

## **FAQ of Direct Allotment Policy-2025 on Reserve Rate**

### **1. What type of land is provided by RIICO under Direct Allotment Policy?**

Under this Policy only industrial use land will be provided.

### **2. What is the Direct Allotment Policy?**

In the Direct Allotment Policy industrial plots in identified industrial areas will be offered on Reserve Rate of plot by inviting online application from all the MoU holder, who have executed an Memorandum of Understanding (MoU) with State Government before the last date of submission of EMD on the portal of the aforesaid policy in reference to "Rising Rajasthan- Global Investment Summit-2024".

### **3. How can one apply in Direct Allotment Policy?**

The eligible applicant may apply on RIICO Website or <https://sso.rajasthan.gov.in>. or RIICO GIS Portal where reserve price of all industrial plots available for direct allotment is visible.

### **4. How Direct Allotment Policy is different from e-auction?**

In e -auction, the plots are allotted to highest bidder on the highest bid accepted after conducting online e -bidding on reserve rate which is also known as "Bid Start Rate" whereas in direct allotment Policy, the industrial plots upto 50,000 sqm shall be allotted on reserve rate through e-lottery. For allotment of plots more than 50,000 sqm shall be decided by Infrastructure Development Committee (IDC). The decision of the IDC shall be final and binding on the applicant. The allotment of plots under specific industrial areas/parks are decided by the Managing Director.

### **5. What is the benefit for MoU holders under Direct Allotment Policy?**

For eligible MoU holders, industrial plots will be offered on fixed reserve price of the plot under Direct Allotment Policy. In case of multiple applications, plots will be offered for allotment through e-lottery to successful applicant. While in case of non-MoU holders' plots are being offered through e-Auction and will be offered to highest bidder.

### **6. Who can apply under Direct Allotment Policy?**

This Policy shall be applicable to the all MoU holders who have executed MoU before the last date of submission of EMD on the portal of aforesaid policy in reference of "Rising Rajasthan-Global Investment Summit-2024" for considering the entitlement for allotment of industrial plot.

### **7. Upto which date this Policy shall be in force?**

This Policy shall be in force for the applications received upto 31.12.2026 from MoU holders for allotment of industrial plots received through online portal.

**8. How do I view the availability of plots?**

You can filter the list of available industrial plots by selecting district & industrial area under view button. The list will display the industrial plots which are available under Direct Allotment Policy.

**9. Does everyone get the plot who apply under Direct Allotment Policy?**

No. In case of single application received on a plot upto 50,000 sqm, then Letter of Offer will be issued in favour of applicant. In case of multiple applications received for one plot then e-lottery will be conducted among the applicants. Applications of MoU executants desiring land more than 50,000 sqm or under specific industrial areas/park will be scrutinized on certain parameters as described under the Policy and accordingly the plots will be offered to successful applicants only.

**10. How do I know that plot is reserved or un-reserved?**

When you see the list of plots on website under details of plots columns, if any plot is under reserve category, then there it will be shown e.g. reserved for SC/ST/Women/Benchmark Disabilities/ ex-servicemen otherwise plot is un-reserved.

**11. How do I know that I am the successful applicant?**

The Letter of Offer to successful applicant will be issued in 3 working days from the date of conducting of e-lottery or the date of receiving the decision of IDC in the concerned Unit Office, as the case may be.

**12. In case I am un-successful, will my Earnest Money will be refunded?**

The EMD of the un-successful applicants will be refunded without any interest/cost/claim after the closure of the e-lottery or after decision of IDC on applications, as the case may be.

**13. Can I apply for more than one plots?**

Under this Policy, each MoU executant shall be eligible for allotment of one industrial plot only under the aforesaid Direct Allotment Policy and more than one application for the same MoU shall not be entertained in the same round of process of allotment.

In case of un-successful applicant in one round of e-lottery, he can apply afresh application alongwith requisite participation fee and Earnest Money in the subsequent round and so on.

**14. Can I apply for the same plot with multiple MoUs?**

The same applicant cannot apply for a particular plot in the industrial area through multiple executed MoUs.

**15. What is the contact detail of concerned person for land allotment?**

You may visit [www.riico.co.in](http://www.riico.co.in) where the contact details of respective Unit Head are available under which the desired Industrial area is proposed.

