

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

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

| 1392

Dated: 27 Feb. 2026

ORDER (09/2026)

Sub: Introduction of Flexible Land Lease and Rental Policy for Allotment of Land in Un-saturated RIICO Industrial Areas.

An agenda item (20) was placed before the Board of Directors of RIICO in its meeting held on 13.02.2026. The BoD deliberated on the agenda note on the concept note/suggestions of Department for Promotion of Industry & Internal Trade (DPIIT), Ministry of Commerce & Industry, GoI & accorded approval for Flexible Land Lease and Rental Policy for Allotment of Land in Un-saturated RIICO Industrial Areas and rental model for un-saturated/saturated identified industrial areas as under:-

➤ **Flexible Lease Model for Un-saturated Industrial Areas**

I. **Applicability:**

Un-saturated 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.

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.

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 period, plus
 - ii. 5% per annum compound interest on (i) above from the date of allotment payable upfront for the renewal period.

IV. **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.

V. **Mode of Allotment:**

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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.

VI. **Lease Agreement:**

Lease Agreement will be executed in a separate format incorporating the above conditions.

➤ **Rental Model for un-saturated/saturated identified Industrial Areas**

I. **Tenure:**

The land and/or constructed building/structure may be let-out for an initial 10-year rental period, which can be further extended for a further 10 years.

II. **Nature of Allotment:**

- 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.

III. **Mode of Allotment:**

Under this policy allotment shall be made through e-Auction process.

IV. **Rent and Payment Structure:**

- **Un-saturated industrial areas:** In un-saturated industrial areas, 8% p.a. of the reserve rate of the industrial area concerned with 5% simple interest annual increment on last paid rent shall be charged per year but payment shall be made by the Tenant on monthly basis. The said rate shall be the rate for starting the bid price of such land.
- **Saturated Industrial Areas:** In saturated industrial areas, the rental value shall be @ 8% p.a. of the reserve price of such category of industrial land in concerned industrial area with 5% simple interest annual increment (to be decided at competent level) shall be charged per year and shall be payable on monthly basis. The said rate shall be the rate for starting the bid price of such land.

V. **Renewal Terms:**

Renewal of term after 10 years will be made subject to payment of last paid rent plus 5% simple annual interest for the renewed period.

VI. **Allotment Process:**

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Bids may be invited through the RIICO ERP Portal, after publishing details of available locations in leading newspaper/website.

VII. **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.

VIII. **Governing Provisions:**

All other conditions shall be regulated by the RIICO Disposal of Land Rules, 1979, as amended or substituted.

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