

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

File No: IPI/P2(24)236/2025/6396
Date: 02 May, 2025

ORDER (13/2025)

Sub: Amendment in Rule-3(R), 'policy for allotment of land for setting up of Warehousing & Logistics' in context of Rajasthan Logistics Policy-2025.

The Infrastructure Development Committee (IDC) vide item (4) in its meeting held on 17.4.2025, has accorded approval for amendments in rule -3 (R) of RIICO Disposal of Land Rules 1979, as under:

Existing Provisions	Modified Provisions
3(R): Policy for allotment of land for setting up warehousing & Logistic	3 (R): Policy for allotment of land for setting up Logistics
1. Definition: Warehousing and logistics mean to develop warehouses for storage of goods (Raw & finished material) and management of the flow of goods and materials, between the point of origin and the point of destination in order to meet certain requirements of the industries/ customers such as integration of information flow, material handling, packaging, inventory management and transportation.	1. Definition: Logistics means Transportation & handling of goods between points of production and consumption, storage, value addition and allied services. The logistics infrastructure comprises of nodes and connections, more recognizable as ports, stations, Multi-Modal Logistics Parks (MMLPs), warehouses and other business premises, connected by roads, railways, shipping, inland waterways, air routes, pipelines etc., that are used by a wide range of carriers. This system is operated under a framework through a workforce with a wide range of knowledge of skills and technologies. 1.1 Following facilities plots shall be included: (i) Storage Facilities a. Warehouse b. Silo c. Cold Storage (ii) Dry Ports a. Inland Container Depots b. Container Freight Stations c. Air Freight Stations

	<p>(iii) Cargo Terminals</p> <p>(iv) Trucker's Parks or lay-bays for truck parking & resting spaces</p> <p>(v) Logistics Park</p> <p>a. Multi-Modal Logistics Park</p> <p>b. Integrated Logistics Park</p> <p>1.2 Reservation of Land:</p> <p>On the basis of demand and assessment, partial or complete area of upcoming Industrial area may be developed for Logistic facility, if required.</p> <p>Already planned warehousing plot shall be utilized for any Logistic facility, if fulfills the prescribed criteria.</p>
<p>2. Reserve rate of allotment for e-Auction:</p> <p>Warehousing and Logistics is classified as service enterprises. Allotment of planned plots for all type of warehousing, e-warehousing, fulfillment centers and modern warehousing will be made through e-Auction in all category of industrial areas (unsaturated/ saturated) at the reserve rate fixed by the Reserve Price Fixation Committee headed by Managing Director, subject to the condition that the reserve rate so fixed shall be at par with the reserve rate of allotment/auction of industrial plot of the concerned industrial area.</p>	<p>2. Reserve rate of allotment:</p> <p>Logistics is classified as service enterprises. Reserve rate for allotment of Logistics plot will be decided by the Reserve Price Fixation Committee headed by Managing Director, subject to the condition that the reserve rate so fixed shall be at par with the reserve rate of allotment/auction of industrial plot of the concerned industrial area.</p>
<p>3. Procedure for land allotment:</p> <p>(a) Deleted</p> <p>(b) Deleted</p> <p>(c) Allotment of land to Central/ State Warehousing Corporation / Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML):</p> <p>Allotment of plot to Central/ State Warehousing Corporations / RSBCL and RSGSML will be made on</p>	<p>3. Procedure for allotment:</p> <p>(a) Allotment of planned plots for all type of 'Logistics' will be made as per provision provided for Industrial plots in all category of industrial areas.</p> <p>(b) Deleted</p> <p>(c) Allotment of land to Central/ State Warehousing Corporation / Rajasthan State Beverages</p>