**16. What is meant by EMD?**

Earnest Money Deposit (EMD) is required to be submit to participate in Direct Allotment Policy. The EMD amount for each plot will be decided by RIICO. EMD is adjustable from the total premium of the allotted plot, in case, plot is allotted in favor of applicant. In case the requisite amount as mentioned in Letter of Offer is not deposited and/or the desire documents/clarifications are not submitted within 30 days, then the 'Letter of Offer' will be treated as cancelled and amount deposited earlier (on account of earnest money) shall be forfeited without giving any further notice. The EMD of the un-successful applicants will be refunded without any interest/cost/claim after the closure of the e-lottery or after decision of IDC on applications, as the case may be.

**17. What would be the mode of payment of EMD?**

The EMD will be deposited online through RIICO payment gateway alongwith application.

**18. After allotment, by what time commercial production should start?**

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.

**19. What is the minimum built-up area and investment required to consider the utilization of plot?**

For the unit to be considered in commercial production, a minimum of 30% of the plot area or equivalent to a minimum of 30% of the permissible Built-up Area Ratio (BAR) must be built up and 75% of the amount shown in the head of building construction and plant & machinery from among the heads mentioned in the project report submitted at the time of application for plot allotment must be invested permanently at the time of production within the prescribed/extended time period.

**20. Are there any intermediate milestones which have to be achieved by the allottee for starting the production on the plot?**

Yes, the allottee shall have to follow various Intermediate Milestones such as lease deed execution, submitting building plan or taking approval of building plan, filing application for consent to establish, Environment clearance (if applicable), Providing Environmental Clearance (if applicable), Construction up to plinth level and construction unto roof level before commencing commercial production on the allotted plot. 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 certain time period on a lump sum penalty. The details can be seen in Direct Allotment Policy-2025.

**21. Can I cancel the application which is already submitted?**

No. Once you have submitted your application, it cannot be cancelled or reversed.

**22. Can I transfer the vacant /unutilized plot?**

Transfer of vacant/unused land in the allotted plot will not be permissible.

**23. Can I surrender the allotted plot/land?**

In case the allottee surrenders the allotted plot to RIICO, an amount equivalent to 5% of the land premium amount deposited by the allottee along with other due charges will be deducted and the balance amount will be refunded.

**24. Whether the title deed for the allotted plot, will be made available to entrepreneur after the allotment so as to get financial assistance?**

Original lease agreement of land available with RIICO and not mortgaged can be handed over to the allottee provided he has made 100% dues upto the date of handing over the lease deed and no case of violation of land lease agreement is pending.

**25. What are the service charges and when it is payable?**

The rate of service charges varies from industrial area to industrial area and revised every year. It is payable annually.

**26. Can plot be mortgaged for availing loan from Bank or Financial Institutions?**

Yes, plots can be mortgaged by allottee for availing term loan from banks/ financial institutions.

**27. Which building regulations shall be applicable for construction in industrial plot?**

RIICO Building Regulations-2021 (amended from time to time) shall be applicable for construction in industrial plot.

**28. If this policy is silent on certain issues, then how such issues will be dealt?**

In cases of allotment under above mentioned policy, other terms and conditions which are not clearly mentioned herein, RIICO Land Disposal Rules, 1979 (as amended from time to time) [https://riico.rajasthan.gov.in/ActsRules.aspx?menu\\_id=14](https://riico.rajasthan.gov.in/ActsRules.aspx?menu_id=14) will be applicable.

**29. If I have not executed MoU, can I apply for allotment of plot in this Direct Allotment Policy?**

No.

**30. What are the documents required while filling application form?**

- Copy of PAN Card and AADHAR Card of the applicant (s);
- Project Report including proposed investment in Building and Plant & Machinery;
- Copy of relevant certificate for availing concessions in rate of allotment, if applied for the plot reserved for respective category;
- Copy of Partnership deed alongwith registration certificate, in case of Partnership firm; and
- Copy of Certificate of incorporation of Company/LLP and Memorandum & Articles of Associations in case of Company.

**31. What will be the payment scheduled after allotment of plot in DAP?**

Payment of balance 75% amount of will be paid in 19 equal quarterly instalments with interest at rate of interest as decided by the Corporation from time to time. The allottee may opt to pay balance 75% amount of premium within 120 days of the land allotment for which no interest will be charged.

**32. What will be the lease period of allotted plot?**

In the identified industrial area the plot shall be allotted on 99 years lease basis. However, in some identified industrial areas, where the plots were put up in the DAP under Flexible Land Lease Policy the initial lease period shall be 33 years, which shall be Renewable for a further 33 years, subject to the payment as mentioned in the Flexible Land Lease Policy in unsaturated industrial area.

**33. What is Flexible Lease Model in DAP?**

- **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 are excluded.
- **Premium and Payment Structure:**
  - a. Land shall 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

➤ **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