

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

No: IPI/P.6/Policy/314/2024

ORDER (23/2026)

Sub: Partial amendment in Flexible Land Lease and Rental Policy for Allotment of Land in RIICO Industrial Areas.

An agenda item (12) was placed before the Board of Directors of RIICO in its meeting held on 24.04.2026. The Board discussed the Agenda and accorded approval for Partial amendment in Flexible Land Lease and Rental Policy for Allotment of Land in RIICO Industrial Areas as follows:

S. No.	Existing Provision	Amended Provision
	Flexible Lease Model for Un-saturated Industrial Areas	Flexible Lease Model for Un-saturated Industrial Areas
I.	Applicability: Unsaturated Industrial areas i.e. un-saturated industrial area in which despite of at least 3 attempts, not more than 10% of saleable land could not be allotted through any mode.	Applicability: Unsaturated Industrial areas in which despite at least 2 attempts, not more than 25% of saleable land could be allotted through Direct Allotment Policy. However, fast moving identified industrial areas shall be excluded.
II.	Premium and Payment Structure: a. Land to be allotted at 60% of the prevailing industrial rate or reserve rate (whichever is higher). b. Payment to be made on deferred payment basis, comprising: i. 25% of 60% of land premium i.e. total land premium to be paid at the time of allotment and 1% security deposit, and ii. Remaining 75% of 60% of the land premium to be paid in 11 quarterly instalments with applicable interest.	No change
III	Lease Tenure: a. Initial lease period of 33 years, b. Renewable for a further 33 years, subject to payment of: i. 30% of the prevailing rate at the time of initial allotment as i.e. total land premium for such lease	No change

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	<p>period, plus.</p> <p>ii. 5% per annum compound interest on (i) above from the date of allotment payable upfront for the renewal period.</p>	
IV	<p>Governing Framework: All such allotments shall be governed by the RIICO Disposal of Land Rules, 1979, as amended from time to time, or any rules substituted thereafter.</p>	No change
V	<p>Mode of Allotment: Under this policy allotment shall be made through Direct Allotment Policy-2025 or any other scheme/norms substituted by the Corporation. The reserve price fixed for the purpose of allotment under DAP, shall be applicable for allotment till 50% of the saleable area.</p>	No change
VI	<p>Lease Agreement: Lease Agreement will be executed in a separate format incorporating the above conditions.</p>	No change
	<p><u>Rental Model for un-saturated/saturated identified Industrial Areas</u></p>	<p><u>Rental Model for un-saturated/saturated identified Industrial Areas</u></p>
I	<p>Tenure: The land and/or constructed building/structure may be let-out for minimum period of 15 years rental period with lock-in period of one year. The term of rent may be further extended for maximum 10 years on mutual consent, if considered appropriate by the Management.</p>	No change
II	<p>Nature of Allotment:</p> <ul style="list-style-type: none"> ○ Land to be let-out on “as-is-where-is” basis, ○ Without provision of any additional facilities or infrastructure, unless otherwise specified. ○ In saturated industrial areas, preferably land earmarked for facilities or unusable land parcels will be considered. ○ Such provision shall primarily be kept for providing various activities such as Plug & Play facilities, sports and other 	No Change

	<p>recreational facilities, EV Charging Stations, Nursery, Gramin Haat, Marriage Garden, Masala Chowk, eatery and combination thereof.</p> <p>Land may also be let out for shorter period even for one year to three years for temporary arrangements of construction material, precast structures temporary site offices etc.</p>	
III	<p>Mode of Allotment: Under this policy allotment shall be made through e-bidding process.</p>	No change
IV	<p>Rent and Payment Structure:</p> <p>Un-saturated/Saturated industrial areas: In un-saturated/saturated industrial areas, the base rate for starting the bid for rental purpose shall be @ 5% per annum of the prevailing rate of concerned industrial area.</p> <p>Rent shall be payable by the tenant on quarterly basis.</p> <p>The annual increment in the rent shall be @ 5% per year on the initial rent.</p>	No change
V	<p>Renewal Terms: Renewal of term after completion of initial terms (maximum 10 years) will be made on mutual consent, if considered appropriate by the Management.</p>	No change
VI	<p>Allotment Process: Bids may be invited through the RIICO ERP Portal, after publishing details of available locations in leading newspaper/website.</p>	No change
VII	<p>Leave & License Deed: A Leave & License Deed will be executed in favour of the successful bidder. RIICO shall retain the right to terminate the license in case of breach of any condition of the Leave and License Deed.</p>	No change
VIII	<p>Governing Provisions: All other conditions</p>	No change

	shall be regulated by the RIICO Disposal of Land Rules, 1979, as amended or substituted.	
IX	A moratorium of initial one year shall be provided in the rental period.	No change for longer lease period. However, moratorium period will not be allowed for shorter license period upto 3 years

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