortium Agreement

**Q38 Can a Developer apply for more than one land parcel simultaneously?**

**A** Yes. A Developer may apply for multiple land parcels. Each parcel requires a separate application, separate EMD, separate Participation Fee, and separate Eligibility Form. The minimum Net Worth requirement (INR 50 Lakh per acre) applies independently for each parcel. The RIICO ERP portal supports bidding on multiple parcels simultaneously using separate browser tabs.

## 6 PAYMENT — PREMIUM, EMD AND ADMINISTRATIVE CHARGES

### Q39 What is the Allotment Price / Total Land Premium?

- A** The Allotment Price is the Discovered Auction Price — the highest accepted bid per sqm at the close of the e-Auction (per the Pricing Mechanism). The Total Land Premium = Discovered Auction Price (Rs./Sqm) × Area of Land Parcel (Sqm).

### Q40 What are the payment terms for the Initial 25% and Balance 75%?

- A** The policy for allotment of undeveloped and semi-developed land of RIICO prescribes the following premium payment structure:

#### **Initial Payment (25%):**

- 25% of the total premium (Allotment Price × allotted area), adjusted for EMD already paid, PLUS
- 1% Security Deposit of the total premium, PLUS
- One-time economic rent as applicable,
- All payable within 30 days from the date of issuance of the Letter of Offer.

#### **Balance Payment (75%):**

- Payable within 120 days from the date of the Allotment Letter, without interest.
- Quarterly instalment scheme is provided for the 75% balance through 11 equal quarterly interest bearing instalments or as decided by RIICO.
- In case of delayed payment beyond 120 days, the MD is empowered to grant extension on the merits of the case with an applicable interest rate as determined by the MD.
- Failure to pay within the prescribed period / MD-approved extension: Allotment stands automatically cancelled; all amounts paid (including EMD) are forfeited; RIICO has the right to re-auction the land parcel.

### Q41 What is the EMD and Bid Participation Fee?

- A** The Earnest Money Deposit (EMD) is a refundable security deposit payable by qualified applicants before participating in the e-Auction. It is site-specific and calculated as per: 5% of Reserve Price (Bid Start Rate × Area of Land Parcel) OR Rs. 25,000/-, whichever is higher. Additionally, a non-refundable e-Bid Participation Fee of Rs. 1,000/- + 18% GST per land parcel is payable. Both are paid online through the RIICO Payment Gateway during the EMD submission window (20–31 July 2026). The EMD of the H1 Bidder is adjusted against the initial 25% premium payment.

### Q42 What stamp duty is payable on the Land Lease Deed?

**A** Stamp duty payable on the Land Lease Deed is governed by the Rajasthan Stamp Act 1998. The concessions shall be in accordance to RIPP 2026 Clause 3.3.

**Q43** **What happens to EMD of unsuccessful bidders?**

**A** The EMD of all unsuccessful bidders is refunded without interest after closure of the e-Auction, as per RIICO's standard procedure. EMD of non-qualifying applicants (rejected at Screening Committee) is also refunded. The Bid Participation Fee (Rs. 1,000/- + GST) is non-refundable in all cases.

## 7 POSSESSION, UTILIZATION TIMELINES AND DEVELOPMENT MILESTONES

### Q45 When is physical possession given and how is it determined?

**A** Physical possession shall be handed over by RIICO's concerned Unit Office within 30 days from the date of Allotment Letter subject to execution of lease deed. If not formally handed over within 30 days, possession is deemed to have been taken on the 31st day from the date of Allotment Letter. The possession date is critical as all utilization timelines and development milestones run from this date.

### Q46 Within what time must development of the Industrial Park commence?

**A** Under RIPPP 2026, the Model A Developer shall commence development of industrial park infrastructure within 6 months from the date of possession. Where Environmental Clearance (EC) is required, commencement shall be within 6 months from the date of EC. 'Commencement of development' means commencement of physical construction/development works on the ground as per the approved DPR.

### Q47 When must plot allotment to end-users (industrial units) begin?

**A** The procedural guidelines of RIPPP 2026 specifies that commencement of plot allotment to end-units (industrial users) shall be within 3 years from the date of possession. This is a key utilization milestone. The Developer may initiate allotment of plots post layout plan approval.

