

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

No: IPI/P.5/337/2025-06524

ORDER (5/2025)

Sub: Amendment in Rule 23-C of RIICO Disposal of Land Rules, 1979 related to time extension for delay in commencement of production/activity for which the plot is allotted.

The Infrastructure Development Committee (IDC) vide item (15) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 23-C.1, 23-C.1.1, 23-C.1.2 and 23-C.1.3 of RIICO Disposal of Land Rules, 1979, related to time extension for delay in commencement of production activity for which the plot is allotted as follows:

23-C. Time extension for delay in commencement of commercial production/activity for which the plot is allotted

1. Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, time extension/regularization of old delay & further time extension, if any, for completion of construction & for commencement of the commercial production/activity for which plot is allotted will be allowed beyond stipulated period on the request of the allottee on payment of retention charges as per following provisions:
 - 1.1. In land allotment cases, wherein allottee is defaulter of one year or more from the stipulated/extended date of completion of construction & commencement of commercial production/activity as on **04.04.2025**, then regularization of delay/time extension will be considered in such cases on payment of retention charges as per the rate given below:

S. No.	Time extension	Rate of RC per quarter or part thereof	Competency
1.	Regularization of old delay upto 04.04.2025 and further maximum one year time extension may be granted on commitment by the allottee as a last opportunity based on merit of each case.	1%	MD

- 1.2. In cases wherein delay is less than 1 year from the stipulated/extended date in completion of construction & commencement of production/activity as on **04.04.2025**, then an additional period of maximum 2 years may be granted to commence commercial production/activity. A maximum time extension of one year may be granted at a time, which will also include regularization of the old delay period. In such cases, regularization of delay and/or time extension may be granted on merit of the case on the payment of retention charges as under: -

S. No.	Time extension	Rate of RC per quarter or part thereof	Competency
1.	Upto one year	1%	Advisor (Infra)
2.	Upto two years	2%	MD

1.2.A

In cases of allotment of industrial plots in which due date of the commencement of the production activity falls between 13.11.2000 to 07.06.2012, wherein claim for commencement of production activity by the allottee on the basis of documents has not been considered as per prevailing rules at that time, then in such cases regularization of old delay and further extension of time maximum up to one year from the date of application for commencement of production activities as per prevailing rules on the date of commencement of production may be considered on payment of retention charges calculated @ 0.25% per quarter or part thereof with the approval of the Managing Director.

Provided that such allottee / transferee shall not be allowed to transfer their plot or part thereof till next three years from the date of commencement of activity/production.

Explanation–1. The condition of minimum built-up area requirement for the purpose of considering commencement of production activity on the plot shall not be applicable for the plots allotted up to **02.06.2004**.

Explanation– 2. In such cases, period during which stay of the court of law was in force, shall be excluded while computing period for regularization/time extension, irrespective of the fact, litigation with respect to cancellation of allotment was initiated on instance of either RIICO or the allottee.

1.2.A.2.

The cases already decided and wherein the amount of retention charges has already been deposited shall not be re-opened.

1.3. **General Note & Explanation:**

- (i) The allottee will have to seek time extension atleast 15 days before the expiry of scheduled/extended period for commencement of commercial production/activity. In case allottee seek time extension with regularization of old delay & further time extension (if any) after the said time period for commencement of commercial production/activity, then retention charges for regularization of old delay & further time extension (if any) will be granted by charging 1.25 times of rate of retention charges as prescribed at sub-rule 1.2 above.
- (ii) The intermediate milestones regarding commencement of construction and completion of construction would not be observed at the time of granting time extension for commencement of activity.
- (iii) The rate of allotment for computing retention charges will be one time for industrial and institutional plots, 1.5 times for residential plots and two times for commercial plots.
- (iv) In case rate of allotment of housing colony is fixed then the rate of allotment for computing retention charges will be 1.5 times of the prevailing rate of the allotment of the industrial area or the rate of allotment of the housing colony, whichever is higher.
- (v) The applicable retention charges will be leviable 50% of the total amount of retention charges for the industrial areas located in tribal and backward districts.
- (vi) From the **04.04.2025** sale/transfer of vacant/un-utilized plot will not be allowed, except in case of allotments prior to **04.04.2025** if the allotted plot is convened

