



**Rajasthan State Industrial Development & Investment Corporation Ltd.,**  
**EPIP, Sitapura, Jaipur-302022**  
**Teletax: 0141-2770119/2770208**  
**CIN No.: U13100RJ1969SGC001263**  
**E-mail: sitapura@riico.co.in**

### **E-AUCTION(Revised) NOTICE**

**RIICO invites Online Bids for allotment of various category of plots in various Industrial Areas of Sitapura Unit through E-Auction Bidding System for Industrial/Institutional/Commercial purpose:**

| Sr. No. | Name of Industrial Area                          | Plot No.         | Category Of Plot                 | Area (In Sqm) | Reserve Rate (Rs. Per Sqm) | Earnest Money (RS.) | Total Value     | E-Bidding Time and Date  |
|---------|--|------------------|----------------------------------|---------------|----------------------------|---------------------|-----------------|--|
| 1       | Multi Sector SEZ-I (Only For 100% Export Units)  | H-44 Corner      | Industrial                       | 500.00        | 22,000.00                  | 5,50,000.00         | 1,10,00,000.00  | Date & time of start of bidding is 22.04.2025 at 10.00 AM and end date of bidding is 24.04.2025 at 05.00 PM with auto extension for 5 minutes in case bid is placed within last 5 minutes. |
| 2       |  | H1-39            | Industrial                       | 481.00        | 20,000.00                  | 4,81,000.00         | 96,20,000.00    |  |
| 3       | Multi Sector SEZ-II (Only For 100% Export Units) | F-21             | Industrial                       | 2270.00       | 20,000.00                  | 22,70,000.00        | 4,54,00,000.00  |  |
| 4       |  | H-65             | Industrial                       | 538.00        | 20,000.00                  | 5,38,000.00         | 1,07,60,000.00  |  |
| 5       |  | H-122            | Industrial                       | 692.00        | 20,000.00                  | 6,92,000.00         | 1,38,40,000.00  |  |
| 6       |  | G1-141           | Industrial                       | 997.00        | 20,000.00                  | 9,97,000.00         | 1,99,40,000.00  |  |
| 7       |  | G1-150 Corner    | Industrial                       | 1802.00       | 22,000.00                  | 19,82,200.00        | 3,96,44,000.00  |  |
| 8       |  | H-153            | Industrial                       | 700.00        | 20,000.00                  | 7,00,000.00         | 1,40,00,000.00  |  |
| 9       |  | H-160            | Industrial                       | 710.00        | 20,000.00                  | 7,10,000.00         | 1,42,00,000.00  |  |
| 10      |  | G1-176           | Industrial                       | 1032.00       | 20,000.00                  | 10,32,000.00        | 2,06,40,000.00  |  |
| 11      |  | H-151 Corner     | Industrial                       | 858.00        | 22,000.00                  | 9,43,800.00         | 1,88,76,000.00  |  |
| 12      |  | H-191            | Industrial                       | 709.00        | 20,000.00                  | 7,09,000.00         | 1,41,80,000.00  |  |
| 13      |  | H-192            | Industrial                       | 709.00        | 20,000.00                  | 7,09,000.00         | 1,41,80,000.00  |  |
| 14      |  | H-197 Corner     | Industrial                       | 653.00        | 22,000.00                  | 7,18,300.00         | 1,43,66,000.00  |  |
| 15      |  | H-198            | Industrial                       | 930.00        | 20,000.00                  | 9,30,000.00         | 1,86,00,000.00  |  |
| 16      | Sitapura Phase-III (Biotech Zone)                | F-975 B          | Industrial (Reserve for Biotech) | 1920          | 56,000.00                  | 53,76,000.00        | 10,75,20,000.00 | Signature Not Verified<br>Digitally signed by Sarjay Jha<br>Designation : Senior Deputy General Manager<br>Date: 2025.04.04 19:16:53 IST<br>Reason: Approved                               |
| 17      |  | F-975 C          | Industrial (Reserve for Biotech) | 1900          | 56,000.00                  | 53,20,000.00        | 10,64,00,000.00 |  |
| 18      |  | F-975 D (Corner) | Industrial (Reserve for Biotech) | 1822          | 61,600.00                  | 56,11,760.00        | 13,35,200.00    |  |



