

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

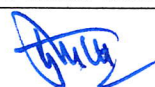
No: IPI/P.6 P&D/2007/ Part-III / 722
Date: 16.07.2025

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

No: IPI/P.6/Policy/323/2024/721
Date: 16.07.2025

ORDER (28/2025)

**Sub: Amendment in Rule 3(iii)(c) & addition of new Rule 3(iii)(d) of RIICO
Disposal of Land Rules, 1979.**

The Infrastructure Development Committee (IDC) vide item (13) in its meeting held on 10.07.2025 has accorded approval for amendment in Rule 3(iii)(c) of RIICO Disposal of Land Rules, 1979 and addition of new Rule 3(iii)(d) as follows:

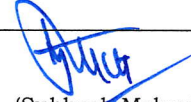
Rule	Existing Provision	Modified Provision
3(iii)(c)	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, location, size & shape of the plot, availability of similar size of plot in the industrial area. In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. The Committee constituted under Rule 3(i) (b) for fixing of reserve rate for non-industrial plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction to such extent as it may deem it	The reserve rate of non-industrial plots also known as 'Bid Start Rate' as may be fixed by the 'Reserve Price Fixation Committee' in the industrial area, initially shall be decided plot-wise after taking into consideration the road width, category of plot, location, size & shape of the plot, availability of similar size of plot in the industrial area. In subsequent e-Auction, the rate received in earlier e-Auction adjoining to the said plot, if applicable, may also be kept in consideration while fixing the reserved rate of a non-industrial plot in the same category. The Committee constituted under Rule 3(i) (b) for fixing of reserve rate for non-industrial plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction to such extent as it may deem it proper if e-auction of such plot/land could not be



	proper subject to condition that e-auction of such plot/land could not be materialized due to not receiving any bid in e-auction process of said plot/land in consecutive last three auctions. Provided further that such reduction shall not be more than 10% of the prevailing reserve rate in one go.	materialized due to non-receiving bid/application in e-auction process of said plot/land in consecutive last two auctions process. Provided that such reduction shall not be more than 10% of the prevailing reserve rate in one go, in case two consecutive e-Auctions are in previous financial year and present financial year and reduction shall not be more than 7.5%, in case, consecutive e-auctions are in three financial years. Provided further such reduction of reserve rate shall not be less than the prevailing rate of allotment of industrial area concerned.
New Rule 3(iii)(d)	-	The Committee constituted under Rule 3(i) (a) for fixing of reserve rate for industrial & Logistics plot, shall have power to reduce the reserve rate of any plot/land of an industrial area to be put up in e-auction/ Direct Allotment Policy-2025 to such extent as it may deem it proper subject to condition that e-auction/ Direct Allotment Process of such plot/land could not be materialized due to not receiving any bid/application in e-auction process/Direct Allotment Process of said plot/land in consecutive last two auctions/Direct Allotment Process. Provided further that such reduction shall not be more than



		10% of the prevailing reserve rate in one go, in case there is no response in two consecutive rounds of Direct Allotment Policy. However, the Reduced rate shall not be below the prevailing rate of industrial area fixed by the Corporation.
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