

**Rajasthan State Industrial Development & Investment
Corporation Ltd.**

Udyog-Bhawan, Tilak-Marg, Jaipur-302005

NO: IPI(A)1514/2020/ 1296
Date: 19 November, 2025

OFFICE ORDER

**Sub: Generic policy for approach road up to the Industrial area of
RIICO.**

An agenda regarding the provision of proper approach roads up to the industrial areas developed or being developed by RIICO, through the arrangement of private khatedari land, was placed before the Infrastructure Development Committee (IDC) of the RIICO Board of Directors vide Agenda Item (26) in its meeting held on 21.09.2023. The IDC accorded in-principle approval for framing a Generic Policy enabling surrender of tenancy rights by the concerned khatedars/co-khatedars.

The draft policy was thereafter submitted to the State Government for approval. Subsequently, certain amendments were proposed to the earlier draft and placed before the IDC vide Agenda Item (11) in its meeting held on 16.09.2025. Based on the resolution passed by the IDC, the revised draft policy was forwarded to the Industries & Commerce Department for approval.

The State Government has since approved the Generic Policy for providing approach roads to RIICO industrial areas, whereby private khatedari land shall be surrendered, and developed land will be allotted to such khatedars in lieu of cash compensation.

Consequent upon the approval accorded by the State Government, the said policy is hereby introduced with effect from the date of issuance of this order.

The provisions of the policy are as follows:

Background for the requirement of land for the approach road:-

Establishing new industrial areas is crucial to generate opportunities for comprehensive development, investment, and employment within the state. In the last few financial years, various budget announcements were made related to development of new industrial areas, especially in those subdivisions which are currently devoid of any industrial areas. RIICO has been diligently working to fulfill budgetary directives at the earliest by way of identifying appropriate government land parcels.

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During site inspections for the establishment of new industrial zones, it has been observed that in various locations, either there is no direct access road or the available approach road passes through the village in a narrow width, leading up to the proposed industrial area's location. It is imperative to specify that, in light of the heavy traffic movement in each industrial area, a well-constructed approach road connecting the main road with sufficient width is essential for a direct link to such an industrial area. It is crucial to emphasize the necessity of aggregation of private khatedari land falling within the proposed approach road to ensure a seamless connection.

Recognizing the intricate and time-consuming nature of acquiring private khatedari land, the IDC accorded in-principle approval for the said generic policy, and approved by the State Government. The IDC also accorded directions to explore the possibilities of getting allotment of land to be surrendered for the approach road in favour of RIICO for the approach road.

1. **Applicability:-** This policy will apply to industrial areas to be established by RIICO or established, in cases where the land for the industrial area has been either possessed or allotted or to be set apart by the concerned District Collector, following the requisite approval from the Revenue Department, GoR. The policy comes into effect when there is a lack of a direct approach road or the available road has inadequate width, leading to the land available for the purpose of Rasta at free of cost from the State Government/concerned local authorities like JDA etc., and get it mutated in the name of RIICO.

2. Process of selection of land:-

- (i) In the first phase, the concerned Unit Office first makes necessary exercises to identify a suitable and feasible approach road, preferably the shortest route with a minimum width of 80 feet from the major public road up to the land of the industrial area and collect the relevant revenue records of those land parcels which fall in the proposed approach road.

While identifying the land for the proposed approach road, the Unit Office must ensure the following: -

- (a) The identified land must have a clear and undisputed title;
- (b) It should be in the possession of the respective khatedars/co-khatedars;
- (c) It would be the shortest and most feasible approach road without any obstacles;
- (d) No land parcel of the restricted category falls in the entire proposed road;
- (e) The khatedars/co-khatedars are willing to surrender their respective land for the proposed approach road, and they will get developed land in lieu of the compensation for their respective land.

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- (ii) The concerned Unit Office will submit its proposal, accompanied by explicit recommendations specifying the total count of khatedars, khasra numbers, the overall area of these khasras, the portion of a specific khasra needed for the approach road, the total land necessary for the approach road, prevailing DLC rates of the relevant area, and a map delineating the industrial land and feasible/executable options for the proposed approach road.
- (iii) The proposals received from the Unit Office will undergo scrutiny at the Head Office level. Subsequently, an in-house committee comprising representatives from the Land Cell, Planning Cell, Technical Cell, and the relevant Unit Office will visit the site. The committee will meet with the concerned khatedars and revenue authorities to find out the most suitable option. Following the site visit, the committee will submit a report with explicit recommendations to the management of the Corporation.
- (iv) Thereafter, the management may decide by taking into consideration the proposal of the Unit Office as well as the report of the aforesaid committee. If the proposal is found suitable and feasible, then the concerned Unit Head will seek consent from the concerned khatedars/interested persons in the prescribed format for surrendering their land for the proposed approach road and getting the allotment of developed land as per the policy of the Corporation.