|    |                                     |              |   |          |           |                |                 |  |
|----|-------------------------------------|--------------|---|----------|-----------|----------------|-----------------|--|
| 19 |                                     | H-968 (A)    | Industrial<br>(Reserve for<br>Biotech)      | 687.75   | 56,000.00 | 19,25,700.00   | 3,85,14,000.00  |  |
| 20 |                                     | H-968 (D)    | Industrial<br>(Reserve for<br>Biotech)      | 700      | 56,000.00 | 19,60,000.00   | 3,92,00,000.00  |  |
| 21 |                                     | G-2325       | Industrial                                  | 2582.25  | 50,000.00 | 64,55,625.00   | 12,91,12,500.00 |  |
| 22 | Ramchandrap<br>ura Sitapura<br>Ext. | H-2276 (B)   | Industrial                                  | 682.54   | 60,000.00 | 20,47,620.00   | 4,09,52,400.00  |  |
| 23 |                                     | H-2276 (D)   | Industrial                                  | 579.25   | 60,000.00 | 17,37,750.00   | 3,47,55,000.00  |  |
| 24 | Prahaladpura                        | C-164 (A)    | Industrial                                  | 10644.55 | 30,000.00 | 1,59,66,825.00 | 31,93,36,500.00 |  |
| 25 |                                     | H-329 Corner | Industrial<br>(Reserve for<br>Leather zone) | 1163.39  | 44,000.00 | 25,59,458.00   | 5,11,89,160.00  |  |
| 26 |                                     | H-330        | Industrial<br>(Reserve for<br>Leather zone) | 677.69   | 40,000.00 | 13,55,380.00   | 2,71,07,600.00  |  |
| 27 |                                     | H-331        | Industrial<br>(Reserve for<br>Leather zone) | 679.26   | 40,000.00 | 13,58,520.00   | 2,71,70,400.00  |  |
| 28 |                                     | H-332        | Industrial<br>(Reserve for<br>Leather zone) | 681.89   | 40,000.00 | 13,63,780.00   | 2,72,75,600.00  |  |

**Application/EMD submission start date: 07.04.2025 at 10:00 AM**

**Application/EMD submission end date: 21.04.2025 up to 06:00 PM**

1. The bidder is required to be register on RIICO website [www.riico.co.in](http://www.riico.co.in) or <https://sso.rajasthan.gov.in> before participating in e-Auction.
2. The bidder will also be required to deposit Earnest Money (EMD) as mentioned above Online through RIICO Payment Gateway upto a specified date & Time as notified in the E-Auction Plan before participating in E-Auction Bidding. The other E-Auction bidding terms & Conditions and procedure for participating in E-Auction can be seen on website: [www.riico.co.in](http://www.riico.co.in).
3. Allotment of plots shall not be made to Water intensive units and units falling in the category A&B as per EIA notification 2006.
4. GST will be applicable on land cost of Commercial/Residential/Institutional plots.

**Signature Not Verified**

Digitally signed by **Sarjay Jha**  
Designation : Senior Deputy General Manager  
Date: 2025.04.04 19:16:53 IST  
Reason: Approved

**Copy to:-**

1. District Collector, Collectorate, Jaipur.
2. Branch Manager, RFC, CFC Building, Sitapura, Jaipur.
3. General Manager, DIC, Jaipur (Rural)/Jaipur (Urban), Jaipur.
4. Sitapura Industries Association, AS-1, Sitapura, Jaipur.
5. Sitapura Gems & Jewellery Association, EPIP, Sitapura, Jaipur.
6. Association of Garment Exports of Sitapura, Garment Zone, EPIP, Jaipur.

Sr. Deputy General Manager  
RIICO Ltd., EPIP,  
Sitapura, Jaipur.

