

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

No: IPI/P.6/Policy/325/2024 /353
Dated: 22 September, 2026

ORDER (57/2026)

Sub: Partial amendment in Rule 21 and Rule 3(AJ) of RIICO Disposal of Land Rules, 1979 regarding time period for utilization of allotted plot.

An agenda item (8) was placed before the Board of Directors of RIICO in its meeting held on 08.09.2026. The Board discussed the Agenda and accorded approval for Partial Amendment in Rule 21 and Rule 3(AJ) of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Provision	Amended Provision
21.1	TIME PERIOD FOR UTILIZATION OF THE ALLOTTED PLOTS: Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, the allottees shall be required to start commercial production/activity within two years from the date of handing over possession of the plot or deemed possession, as the case may be, without taking into consideration as to whether the industrial area has been declared developed or not, provided the Environment Clearance is not required as per law. In other cases, where Environmental Clearance is required as per law, the allottees shall be required to start commercial production/activity within three years from the date of handing over possession of the allotted plot or deemed possession, as the case may be, without taking into consideration as to whether the industrial area has been declared developed or not. Provided further, this time period shall not be applicable to the allotment of land/plot to the khatedars in lieu of cash	TIME PERIOD FOR UTILIZATION OF THE ALLOTTED PLOTS: (i) Allotments after 04.04.2025 and new allotments - Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, the allottees shall be required to start commercial production/activity within a period of two years (in case EC is not required) or a period of three years (in case EC is required) from the date of allotment OR Within a period of 1 year from the date of declaration of industrial area as 'developed', (whichever is later). (ii) Allotments made prior to 04.04.2025 - For the plots already allotted or allotment of plots for which bid process has been started prior to 04.04.2025 in such cases, allottee would be required to complete the construction and commence production /activity within the time period

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	compensation under land acquisition. However, the transferee of the plot/land who has purchased the vacant plot/land from such khatedar will be required to utilize the plot/land within two years' time period from the date of transfer of plot by the khatedar in cases where Environment Clearance is not required and in 3 years in other cases. For the plots already allotted or allotment of plots for which bid process has been started prior to 04.04.2025 in such cases, allottee would be required to complete the construction and commence production/activity within the time period prescribed in the prevailing rules at the time of allotment.	prescribed in the prevailing rules at the time of allotment. (iii) Notwithstanding contained herein above, the time period shall not be applicable to the allotment of land/plot to the khatedars in lieu of cash compensation under land acquisition. However, the transferee of the plot/land who has purchased the vacant plot/land from such khatedar will be required to utilize the plot/land within two years' time period from the date of transfer of plot by the khatedar, in cases, where Environment Clearance is not required and in 3 years in other cases. Note: The intermediate milestones for (i) shall be applicable as per Annexure-A.
3(AJ). 6.ii	भूखण्ड आवंटन की विशेष शर्त:- उत्पादन की समयसीमा: (अ) ऐसे प्रोजेक्ट जिनको स्थापित करने के लिए वन पर्यावरण एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार द्वारा जारी अधिसूचना दिनांक 14.09.2006 (यथा संशोधित) के अनुसार पर्यावरण स्वीकृति आवश्यक नहीं है, उन आवंटियों को आवंटित भूखण्ड का कब्जा देने की तिथि अथवा डीमंड कब्जे अर्थात आवंटन की तिथि से 30 दिवस के उपरान्त से, यथास्थिति जो भी हो, (औद्योगिक क्षेत्र विकसित घोषित किया गया अथवा नहीं, इस तथ्य को ध्यान रखे बिना), 2 वर्ष में वाणिज्यिक उत्पादन प्रारम्भ करना होगा।	भूखण्ड आवंटन की विशेष शर्त:- उत्पादन की समयसीमा: (अ) ऐसे प्रोजेक्ट जिनको स्थापित करने के लिए वन पर्यावरण एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार द्वारा जारी अधिसूचना दिनांक 14.09.2006 (यथा संशोधित) के अनुसार पर्यावरण स्वीकृति आवश्यक नहीं है, उन आवंटियों को भूखण्ड आवंटन की तिथि से दो वर्ष की अवधि अथवा औद्योगिक क्षेत्र विकसित घोषित किये जाने की तिथि से 1 वर्ष की अवधि जो भी बाद में हो तक वाणिज्यिक उत्पादन प्रारम्भ करना होगा।

