

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

No: IPI/P.6/Policy/325/2024

Date: 24 Feb. 2026

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ORDER (07/2026)

Sub: Sub-division of large size plots in RIICO Disposal of Land Rules, 1979.

An agenda item (10) was placed before the Infrastructure Development Committee (IDC) in its meeting held on 13.02.2026. The Committee discussed the agenda and after detailed deliberation & accorded approval for re-introduce the rule 17(E) of RIICO Disposal of Land Rules, 1979 relevant to sub-division of large size of plots with modification as under:

The eligibility condition for sub-division of plots are as under:-

- a. Plot having area 20,000 sqm and above;
- b. Sub-division will be allowed after 7 years from the date of allotment or transfer permission as the case may be;
- c. The plot shall be free from all litigations.

Having made the eligibility conditions mentioned as above, sub-division of plot will be allowed on the following terms & conditions:

- i. There will be no restriction on number of plots carved out of sub-division. However, minimum size of the sub-divided plot will be of 500 sqm.
- ii. The lessee will submit the layout plan of proposed sub-division of plot.
- iii. In case the lessee has availed, financial assistance from any banks/ financial institution against security of land/assets proposed for sub-division, the lessee will submit no objection certification from the concerned financial institution/bank along with the application for sub-division.
- iv. The layout plan submitted by the lessee will be examined and approved by the Land Plan Committee.
- v. Right of way of internal roads for the plots upto 1500 sqm would be minimum 18 meter and for the plots above 1501 sqm would be minimum 24 meter.
- vi. The lessee will be under obligation to develop and provide all basic infrastructure facilities like road, storm water drains, power line, street light, rain water harvesting system, water supply etc. and other required services like GSS, water supply campus etc. at its own cost to such sub-divided plots/land. Allottee/developer will develop infrastructure facilities and services as per the specifications approved by the Corporation and will be surrender & hand over it to the Corporation after completion the above infrastructure development. A minimum 5% area shall be reserved for services like GSS, water supply scheme etc.
- vii. To ensure the internal development works within plot area completed in time by the Lessee and to ensure maintenance of such area for stipulated time and to protect the interest of the prospective buyers of sub-divided plots, out of total saleable area of sub-divided plots, 10% of total saleable

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area in shape of the planned plots shall be withheld by the Corporation or the Lessee applicant may submit bank guarantee of equivalent amount for complete time period of development and maintenance period respectively on the basis of actual estimated cost of internal development, verified by Unit Office of the Corporation, till completion of internal development works at site and maintenance thereof. Further, in case of withheld 10% of the saleable area, a remark to this effect shall be mentioned in the approved layout plan by the Corporation.

- viii. The required infrastructure facilities will be completed by the allottee/developer within 3 years from the date of approval of layout plan of the sub-division. After completion of infrastructure facilities, a committee comprising of Head Office of Technical Cell and Unit Head concerned will examine the infrastructure facilities developed by the allottees and will submit an evaluation report which will be put before the Land Plan Committee of Head Office of RIICO for taking decision regarding release/sell/transfer of aforementioned 10% withheld plots.
- ix. In case, the allottee fails to provide the requisite infrastructure facilities within the specified period or develop only part infrastructure than area of plot withheld by the Corporation shall revert back to the Corporation. The Corporation will be at liberty to dispose of these plots by way of e-auction as per procedure. The lessee will be required to execute an agreement with the Corporation in this regard.
- x. The charges for sub-division and transfer fee will be as under:
 - a. Sub-division charges at the rate 2% of the prevailing rate of allotment of the industrial area concerned for entire plot area if full plot area is proposed for sub-division. However, in case part land is proposed for sub-division, then sub-division charges will be leviable at the rate of 2% of the prevailing rate of allotment for the part area proposed for sub-division (To be paid by the lessee before issuance of sub-division permission by Unit Office).
 - b. In case of sub-division of utilized plots, transfer fee for transfer of sub-divided plots will be charged @ 8% of the prevailing rate of allotment of the industrial area concerned. However, in case sub-division of vacant plot/un-utilized plot, the transfer fee shall be @ 30% of the prevailing rate of allotment of the industrial area concerned or the rate of allotment of plot whichever is higher (To be paid by allottee/purchaser on transfer of individual sub-divided plot). The transfer charges for sub-divided non-industrial plots shall be as per the charges prescribed in Rule 18 of RIICO Disposal of Land Rules, 1979.
 - c. Permission charges leviable for change of activity of area of sub-divided plot from industrial to non-industrial activity shall be as per rate prescribed for the purpose under Rule 20-C of RIICO Disposal of Land Rules, 1979 (To be paid by the lessee before sub-division permission by Unit Office).
- xi. These provisions shall also be applicable to the transferee/ prospective buyer of the sub-divided plot.
- xii. Lease period of the sub-divided plots will not exceed the remaining period of lease of plot originally granted to the lessee.

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- xiii. Terms and condition applicable to the lessee will also mutatis-mutandis apply to transferees.
- xiv. The lessee will execute registered appropriate Indenture in favour of the purchaser. However, such lessee shall surrender leasehold rights through an indenture in favour of the Corporation to the extent of area used or to be used in services & internal infrastructure and he shall execute an amended lease deed with the Corporation if required, for remaining area retained with him. In such case, a supplementary lease deed will be executed by the Corporation with the transferee(s) to the extent of the area transferred by the Lessee through the proper indenture and such Indenture so executed by the Lessee shall be part & parcel of supplementary lease deed.
- xv. Upon effecting the said provision, the provision related to execution of sub-lease by the Lessee as provided under Rule 17 of RIICO Disposal of Land Rules, 1979, will be modified accordingly.
- xvi. Transferee will be required to utilize the plot within 2 years from the date of execution of registered indenture. In case, such transferee fails to utilize the plot within prescribed time then action as prescribed in RIICO Disposal of Land Rules, 1979 will be taken.
- xvii. Lessee/transferee will be bound to abide by the rules and regulations of RIICO Disposal of Land Rules, 1979.
- xviii. In case of any rebate in rate of allotment given by the Corporation except concessional category, at the time of allotment the same shall be recovered along with prevailing rate of interest.

In case of plot is standalone and no rate of allotment is fixed for the plot/area by the Corporation then the rate of allotment will be decided by the Reserve Price Fixation Committee (RPFC) of HO Level considering the prevailing DLC rate of industrial land in the concerned area.

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