Signature Not Verified

Digitally signed by Sanjay Jha  
Designation : Senior Deputy General  
Manager  
Date: 2025.04.04 19:16:53 IST  
Reason: Approved

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

No: IPI/P.5/337/2025-06524

**ORDER (6/2025)**

**Sub: Amendment in Rule 23 & 23-A of RIICO Disposal of Land Rules, 1979 related to time extension for payment of premium.**


The Infrastructure Development Committee (IDC) vide item (16) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 23 and 23-A of RIICO Disposal of Land Rules, 1979 related to time extension for payment of premium as follows:

| Rule No. | Amended Rule   |
|----------|--|
| 23       | <b>TIME EXTENSIONS:</b> Time extensions in favour of allottees of plots may be granted as per delegation provided as hereunder:  |
| 23-A     | <b>Regularization of delay/ time extensions for payment of Premium:</b><br><br>(1) Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, regularization of delay/ time extension for payment of balance premium/ instalment of premium beyond prescribed period, may be granted depending upon merit of the case as under:<br><br>(a) <b>Upto One year regularization of delay/ time extension:</b><br><br>Unit Head may regularize or grant time extension upto one year for payment of balance premium/instalment of premium from the scheduled date of payment of last instalment with interest thereon irrespective of increase in prevailing rate of allotment of the industrial area concerned.<br><br>(b) <b>For regularization of old delay /additional time extension upto further one year:</b><br><br>Managing Director may regularize or grant time extension for a further period of one year with 14% interest depending upon merits of the case irrespective of increase in prevailing rate of allotment of the industrial area concerned.<br><br>(c) No further time extension in payment of premium will be granted and action will be initiated as per Rule 24(1) of RIICO Disposal of Land Rules, 1979.<br><br>(2) For the allotment of plots prior to <b>04.04.2025</b> wherein allottee is defaulter for more than one year in payment of balance premium from the schedule date of payment of last instalment, then time extension will be considered in such cases on payment of interest @ 2% per annum higher from the applicable interest rate maximum upto 1 year from the aforesaid cutoff date depending upon merit of each case. |

(Subhash Maharia)  
**Advisor (Infra)**

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1. [units@riico.co.in](mailto:units@riico.co.in)
2. [staff@riico.co.in](mailto:staff@riico.co.in)

**Signature Not Verified**  
  
Digitally Signed by SUBHASH  
MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:49:06

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

No: IPI/P.5/337/2025-06524

**ORDER (4/2025)**

**Sub: Policy for allotment of land for establishment of Faecal Sludge Treatment Plant (FSTP) in RIICO Industrial Areas.**

The Infrastructure Development Committee (IDC) vide item (6) in its meeting held on 03.03.2025 has accorded approval for insertion of new rule 3(G).20(c) of RIICO Disposal of Land Rules, 1979 for handing over of land on license basis for FSTP to local Municipal body as follows:

| Rule           | Supportive Activities/ Area of land  | Allotment Rate  |
|----------------|--|---|
| 3(G).20<br>(c) | Handing over land on License basis to local Municipal body for setting up of Faecal Sludge Treatment Plant (FSTP) of required capacity for treatment and disposal of sewerage generated from concerned industrial area.<br><br>The land requirement shall be assessed by the EM Cell of the Corporation. | Land earmarked/planned for FSTP will be handed over on 30 years license basis to local Municipal body at a token amount of Rs. 1/- only. The Municipal body shall be responsible for design, supply, construction, installation of Plant & Machinery, operation & maintenance of FSTP including supply and operation of vehicle mounted suction machine for transportation of faecal sludge.<br><br>This license would be approved by MD. |

(Subhash Maharia)  
**Advisor (Infra)**

**Copy to:**

1. [units@riico.co.in](mailto:units@riico.co.in)
2. [staff@riico.co.in](mailto:staff@riico.co.in)

**Signature Not Verified**

Digitally Signed by SUBHASH  
MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:49:36

