

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

File No: IPI/P.6/Policy/319/2024 /365
Date: 24 September, 2026

ORDER (61/2026)

Sub: Partial amendment in Rule 21 of RIICO Disposal of Land Rules, 1979, regarding verification for commencement of commercial production activity on the allotted plot.

An agenda item (9) was placed before the Infrastructure Development Committee (IDC) in its meeting held on 17.09.2026. The committee discussed the agenda and accorded approval for partial amendment in Rule 21.4.1 and 21.4.2 of RIICO Disposal of Land Rules, 1979 as under:

Rule 21	Existing Provision	Amended Provision
4.1	After the commencement of commercial production/activity, the allottee shall, as soon as possible, give information online through SSO portal to the concerned RIICO Unit Head about the commencement of commercial production/activity on the allotted plot for which the plot has been allotted, along with the following documents: Industrial: (i) Electricity bill of the month in which date of production is claimed; (ii) GST deposited to the Government/customer shipping bill; if applicable, mentioning address of the plot any other Tax receipt, if any (in case GST is not applicable, CA Certificate mentioning that gross turnover is less than the limits covered in the act is to be submitted); and (iii) Geo Tag photograph of inside and outside of the factory building/production work Provided, those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, after verifying that investment of the envisaged amount	After the commencement of commercial production/activity, the allottee shall, as soon as possible, give information online through SSO portal to the concerned RIICO Unit Head about the commencement of commercial production/activity on the allotted plot for which the plot has been allotted, along with the following documents: (A) Industrial (upto plot area of 750 sqm): (i) Electricity bill of the month in which date of production is claimed; (ii) GST deposited to the Government/customs shipping bill/ CA Certificate mentioning that gross turnover is less than the limits covered in the GST act and Sale invoice mentioning address of the plot; (iii) Geo Tag photograph of inside and outside of the factory building/production work; (iv) Latest GIS/Google Earth plot overview showing total site area, constructed/built-up area and Google Coordinates of the plot duly signed by the authorized signatory. (v) Self-certification for completion of minimum built-up area and



propose/committed by the allottee at the time of approval of allotment by the constituted committee has been made.

The Unit Head after physically verifying that the building is fit for use and the minimum built-up area has been completed as per rules, as well as the building plan were submitted by the lessee before commencement of construction/or got approved by the authority as the case may be, will record the utilization of the plot and issue utilization certificate to the allottee/lessee.

Provided further, in case of any dispute in respect of date of utilization of the allotted plot then a committee comprising of MD-RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case

building is fit for use and commencement of production, by the authorized signatory.

The Unit Head after **verification of the submitted documents, if found in order, will issue the intimation to allottee within 15 days, that production activity has been taken in records. If the intimation is not sent, then verification will be considered as deemed on the basis of documents.**

In case the information submitted by the allottee is found incorrect or inadequate, then the Unit Head will intimate allottee to resubmit the documents within the next 15 days after completing deficiencies.

Further, if at any stage it is found that either minimum built-up has not been completed as per norms or documents are false/incorrect, or the documents are not submitted within 15 days after intimation of deficiencies, then additional retention charges @ 0.5 times the retention charges applicable for delay as per rule 23-C.1.1 and 23-C.1.2 shall be charged from the allottee. The additional retention charges will not be applicable for time period within stipulated period of production. The additional retention charges shall be calculated from the date of submission of requisite documents on SSO Portal or the due date of production whichever is later till the date of commencement of production activity on the plot.

Further, if the documents submitted by the allottee are found false/ incorrect/ misleading, then a penalty of ₹ 5,000/- will also be charge from the allottee.

(B) Industrial (plot area more than 750 sqm):

- (i) Electricity bill of the month in which date of production is claimed;

		(ii) GST deposited to the Government/customs shipping bill/ CA Certificate mentioning that gross turnover is less than the limits covered in the GST act and Sale invoice mentioning address of the plot. (iii) Geo Tag photograph of inside and outside of the factory building/production work Provided, those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, after verifying that investment of the envisaged amount propose/committed by the allottee at the time of approval of allotment by the constituted committee has been made. The Unit Head after physically verifying that the building is fit for use and the minimum built-up area has been completed as per rules, as well as the building plan were submitted by the lessee before commencement of construction/or got approved by the authority as the case may be, will record the utilization of the plot and issue utilization certificate to the allottee/lessee. Provided further apart from (A) & (B) in case of any dispute in respect of date of utilization of the allotted plot then a committee comprising of MD-RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.
4.2	Commercial/Residential/Institutional - Electricity bill for the month in which construction completed as per norms. Provided, in those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, only after verifying that investment of the envisaged amount as per the	(A) Commercial (Plots/ Shops/ Kiosk upto 25 sqm) - (i) Electricity bill for the month in which construction completed as per norms. (ii) Geo Tag photograph of inside and outside of constructed premises; (iii) Latest GIS/ Google Earth overview showing

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project submitted by the allottee at the time of approval of allotment by the constituted Committee, has been made. Provided further, in case of any dispute arises in respect of date of utilization of the allotted plot then a committee comprising of MD, RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D & Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.	constructed/ built-up area and Google Coordinates of the plot duly signed by the authorized signatory. (iv) Self-certification for completion of construction and building is fit for use by the authorized signatory. The Unit Head after verification of the submitted documents, if found in order, will issue the intimation to allottee within 15 days, that commencement of commercial activity has been taken in records. If the intimation is not sent, then verification will be considered as deemed on the basis of documents. In case the information submitted by the allottee is found incorrect or inadequate, then the Unit Head will intimate allottee to resubmit the documents within the next 15 days after completing deficiencies. Further, if at any stage it is found that construction has not been completed or documents are false/incorrect, or the documents are not submitted within 15 days after intimation of deficiencies, then additional retention charges @ 0.5 times the retention charges applicable for delay as per rule 23-C.1.1 and 23-C.1.2 shall be charged from the allottees. The additional retention charges will not be applicable for time period within stipulated period of production. The additional retention charges shall be calculated from the date of submission of requisite documents on SSO Portal or the due date of utilization whichever is later till the date of commencement of utilization on the plot. However, if the documents submitted by the allottee are found false/ incorrect/ misleading, then a penalty of ₹ 5,000/- will also be charged from the allottee. (B) Commercial (more than 25
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		sqm)/ Residential/ Institutional – Electricity bill for the month in which construction completed as per norms. Provided further apart from (A) & (B), in case of any dispute arises in respect of date of utilization of the allotted plot then a committee comprising of MD, RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D & Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.
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The Unit Head shall conduct random physical verification of minimum 2 industrial plots or 10% of industrial plot upto area 750 sqm per month. Similarly, the physical verification shall be conducted for minimum 2 commercial plots or 10% upto plot area 25 sqm per month for which verification is considered on self-certification basis. For this purpose, a provision shall be incorporated in ERP Portal through randomization process.

The above amendments in Rule 21 shall also be applicable for plots allotted in Rule 3(AJ) of RIICO Disposal of Land Rules, 1979.



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