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

No: IPI/P.6/Policy/342/2025/ 307
Dated: 27 July, 2026

ORDER (52/2026)

Sub: Partial amendment in pricing mechanism of Rule 3(AK) of RIICO Disposal of Land Rules, 1979, for disposal of Un-developed and Semi-developed land.

An agenda item (18) was placed before the Board of Directors of RIICO in its meeting held on 07.07.2026. The Board deliberated the agenda and accorded approval to rationalize the existing pricing policy for un-developed and semi-developed land after taking consideration the facts mentioned in the Agenda Note to ensure a more realistic and location sensitive price for disposal of land parcels with the directions to Partial amendment in Rule 3(AK) of RIICO Disposal of Land Rules, 1979, as follows:

Rules No.	Existing Provision	Amendment
3(AK) 3	Pricing Mechanism: A. **For Renewable Energy Sector:** The pricing mechanism for allotment of land for Renewable Energy Power Plant/ RE Park shall be as per policy issued by State Government, GoR from time to time. The rate for starting of the bid for the e-Auction shall be fixed by the Reserve Price Fixation Committee at HO Level considering policy of the State Government for allotment of land for Renewable Energy and allied activities.	Pricing Mechanism: A. **For Renewable Energy Sector:** No Change
	B. **All purposes other than Renewable Energy:** The plot shall be used strictly for one of the permissible uses i.e. industrial/residential/ institutional/ commercial except for obnoxious activities as described in RIICO rules. **Minimum bid starting price on which e-auction to be conducted shall be decided for all allowable purposes as under:**	B. **All purposes including Model A of Rajasthan Industrial Park Promotion Policy- 2026 other than Renewable Energy:** a) Category – "UD1" The allotment price shall be the Higher of the following: • 1.75 times the prevailing DLC rate of agricultural land applicable to the concerned area; or

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	Formula - Basic cost of land + Cost of Development + Administrative charges + other charges as provided hereunder: i. **Basic Cost of Land** means the higher of the prevailing DLC rate of agricultural land of the concerned area or the cost of the acquisition of land, including simple interest @ 8.5% per annum till the date of allotment. ii. **Cost of Development** means the proportionate cost for the development of infrastructure and common facilities. iii. **Administrative charges** shall be recovered @ 25% of the basic cost of land, plus 5% of the cost of acquisition towards VAF, SDF, EDC, EPF etc., on the acquired land only. **Note: The minimum bid start rate will be reviewed by RPFC (Head Office Level) on annual basis depending on response or demand.**	• The cost of acquisition/allotment of land, including simple interest @ 8.50% per annum up to the date of allotment. **Plus:** • Lease rent and other charges paid at the time of allotment of land to RIICO and thereafter • Proportionate cost of infrastructure development and common facilities, including 10% overheads on such infrastructure cost. • 5% cost of acquisition towards VAF, SDF, EDC, EPF etc. b) **Category – "UD2"** The allotment price shall be the Higher of the following: • 1.50 times the prevailing DLC rate of agricultural land applicable to the concerned area; **or** • The cost of acquisition/allotment of land, including simple interest @ 8.50% per annum up to the date of allotment. **Plus:** • Lease rent and other charges paid at the time of allotment of land to RIICO and thereafter • Proportionate cost of infrastructure development and common facilities, including 10% overheads on such infrastructure cost. • 5% cost of acquisition towards VAF, SDF, EDC, EPF etc. c) **Category – "UD3"** The allotment price shall be the Higher of the following: • 1.25 times the prevailing DLC rate of agricultural land applicable to the concerned area; **or** • The cost of acquisition/allotment of land, including simple interest @ 8.50% per annum up to the date of allotment.

		Plus: • Lease rent and other charges paid at the time of allotment of land to RIICO and thereafter • Proportionate cost of infrastructure development and common facilities, including 10% overheads on such infrastructure cost. • 5% cost of acquisition towards VAF, SDF, EDC, EPF etc. **Note:** (i) **The minimum bid start rate will be reviewed by RPFC (Head Office Level) on annual basis depending on response or demand.** (ii) **Infrastructure required beyond envisaged at the time of allotment will be on the cost of allottee.**

The Board also directed that the aforesaid revised pricing policy shall not be applicable for land parcels already published for bidding under Rajasthan Industrial Park Promotion Policy, 2026. However, during finalization of bid, current bid start price formula will be kept in mind. It was also directed that in case the bid start price of the un-developed and semi-developed land parcels fixed as per the above categorization i.e. UD-1, UD-2 and UD-3 and advertised for disposal by the way of e-Auction but not materialized/no response received in three times, then the category will be automatically lowered to next below category.

The Board also accorded approval to constitute a committee to categorize and classify all un-developed ans semi-developed industrial areas under three categories namely "UD-1", "UD-2" and "UD-3" of the following:

1.	Executive Director	-	Chairman
2.	Advisor (Infra)	-	Member
3.	Financial Advisor	-	Member
4.	OSD (Land)	-	Member
5.	GM (Civil)	-	Member
6.	GM (BP)	-	Member
7.	STP-I	-	Member

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