

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

No: IPI/P.6/Policy/329/2024/703

Dated: 15.07.2025

ORDER

**Sub: Policy for allotment of undeveloped and semi-developed land/ plots
& pricing policy thereof.**

An agenda item (18) was placed before the Board of Directors of RIICO in its meeting held on 10.07.2025 to formulate and introduce a policy for allotment of undeveloped and semi developed land falling within the jurisdiction of RIICO in place of existing pricing policy for undeveloped land introduced pursuant to the resolution passed by the BoD in its meeting held on 24.03.2022.

The Board has accorded approval to formulate the policy for allotment of undeveloped and semi-developed land/plots with certain modifications. Accordingly, the following policy has been formulated and inserted as a new rule, i.e., Rule 3(AK) of the RIICO Disposal of Land Rules, 1979, for allotment of undeveloped and semi-developed land/plots & pricing policy as under:

Rule	Provisions
3 (AK)	Policy for allotment of undeveloped and semi-developed land/plots & pricing policy thereof
1.	Objective of the Policy: The Policy aims to address the gap in rates between developed land and undeveloped/semi-developed land and encourage the speedy grounding of investment proposals in the state. The said policy will help create a structured and transparent framework for allocating undeveloped and semi-developed land, encouraging economic growth in potential locations. Through this policy, RIICO will monetize idle land assets by bringing them into productive use, and the confidence of investors will strengthen due to clear and facilitative policy measures
2.	Definitions: (i) Undeveloped Land: Land parcels without basic infrastructure such as roads, drainage, water, power, amenities, or land parcels/plots adjacent to developed areas but kept reserved as raw/ undeveloped for future development/planning. (ii) Semi-developed Land: Land with one or more missing essential features of infrastructures such as roads, water, power, street lighting, etc., and/or where more than 40% of the saleable area remains unallotted even after 5 years of opening for allotment/auction.
3.	Pricing Mechanism: (i) Allotment price means Basic cost of land + Cost of Development + Administrative charges + other charges as provided hereunder. (ii) Basic Cost of Land means the higher of the prevailing DLC rate of agricultural land of the concerned area or the cost of the acquisition



	of land, including interest @ 8.5% per annum till the date of allotment. (iii) Cost of Development means the proportionate cost for the development of infrastructure and common facilities. (iv) Administrative charges shall be recovered @ 25 % of the basic cost of land, plus 5% of the cost of acquisition towards VAF, SDF, EDC, EPF etc., if the land being given was not allotted but acquired
4.	Mechanism for Allotment: (i) Eligible Activities and persons: All allotments must conform to the definition of “industry” under the RIICO Disposal of Land Rules, 1979 and those who executed or to be executed MoUs in connection with ‘Rising Rajasthan-A Global Investment Summit-2024. (ii) Allotment Method: Application/project proposals to be submitted to the Corporation and such proposal shall be approved by the Infrastructure Development Committee of the Board of Directors of the Corporation on an “as-is-where-is” basis. (iii) Premium Payment Terms: (a) 25% of the premium of land (adjusted for earnest money), 1% security, and one-time economic rent within 30 days shall be paid by the applicant from the date of issuance of the Letter of Offer. (b) Balance 75% amount of the payable premium shall be paid within 120 days from the date of issuance of the allotment letter without interest. However, the allottee may opt payment facility in instalments i.e. in 11 quarterly interest-bearing installments. Provided, if land is allotted for Logistic purposes i.e. activities covered under Rule 3(R) of RIICO Disposal of Land Rules, 1979, the provisions related to initial premium and installments shall apply accordingly. (iv) Possession: If the allotted land is isolation or stand-alone chunk, then the physical possession will be taken by the allottee within 30 days from the date of the allotment. If possession is not taken within 30 days the possession shall deemed to have been taken on 31st day of date of allotment. If the allotted land is part of any chunk or planned area/industrial area, then the physical possession by demarcating the allotted land at the site will be handed over by the concerned Unit Office of the Corporation within 30 days from the date of allotment. (v) Utilization Timeline: Production activity shall be commenced within 3 years from the date of possession. However, in deserving cases, an extension up to 2 years can be granted to the allottee subject to payment of requisite retention charges as prescribed under Rue 23 of RIICO Disposal of Land Rules, 1979. Provided, the intermediate milestone as provided for developed land in the RIICO Disposal of Land Rules, 1979, shall not apply to the land/plot allotted under this policy/rule. (vi) Lease Period: Land shall be allotted on a lease basis for an initial of 33 years period, which can be renewed further twice for 33 years each, subject to the merit of each case e.g., no outstanding dues, no

	breach of lease condition, timely commencement and completion of the project/activity as per original allotment terms, use of land at the time of renewal, etc. (vii) Subdivision/ Reconstitution: Subdivision of the allotted land/plot will be allowed after 5 years from the date of commencement of production/ activities with prior written approval of the Corporation. Reconstitution of land parcels/plots will be permitted with prior written approval of the Corporation. (viii) Transfer of land/plot: Transfer of leasehold rights of vacant allotted land/plots will not be permitted till 5 years from the date of commencement of production/activities for which the land/plot was allotted. (ix) Reversion/ Surrender: Unutilized portions which can be independently carved out as a plot can be resumed by the Corporation after giving a notice to the allottee. However, the allottee/Lessee may surrender such unutilized part of the allotted land/plot to the Corporation in accordance with the provisions of the RIICO Disposal of Land Rules, 1979. (x) All other applicable provisions of the RIICO Disposal of Land Rules, 1979, which are not mentioned in this rule, shall apply to the land/plot allotted under this policy/rule. (xi) In case a provision for letting out the land is inserted in the RIICO Disposal of Land Rules, 1979, the same shall apply to the land/plot allotted under this policy/rule.
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This policy/rule has come into force with effect from 15.07.2025.

It bears the approval of the Competent Authority



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