3. Process of surrendering the identified land:-

- (i) Once it is decided that land identified for the proposed approach road is required for the Corporation and concerned khatedars have given their consent for surrendering their respective land, then a reservation letter may be issued by the concerned Unit Office with prior approval of the management of RIICO to the concerned khatedars for 20% industrial and 5% commercial developed land in the same industrial area in lieu of cash compensation of their respective land.
- (ii) Thereafter, the identified land shall be surrendered by the respective khatedars/co-khatedars in favour of the concerned Tehsildar/local authority by way of the registered indenture, and such land shall be recorded as 'Gair Mumkin Rasta' in the revenue record.
- (iii) RIICO may explore the possibilities to get such land of Gair Mumkin Rasta allotted to RIICO for 'Rasta' free of cost from the State government/concerned local authority and mutate it in the name of RIICO.

4. Provision of developed land in the layout plan of industrial area:-

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- (i) After issuance of the reservation letter, the Unit Office shall calculate the total number of plots of both categories i.e., industrial & commercial, and the total allottable area, and shall inform the Head Office for planning in the proposed industrial area.
- (ii) The Planning Cell shall carve out the requisite plots of adequate size of both categories in the planning of the industrial area concerned and shall inform the Unit Office after approval of the layout plan by the competent authority.

5. Entitlement of land:-

- (i) 20% developed industrial and 5% commercial developed land will be allotted to those khatedars/co-khatedars whose agriculture /converted land is being utilized for the approach road.
- (ii) Khatedars/co-khatedars are eligible to receive developed land upon acceptance of the surrender deed by the relevant authorities and subsequently mutate it as 'Gair Mumkin Rasta' in the concerned revenue record.
- (iii) Except for the developed land, no additional compensation will be disbursed by RIICO to the khatedars or co-khatedars for surrendering their land.
- (iv) Developed land would be allotted to the entitled khatedars/co-khatedars only after completing the civil work in the particular zone where plots are planned for the khatedars/co-khatedars. The process of allotting developed land will be initiated immediately after developing the area.
- (v) The reservation letter issued by the Corporation to the khatedars/co-khatedars shall be non-transferable.
- (vi) The allotment of developed land in the shape of planned plots would be made through the draw of lots.
- (vii) The Unit Office shall follow the guidelines issued by the State Government/RIICO in respect of the allotment of developed land to the khatedars from time to time, including the policy in force.
- (viii) If the entitlement for developed land falls below the minimum size specified for a particular category e.g. 250 square meters for Industrial and 13.50 square meters for Commercial, (with 10% plus/minus of entitled land), the payment of consideration of land to respective khatedar(s) shall be made in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
- (ix) In exchange for the land for providing an approach road to the industrial area, equivalent plots of developed land (20% industrial and 5%

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commercial) in the industrial area, corresponding to the actual area, will be allocated at a location deemed appropriate from a planning perspective.

- (x) The area of the plots allocated to khatedars/interested persons should not exceed/short of the land being provided. Therefore, in general, the area difference of the allocated plot should not exceed 10% more or less than the land being provided. If a deviation is necessary due to special circumstances, prior approval from the management of RIICO should be obtained.
- (xi) If the area of the land to be allocated is either less than or more than 10% as stated in point no. (10) above, then payment will be received or made based on the prevailing rate of the allotment of the industrial area concerned. If the allotment rate has not been fixed, then payment will be made or received according to the equivalent DLC rate of similar land of the revenue village concerned.
- (xii) The cost of the developed land or the cash compensation payable in exchange for the land attributed to approach road for the industrial area shall be included in the financial approval or revised financial approval of the industrial area concerned.

6. **Applicability of RIICO Rules:** - The allotment of land shall be governed by the RIICO Disposal of Land Rules, 1979, and would be made on a lease basis for a period of 99 years. The renewal of the lease will be made upon mutually agreed terms and conditions between the Lessor and Lessee. However, any specific privileges granted to khatedars under the RIICO Disposal of Land Rules, 1979, will also apply to the allottee khatedars/co-khatedars under this policy.

7. **Decision of the Corporation:** - The decision of the Corporation in the matter of the allotment of developed land in place of the cash compensation of the khatedars/co-khatedars shall be final, and it cannot be challenged before any court of law. Further, the decision of the management on those matters which are not covered in this policy shall be conclusive and binding on the parties.

It bears the approval of the Competent Authority.

(Nimisha Gupta)

Advisor (Infra)

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1. Sr. PS to MD, RIICO
2. Sr. PS to ED, RIICO
3. Sr. PS to Advisor (Infra)
4. Sr. PS to Advisor (A&M)
5. OSD(Land) RIICO
6. CGM(BP)
7. GM(Civil)
8. GM(EM)
9. Sr. DGM/DGM(Law)
10. Sr. DGM/Sr. RM(P&D)
11. Sr. DGM/DGM(Finance)
12. Sr. RM(M&C)
- ✓ 13. DGM(IT)- for uploading on the website.
14. All Unit Heads

Copy also to:

1. Sr. PS to Chairman, RIICO for information.
2. Deputy Secretary, Industries & Commerce (Gr.-1) Department for information.

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