through registered conveyance deed or any other registered indenture before utilization of plot. Then such purchaser shall be required to commence the commercial production/activity on the plot as per scheduled period allowed to transferor and extension beyond the original scheduled period will be granted on payment of retention charges at the rates prescribed in this rule.

- (vii) If purchaser /seller is not reporting purchase /sale of the plot to RIICO and subsequently allotment of plot is cancelled after serving show cause notice to the seller (lessee) then retention charges for the period of delay /time extension involved will be leviable at double the normal rate of retention charges in addition to restoration charges as per rules (as approved by IDC in its meeting held on 04.02.2014).
- (viii) Computation of retention charges will be done as per the rate prevailing on the date of payment made by the allottee. However, pre-revised rate of allotment will be applicable in the cases of revision in rate of allotment of industrial area, as decided by IDC in its meeting held on 26.02.2014 (Office Order No. 13/2014 dated 04.03.2014).
- (ix)
 - a. In cases of allotment of plots made w.e.f. 01.04.2016 in undeveloped industrial areas which are not proposed to be developed in future also, time extension for completion of construction and commencement of activities will be granted on payment of retention charges in favour of these plot allottees in such industrial areas.
 - b. In cases of allotment of plots made prior to 01.04.2016 in industrial areas which are not proposed to be developed in future, general time extension upto 31.03.2017, including regularization of old delay period, if any, will be allowed without retention charges for completion of construction and commencement of activities. However, in such cases, further time extension from 01.04.2017 will be considered on payment of retention charges.
 - c. In case of allotment of plots already made on undeveloped basis (as on 12.05.2016) in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession or two years from the date of decision (i.e. 12.05.2016), whichever is later, and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.
 - d. In cases of allotment of plots to be made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.
- (x) For the purpose of Private University, the retention charges on unutilized Educational Institutional plot will be leviable as under:
 - a. The retention charges applicable on the plots concerned till the date Letter of

Intent is issued by the State Government to the Sponsoring Body shall be as specified for the individual plots.

- b. Thereafter, the retention charges shall be kept on hold up to the period of validity period of the LoI.
 - c. Upon approval of the Private University, on the allotted Educational Institution land/plots, through Act passed not be levied from the date of the issue of LoI, since the construction of the minimum built-up area, as specified in Rule 21-3 (serial no. 5) is a pre-requisite for such sanction.
 - d. However, in case of Sponsoring Body fails to get final permission for setting up of the University, the retention charges shall be leviable as per individual plots, and with effect from the original date specified earlier for each individual plot.
- (xi) If the plot/unit is auctioned by any judicial/Quasi-Judicial Authority, including recognized financial institutions, by exercising the powers conferred under the relevant Act after taking the possession of such plot/unit, then retention charges in such cases shall not be levied upon the transferee and in such cases, fresh time period of 2 years will be given for the commencement of commercial production or activity, as the case may be. This time period of 2 years will be reckoned from the date of issuance of sale certificate/ conveyance deed by the competent authority.

However, in the cases where sale of plot by any judicial/Quasi-Judicial Authority, including recognized financial institutions has not been reported by the purchaser upto **04.04.2025**, then in such cases **180** days' time period is hereby granted to these purchasers to inform about the purchase of the plot and from the date of this intimation, 2 years' time period will be granted to the purchaser for commencement of commercial production or activity on the plot. In case, such purchaser fails to inform about the sale of the plot within **180** days from **04.04.2025**, no further time period will be granted and Unit Head concerned will proceed as per rules for such plots.

Other provisions of this rule shall remain unchanged.

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