### Q48 What are the occupancy milestones for Capital Subsidy eligibility?

**A** RIPPP 2026 Clause 3.1 prescribes the milestones linked to Capital Subsidy disbursement.

### Q49 Can the development timeline be extended?

**A** Extensions of up to 2 years may be granted in deserving cases, subject to applicable retention charges under Rule 23 of RIICO Disposal of Land Rules 1979. However, RIPPP 2026 development milestones and DPR-based timelines shall apply regardless. Extension beyond 2 years or modification of timelines requires written approval of the MD/Competent Authority with reasons recorded. Any modification to any provision of RIPPP 2026, its procedural guidelines and its subsequent orders/ circulars — including payment terms and utilization timeline — is at the level of the MD through a speaking/reasoned order.

**Q<sub>50</sub> When can the Developer transfer the leasehold to a third party?**

**A** Transfer of leasehold rights of the allotted land parcel to a third party (other than sub-leasing plots to industrial units within the park as permitted under RIPP 2026) shall be governed by per the provisions of RIPP 2026, its procedural guidelines and the policy of allotment of undeveloped and semideveloped land of RIICO. Transfer without RIICO's prior written approval is void and may result in cancellation of allotment.

## 8 INCENTIVES UNDER RIPP 2026 FOR MODEL A DEVELOPERS

### Q51 What incentives are available to the Developer under RIPP 2026 Model A?

- A** RIPP 2026 provides the following key incentives for Model A Industrial Park Developers:
- 1. Capital Subsidy (Clause 3.1 RIPP 2026):**
    - 20% of eligible common infrastructure cost.
    - Cap: INR 20 Cr (parks up to 100 Ac) / INR 30 Cr (100–250 Ac) / INR 40 Cr (above 250 Ac).
    - Available to first 10 projects approved before 31 March 2027. All 6 active Model A sites are within this pool.
  - 2. Green Incentive (Clause 3.2):**
    - 50% of CETP (Common Effluent Treatment Plant) cost — capped at INR 12.5 Crore.
  - 3. Stamp Duty Concession (Clause 3.3):**
    - 25% exemption + 25% reimbursement on stamp duty payable on Land Lease Deed and related instruments.
  - 4. Road Connectivity Assistance (Clause 3.7):**
    - 60:40 cost-sharing (State: Developer), State contribution capped at INR 3 Crore.
  - 5. Electricity Duty Exemption (Clause 3.5):**
    - 100% exemption from electricity duty on self-generated captive renewable energy (for 7 years).
  - 6. End-User (Industrial Unit) Incentives via RIPS 2024:**
    - SGST reimbursement, interest subsidy, employment incentives for industrial units setting up within the park.

### Q52 What is the Capital Subsidy cap and how is 'eligible infrastructure cost' defined?

- A** The Capital Subsidy covers 20% of eligible common infrastructure cost (not total project cost). 'Eligible common infrastructure cost' includes -approved items such as internal roads, drainage, water supply, power distribution network, CETP, STP, boundary wall, and green belt — as defined in the procedural guidelines of RIPP 2026. Cost of land premium is not eligible. Disbursement is milestone-linked and requires SLSC sanction — not automatic.

### Q53 Are incentives automatically disbursed upon allotment?

- A** No. Incentives require: (1) achievement of the prescribed milestone (M-11: 60% occupancy / M-12: 80% occupancy); (2) submission of a verified claim with supporting documentation to RIICO; (3) RIICO/SLSC verification; (4) execution of an Indemnity Bond per Clause 2.9 of Procedural Guidelines before each disbursement; and (5) SLSC sanction. Wrongful or excess availment is recoverable at 12% p.a. interest as arrears of land revenue under Rajasthan Land Revenue Act 1956 (RIPP 2026 Cl. 4.5). The LoA records entitlement; actual disbursement requires milestone fulfilment.

**Q54 Is the Capital Subsidy available for all Model A sites?**

**A** Yes. All 6 active Model A sites are within the pool of first 10 projects eligible for Capital Subsidy under RIPP 2026 Clause 3.1, provided LoA is issued before 31 March 2027. RIICO has advertised 8 Model A + 2 Model D = 10 sites simultaneously in the initial advertisement cycle (Model A: 22 May 2026). These 10 sites exhaust the 'first 10 projects' threshold under Clause 3.1 subject to LoA issuance deadline.

**Q55 What is the Indemnity Bond requirement for incentive disbursement?**

**A** Under Clause 2.9 of the Procedural Guidelines (referred to in the allotment conditions), every incentive disbursement tranche must be preceded by execution of an Indemnity Bond in favour of RIICO/State Government. The Indemnity Bond is valid for the duration of applicable compliance obligations for that specific incentive tranche. It is released/discharged upon satisfactory completion of all compliance obligations (occupancy milestones, investment, employment conditions) as verified by RIICO/SLSC.

