

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

File No: IPI/P.6/Policy/9/2021/274

Date: 24 Feb. 2026

11378

**ORDER (05/2026)**

**Sub: Amendment in Rule 18(a) and 18(b) of RIICO Disposal of Land Rules, 1979 related to Transfer of Plot and Transfer Fee.**

The Infrastructure Development Committee vide item (7) of its meeting held on 13.02.2026, accorded approval for Amendment in Rule 18(a) and 18(b) of RIICO Disposal of Land Rules, 1979, related to Transfer of plot and Transfer fee, as follows:

| Rule No. | Existing Rule  | Amended Rule   |
|----------|--|--|
| 18(a)    | <p><b>Transfer defined:</b></p> <p>(1) For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual /firm /company /Limited Liability Partnership (LLP) /One Person Company or any other allottee /lessee as the case may be.</p> <p>(2) <b>However, from the (date of issuance of order in this regard) sale/transfer of vacant/un-utilized plot will not be allowed except in the case of allotments prior to date of issuance of this order, if the allotted plot is conveyed through registered conveyance deed or any other registered indenture before utilization of plot.</b></p> <p><b>Explanation:</b></p> <p>1. Vacant plot means the plot in which there is no construction on the plot and even where boundary wall/ watchmen room (non-habitable)/factory block upto the plinth level has only been constructed.</p> | <p><b>Transfer defined:</b></p> <p>(1) For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual /firm /company /Limited Liability Partnership (LLP) /One Person Company or any other allottee /lessee as the case may be.</p> <p>(2) <b>However, from the date of issuance of order in this regard, sale/transfer of vacant/un-utilized plot will be permissible after 5 years from the date of allotment of plot except allotment of plots under Rule 3(AJ) of RIICO Disposal of Land Rules, 1979.</b></p> <p><b>Explanation:</b></p> <p>(1) Vacant plot means the plot in which there is no construction on the plot and even where only boundary wall/ watchmen room (non-habitable)/factory block upto the plinth level has been constructed.</p> <p>(2) Un-utilized plot means the plot in which commercial</p> |

MAD

|               | 2. <b>Un-utilized plot means the plot in which commercial production/ activity has not been commenced as per rules irrespective of construction of main shed.</b>  | <b>production/ activity has not been commenced as per rules irrespective of construction of main shed.</b>  |              |                      |    |                  |   |    |                 |   |           |
|---------------|--|---|--------------|----------------------|----|------------------|---|----|-----------------|---|-----------|
| <b>18 (b)</b> | <b>Transfer Fee:</b>   | <b>Transfer Fee:</b>  |              |                      |    |                  |   |    |                 |   |           |
| (i)           | <p>Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is affected after utilization will be levied at <b>1%</b> of the prevailing rate of allotment of the industrial area concerned.</p> <p>Provided that in cases of transfer of industrial plot by the lessee in EPIP who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per Rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then the applicable rate of transfer fee will be higher by 1%.</p>   | <p>Transfer fee for transfer of industrial and institutional plots wherein the transfer of the plot is affected after utilization will be levied at <b>1%</b> of the prevailing rate of allotment of the industrial area concerned.</p> <p>Provided that in cases of transfer of industrial plot by the lessee in Export Promotion Industrial Parks (EPIP) who has commenced production activity without fulfilling minimum 33.33% export commitment condition as per Rule 6 of RIICO Disposal of Land Rules, 1995 for EPIP then in such case the applicable rate of transfer fee will be charged as 2% of the prevailing rate of allotment of the industrial area concerned.</p> |              |                      |    |                  |   |    |                 |   |           |
| (ii)          | <p>In case of transfer of plots allotted for residential and commercial purposes, the transfer fee for the above nature of the cases will be as under:</p> <p><b>Table-2</b></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Type of Plot</th> <th>Rate of transfer fee</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential Plot</td> <td>1.5 times the rate of transfer fee applicable for transfer of industrial plot</td> </tr> <tr> <td>2.</td> <td>Commercial Plot</td> <td>2 times the rate of transfer fee applicable for transfer of industrial plot</td> </tr> </tbody> </table> | S. No.  | Type of Plot | Rate of transfer fee | 1. | Residential Plot | 1.5 times the rate of transfer fee applicable for transfer of industrial plot | 2. | Commercial Plot | 2 times the rate of transfer fee applicable for transfer of industrial plot | No Change |
| S. No.        | Type of Plot   | Rate of transfer fee  |              |                      |    |                  |   |    |                 |   |           |
| 1.            | Residential Plot   | 1.5 times the rate of transfer fee applicable for transfer of industrial plot   |              |                      |    |                  |   |    |                 |   |           |
| 2.            | Commercial Plot  | 2 times the rate of transfer fee applicable for transfer of industrial plot   |              |                      |    |                  |   |    |                 |   |           |