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(ब) ऐसे प्रोजेक्ट जिनको स्थापित करने के लिए वन पर्यावरण एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार द्वारा जारी अधिसूचना दिनांक 14.09.2006 (यथा संशोधित) के अनुसार पर्यावरण स्वीकृति आवश्यक है, उन आवंटियों को आवंटित भूखण्ड का कब्जा देने की तिथि अथवा डीमंड कब्जे अर्थात् आवंटन की तिथि से 30 दिवस के उपरान्त से, यथास्थिति जो भी हो, (औद्योगिक क्षेत्र विकसित घोषित किया गया अथवा नहीं, इस तथ्य को ध्यान रखे बिना), 3 वर्ष में वाणिज्यिक उत्पादन प्रारम्भ करना होगा।	(ब) ऐसे प्रोजेक्ट जिनको स्थापित करने के लिए वन पर्यावरण एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार द्वारा जारी अधिसूचना दिनांक 14.09.2006 (यथा संशोधित) के अनुसार पर्यावरण स्वीकृति आवश्यक है, उन आवंटियों को भूखण्ड आवंटन की तिथि से तीन वर्ष की अवधि अथवा औद्योगिक क्षेत्र विकसित घोषित किये जाने की तिथि से 1 वर्ष की अवधि जो भी बाद में हो तक वाणिज्यिक उत्पादन प्रारम्भ करना होगा। नोट: i. उपरोक्त प्रावधान प्रत्यक्ष आवंटन योजना के लागू होने की तिथि से मान्य होंगे ii. प्रत्यावर्ती अनुक्रम अनुलग्नक - अ के अनुसार लागू होंगे।
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The Board directed that industrial area shall be declared developed soon after providing basic infrastructure of approach road, internal roads and power line required to commence production activity on the plot.

The Board also directed that if any penalty has been imposed/deposited by the allottee due to non-fulfilment of intermediate milestones, prior to aforesaid amendment, shall be refunded or adjusted towards their future dues.


 (Nimisha Gupta)
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Annexure-A

(i) **For all allotments made after 04.04.2025 and new allotments after issue of this Order:**

Intermediate milestones under Rule 21 and Rule 3(AJ) of RICO Disposal of Land Rules, 1979.

(a) Projects where Environmental Clearance is not necessary:

The allottee shall have to follow the following intermediate milestones before commencing commercial production on the allotted plot/land parcel. In case of failure to achieve the such intermediate milestones, the penalty will be imposed by the concerned Unit Head and relaxation in time period will be given on the basis of merits of the case as provided in table below:

Existing Provision		
Rule 21 & 3(AJ)	Phase	Time period
1	(i) Execution of lease agreement (ii) Submission of building plan/ map or getting the building plan map approved, as the case may be (iii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable.	12 Months (From the date of allotment)
		In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
2	Minimum built-up area up to the plinth level of the plot should be completed as per rules.	3 Months (From the date of declaration of industrial area as developed) OR 15 Months from the date of allotment (whichever is later)
		In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 6 months, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
3	Completion of construction of minimum built-up area up to roof level (without laying roof).	6 Months (From the date of
		In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the

1992

	declaration of industrial area as developed) OR 21 Months from the date of allotment (whichever is later)	allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 3 months, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
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(b) Projects where Environmental Clearance is necessary:

The allottee shall have to follow the following intermediate milestones before commencing commercial production on the allotted plot/land parcel. In case of failure to achieve the such intermediate milestones, the penalty will be imposed by the concerned Unit Head and relaxation in time period will be given on the basis of merits of the case as provided in table below:

Rule 21 & 3(AJ)	Phase	Existing Provision Time Period	Action /penalty
1	(i) Execution of lease agreement. (ii) Submitting building plan map or getting building plan map approved, as the case may be.	12 Months (From the date of allotment)	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
2	Environmental Clearance has been obtained	24 Months (From the date of allotment)	In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 3 months, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.

199M

3	Minimum built-up area up to the plinth level of the plot should be completed as per rules.	3 Months (From the date of declaration of industrial area as developed) OR 27 Months from the date of allotment (whichever is later)	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 6 months, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
	Completion of construction of minimum built-up area up to roof level (without laying roof).	6 Months (From the date of declaration of industrial area as developed) OR 33 Months from the date of allotment (whichever is later)	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 3 months, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.



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