**Q56 What happens to incentives if the Developer transfers the lease?**

**A** Incentives are attached to the project and remain conditional on the Developer/permitted transferee continuing to fulfil development, occupancy, and compliance obligations. Permitted transferees (with RIICO's prior written approval) may continue to claim incentives subject to accepting all LoA conditions. Unpermitted transfers will result in forfeiture of all unclaimed incentive entitlements. All incentives already availed become immediately recoverable at 12% p.a. interest upon breach of allotment conditions.

## 9 INDUSTRIES, RESTRICTIONS, TRANSFER AND MISCELLANEOUS

### Q57 What industries can be established within the Industrial Park?

- A** All allotments must conform to the definition of 'industry' under RIICO Disposal of Land Rules 1979; (b) the land shall be used exclusively for development and operation of an industrial park per the approved DPR and RIPP 2026; and (c) no obnoxious, hazardous, polluting, or prohibited industry/activity as determined under applicable laws, environmental regulations, RIICO regulations, or Government policies shall be permitted under any circumstances. Site-specific restrictions apply:
- A-3 Kodiya and A-5 Mayeja: Only non-polluting (Green/White EIA category) industries due to proximity to Revenue Abadi.
  - A-6 Bhakri Maulas: EIA Category 'A' industries per EIA Notification dated 14.09.2006 are not permitted.
  - All other sites: General purpose industrial park — all industry categories subject to applicable EC, CTE, CTO requirements.
  - Mixed-use development (commercial up to 3%, residential up to 10% of total area) is permissible per RIICO Building Bye-Laws.

### Q58 Can a Developer build and lease built-up industrial sheds within the park?

- A** Yes. The Developer may construct built-up industrial sheds, flatted factories, or warehouses and sub-lease or license them to end-users, subject to the provisions of the Procedural Guidelines of RIPP 2026, DPR-approved plan and RIICO Building Plan Approval; RERA registration requirements; land use restrictions (industrial/warehousing use only); and SHA provisions on leasing norms. Sub-lease tenure must not exceed the residual lease period available to the Developer from RIICO.

### Q59 What are the conditions for sub-leasing plots to industrial units?

- A** Allotments of Plots to Industrial Units: All sub-leases must be made strictly per RIICO Disposal of Land Rules 1979, RIPP 2026 procedural guidelines, and RIICO instructions issued from time to time. No allotment may be made before the Developer completes prescribed basic development works to RIICO's satisfaction. All allotments are on sub-lease basis only. Sub-lease tenure must not exceed the residual lease period of the Developer's principal lease from RIICO. Rights of sub-lessees are co-terminus with and subject to the validity of the Developer's leasehold rights.

### Q60 What are the consequences of Developer default on development obligations?

- A** In event of default: (1) RIICO issues a written Cure Notice. (2) If uncured within Cure Period, RIICO may cancel allotment and forfeit amounts paid. (3) RIICO exercises Land Reversion

right and re-takes possession. (4) All incentives availed are recoverable with 12% p.a. interest as arrears of land revenue (RIPPP 2026 Cl. 4.5). (5) RIICO may initiate blacklisting for future projects. RIPPP 2026 and its procedural guidelines also provides that unutilised portions which can be independently carved out may be resumed by RIICO after notice, irrespective of any other breach.

Q61

**Who has the authority to modify any provision of Rajasthan Industrial Park Promotion Policy 2026 and its procedural guidelines?**

A

Any modification, relaxation, or addition to any provision — including Reserve Price, Bid Increment, payment terms, lease conditions, planning norm relaxations, and eligibility — shall be at the level of the Managing Director, RIICO, through a reasoned order. Modifications requiring BoD approval (policy-level changes) must be placed before the Board of Directors. This ensures accountability and prevents arbitrary changes to the allotment framework.

Q62

**What other RIICO Disposal of Land Rules apply to Model A allotments?**

A

The allotment policy provides that all provisions of the RIICO Disposal of Land Rules 1979 not specifically mentioned or modified in the allotment policy shall apply to the extent consistent with RIPPP 2026 and the allotment policy. In case of inconsistency, the allotment policy prevails, subject to any order of the MD/BoD. Where a provision for letting out land is inserted in the Disposal of Land Rules, it applies to land allotted under the allotment policy. The Overriding Clause further provides that any amendment or modification by a competent Government authority, statutory notification, or court judgment shall prevail over these rules to the extent of inconsistency.