<p>preferential basis at the following rates:</p> <p>(i) In Unsaturated industrial area: 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p> <p>(ii) In Saturated industrial area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to warehousing & logistics/ Commercial warehousing, whichever is higher.</p> <p>(iii) Managing Director is authorized to approve allotment.</p>	<p>Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML): Allotment of plot to Central/ State Warehousing Corporations / RSBCL and RSGSML will be made on preferential basis at the following rates:</p> <p>(i) In Unsaturated industrial area: 1.5 times of the prevailing rate of allotment of the industrial area concerned.</p> <p>(ii) In Saturated industrial area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change in land use from industrial to warehousing & logistics/ Commercial warehousing, whichever is higher.</p> <p>(iii) Managing Director is authorized to approve allotment.</p>
<p>4. Planning of plots and Building Parameters: Suitable plot(s) for the above purpose shall be planned/ earmarked on the roads having ROW 18.00 mtr and above in upcoming industrial areas as well as in existing industrial areas depending upon the demand and location of the industrial area. The building parameters will be applicable as applicable to industrial buildings in the rules. However, the area of plots allotted for warehousing and logistic use will not be included in the ceiling of 15% of non - industrial use in an industrial area.</p>	<p>4. Planning of plots and Building Parameters: Suitable plot(s) for Logistics purpose shall be planned/ earmarked in upcoming industrial areas as well as in existing industrial areas depending upon the demand and location of the industrial area.</p> <p>Storage facility plots (as per 1.1.(i)) shall be planned on roads having ROW 18.00 m and above. Other facility plots shall be planned/allowed having ROW 24 m and above.</p> <p>The building parameters will be applicable as applicable to industrial buildings in the rules. However, the area of plots under Logistics use will not be included in the ceiling of 15% of non -industrial use in an industrial area.</p>
<p>5. Approval of Building Plans: The land allottee shall be required to get the building plans approved from</p>	<p>5. Approval of Building Plans: The land allottee shall be required to get the building plans approved from</p>

<p>RIICO before commencement of construction. The Committee headed by MD and having Advisor (Infra), STP/DTP and Unit Head, concerned as members, will approve the same after examination in Town Planning Cell.</p>	<p>RIICO before commencement of construction. The Committee headed by MD and having Advisor (Infra), STP/DTP and Unit Head, concerned as members, will approve the same after examination in Town Planning Cell.</p>
<p>6. Project implementation period: The allottee will be required to complete construction and commence the activity of warehousing and logistics within three years from the date of possession or execution of lease deed, whichever is earlier. However, in such allotments, utilization of the land would be deemed, if the constructions of warehouses are completed and ready for functional use. For adjudging completion of construction, construction of warehouses in atleast 20% of the total plot area on ground or permitted FAR/ BAR will be necessary and shall be verified by the Unit Head, concerned.</p>	<p>6. Project implementation period: The allottee will be required to complete construction and commence the activity of logistic within the period as prescribed in rule 21.1 of RIICO Disposal of Land Rules 1979. However, in such allotments, utilization of the land would be deemed, if the construction of Logistics (except Storage Facility) is completed and ready for functional use irrespective of percentage of covered area. For adjudging completion of construction, construction of Storage Facility in atleast 20% of the total plot area on ground or permitted BAR will be necessary and shall be verified by the Unit Head, concerned.</p>
<p>7. Sub-letting of the warehouses: Sub-letting of the warehouse buildings by the allottee will be permitted for the same purpose without any charges/ premium etc. observing the relevant Act of the State. However, no sub-leasing of warehouse building shall be permitted.</p>	<p>7. Sub-letting of the Logistics: Sub-letting of Logistics facility buildings by the allottee will be permitted for the same purpose without any charges/ premium etc. observing the relevant Act of the State.</p>

<p>8. Transfer of Plot: Transfer of allotted land shall not be allowed for other purpose except for 'Warehousing & Logistics' facility and provisions of the relevant rules as applicable for transfer of industrial plots shall be applicable for such plots.</p>	<p>8. Transfer of Plot: Transfer of allotted land shall not be allowed for other purpose except for Logistics facility and provisions of the relevant rules as applicable for transfer of industrial plots shall be applicable for such plots.</p>
<p>9. Parking of vehicles /trucks: The allottees shall required to submit an undertaking that the vehicle/ trucks transporting the material shall be parked within the parking area to be provided by the allottees within its own premises and maximum of two vehicles at a time shall be allowed to be parked for loading/ unloading in front of the premises of the unit. Idle parking of truck/ vehicle shall not be allowed on the road and/or in the front of the industrial plot/unit. In case of violation on this account, penalty as decided by Corporation on year to year basis, shall be payable, besides taking corrective action.</p>	<p>9. Parking of vehicles /trucks: The allottees shall required to submit an undertaking that the vehicle/ trucks transporting the material shall be parked within the parking area to be provided by the allottees within its own premises and maximum of two vehicles at a time shall be allowed to be parked for loading/ unloading in front of the premises of the unit. Idle parking of truck/ vehicle shall not be allowed on the road and/or in the front of the industrial plot/unit. In case of violation on this account, penalty as decided by Corporation on year to year basis, shall be payable, besides taking corrective action.</p>
<p>10. General terms and conditions of the land allotment: Other general terms and conditions will be the same as applicable to industrial plots allottees as per rules.</p>	<p>10. General terms and conditions of the land allotment: Other general terms and conditions will be the same as applicable to industrial plots allottees as per rules.</p>



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