

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

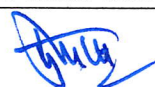
No: IPI/P.6 P&D/2007/ Part-III / 722
Date: 16.07.2025

ORDER (32/2025)

Sub: Policy for allotment /regularization of strip of land/excess land under Rule 12(B-2) of RIICO Disposal of Land Rules, 1979.

The Infrastructure Development Committee (IDC) vide item (4) in its meeting held on 15.07.2025 has accorded approval for amending the existing clause (ii), (iii) & (iv) of Rule 12(B-2) of RIICO Disposal of Land Rules, 1979. Accordingly, the modified Rule 12(B-2) of RIICO Disposal of Land Rule, 1979 is as under:

Rule	Proposed amendment rule
12 (B-2)	Conditions and modes of disposal of 'strips of land':
(i)	All allotments/regularizations of strip of land shall be made only for the purpose for which the original plot of the lessee was made
(ii)	The powers for allotment/regularization of strip of land/excess land of the allotted plot shall be as under: - (i) A maximum of 2,000 sqm area irrespective of allotted plot area or equivalent to the area of plot having size of up-to 2,000 sqm – Unit Head concerned. (ii) Beyond jurisdiction of the Unit Head as indicated above – Managing Director
(iii)	In above cases, the allotment/ regularization of the strip of land/ excess land shall be made on the following rates applicable on all type of plots: Rate of allotment of plot + 12% interest per annum from the date of allotment upto the date of regularization or prevailing rate of industrial area in the industrial area concerned, whichever is higher.
(iv)	Calculation of prevailing rates: (a) Residential Plot: The prevailing rate of residential colony/area or 1.5 times of the prevailing industrial rate of area concerned, whichever is higher. (b) Institutional Plot: The rate shall be 1.5 times of the prevailing industrial rate of the area concerned. (c) Commercial Plot: The rate shall be 2 times of the prevailing rate of industrial area concerned.
(v)	Where any vacant strip of land is so located that it can be used by the lessees of more than one adjoining plots, such strip of land shall be disposed of by a limited bidding (Sealed) between the lessees of all the adjoining plots. For this purpose, the reserve rate of auction will be decided by the competent committee as per their delegation. The strip of land will



	be allotted to the highest bidder. However, in such auction, if single bid is received than the strip of land shall be allotted by the Unit Head to the bidder at the rate offered by the single bidder subject to condition that the offer rate will not be less than the reserve rate
(vi)	Before disposing of any strip of land, the building line shall be marked which shall be maintained
(vii)	No strip of land shall be allotted/ regularized/ auctioned, if it is endangers the public safety or is against traffic regulation
(viii)	No excess land/strip of land will be allotted/regularized in Right of Way (ROW) of road
(ix)	The allotment rate for the purpose of regularization, in case of concessional category entrepreneur, will be the allotment rate without concession
(x)	The sub-divided plot will be treated as original plot for the purpose of calculating strip of land and allotment rate for the purpose of regularization will be the allotment rate at which plot was sub-divided/transferred, whichever is higher
(xi)	In case of regularization of merged plots, the allotment rate would be considered highest rate of allotment amongst the merged plots
(xii)	A supplementary lease deed will be executed for the strip of land/excess land allotted/ regularized and the stamp duty /registration charges shall be paid by the lessee

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