09/5/24

|       |   |  |
|-------|---|--|
| (iii) | <p>In case of transfer of vacant plots, the chargeable transfer fee will be at <b>15%</b> of the prevailing rate of allotment of the industrial area concerned for the plots allotted for industrial and institutional purposes. However, for residential and commercial plots the said transfer fee (transfer of the vacant plots) will be 1.5 and 2 times the above fee respectively.</p> <p>(a) Security deposit of the allottee will be forfeited consequent upon transfer of vacant plot.</p> <p>(b) Fresh Security deposit has to be made by the transferee in whose favour the leasehold rights of the vacant plot is transferred.</p> | <p>In case of transfer of vacant plots, the chargeable transfer fee will be at <b>20%</b> of the prevailing rate of allotment of the industrial area concerned or the rate of allotment whichever is higher for the plots allotted for industrial and institutional purposes. However, for residential and commercial plots the said transfer fee (transfer of the vacant plots) will be 1.5 and 2 times the above fee respectively.</p> <p>(a) Security deposit of the allottee will be forfeited consequent upon transfer of vacant plot.</p> <p>(b) Fresh Security deposit has to be made by the transferee in whose favour the leasehold rights of the vacant plot is transferred.</p> |
| (iv)  | <p>In the case where plots/land has been allotted to the khatedars concerned in lieu of the cash compensation, transfer fee for transfer of vacant plots also will be the same as mentioned at S. No. (i) and (ii) above in this sub-rule.</p>  | <p>No change</p>   |
| (v)   | <p>In case where in transfer of a vacant plot is being made by a defaulter allottee then the chargeable transfer fee in such cases will be 1.25 times the transfer fee as applicable for the regular cases and as mentioned at S. No. (iii) above.</p>  | <p>No Change</p>   |
| (vi)  | <p>In case of subsequent transfer of an industrial plot without fulfilling stipulations imposed on the first transferee regarding re-starting the production by the transferee of plot, transfer fee will be levied as per rule 18(b)(i).</p>   | <p>In case of subsequent transfer of an industrial plot without fulfilling stipulations imposed on the transferee regarding re-starting the production by the transferee of plot, transfer fee will be levied <b>@ 2% of the prevailing rate of the industrial area concerned.</b></p>   |
| (vii) | <p>In case of transfer of plot/land from the allottee company to a new company, where the allottee company holds 100% shareholding in said new</p>  | <p>Deleted</p>   |

*MW*

|  |  |
|--|--|
| <p>company, then, transfer fee will only be levied 25% (1/4) of the transfer fee to be payable in normal transfer.</p> <p>Provided that in case shareholding is diluted from 100% or plot/land is transferred before coming into production then rebate of 75% allowed in transfer fee shall be recovered alongwith applicable interest.</p> |  |
|--|--|

  
(Nimisha Gupta)  
**Advisor (Infra)**

**Copy to:**

1. [units@riico.co.in](mailto:units@riico.co.in)
2. [staff@riico.co.in](mailto:staff@riico.co.in)