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

No: IPI/P.5/337/2025-06524

**ORDER (7/2025)**

**Sub: Amendment in Rule 18(a) of RIICO Disposal of Land Rules, 1979 related to Transfer of Plot.**

The Infrastructure Development Committee (IDC) vide item (17) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 18(a) related to transfer of plot. The existing and modified Rule 18(a) of RIICO Disposal of Land Rules, 1979, is as follows:


| Rule No. | Existing Rule   | Modified Rule   |
|----------|---|---|
| 18(a)    | Transfer defined: For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual/firm/company/Limited Liability Partnership (LLP)/One Person Company or any other allottee/lessee as the case may be. | <b>Transfer defined:</b><br><br>(1) For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual /firm /company /Limited Liability Partnership (LLP) /One Person Company or any other allottee /lessee as the case may be.<br><br>(2) However, henceforth vacant/un-utilized plot will not be permitted for transfer except, if the allotted vacant plot is conveyed through registered conveyance deed or any other registered indenture before utilization of plot prior to <b>04.04.2025</b> .<br><br><b>Explanation:</b><br><br>1. Vacant plot means the plot in which there is no construction on the plot and even where boundary wall or watchmen room or factory block upto the plinth level has only been constructed.<br><br>2. Un-utilized plot means the plot which has not been utilized as per Rule 21 of RIICO Disposal of Land Rules, 1979. |

The other provisions of the existing rule shall remain unchanged.

(Subhash Maharia)  
**Advisor (Infra)**

**Copy to:**

1. [units@riico.co.in](mailto:units@riico.co.in)
2. [staff@riico.co.in](mailto:staff@riico.co.in)

**Signature Not Verified**  
  
Digitally Signed by SUBHASH MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:49:02

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

No: IPI/P.5/337/2025-06524

**ORDER (9/2025)**

**Sub: Modification in Rule 2 (xlv) of RIICO Disposal of Land Rules, 1979.**

The Infrastructure Development Committee (IDC) vide item (21) in its meeting held on 03.03.2025 has made a general observation regarding effective date for a decision. It was observed by the Committee that the effective date for a decision should be the date of hosting of corresponding Order on the website related to the said decision of the Committee. Accordingly, it was directed to make necessary amendment in Rule 2 (xlv) of RIICO Disposal of Land Rules, 1979.

Accordingly, the existing rule and modified Rule 2(xlv) of RIICO Disposal of Land Rules, 1979 is as under:

| Rule   | Existing Rule   | Modified Rule  |
|--------|---|--|
| 2(xlv) | Effective date for a decision shall be the date of hosting of minutes of the meeting related to the decision on the RIICO Website (general observations of the IDC meeting dated 29.05.2012). | The effective date for a decision of IDC shall be the date of hosting of corresponding Order on the RIICO Website related to the said decision of the Committee. |

(Subhash Maharia)  
**Advisor (Infra)**

**Copy to:**

1. [units@riico.co.in](mailto:units@riico.co.in)
2. [staff@riico.co.in](mailto:staff@riico.co.in)

**Signature Not Verified**

Digitally Signed by SUBHASH  
MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:48:53

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

No: IPI/P.5/337/2025-06524

**ORDER (8/2025)**

**Sub: Amendment in Rule 21 of RIICO Disposal of Land Rules, 1979, related to time period for utilization of the allotted plot as well as requisite minimum built up area for the purpose of considering utilization of the allotted plot/land.**

The Infrastructure Development Committee (IDC) vide item (18) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 21.1, 21.3.1 (A), insertion of new rule 21.3.1 (H) and amendment in rule 21.4 & 21.4.1 of RIICO Disposal of Land Rules, 1979. Accordingly, the modified Rules 21.1, 21.3.1, 21.4 and 21.4.1 are as follows:

| Rule No. |     | Amendment Rule   |
|----------|-----|--|
| 21       |     | <b>Time period for utilization of the allotted plots</b>   |
|          | 1.  | <p>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.</p> <p>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.</p> <p>Provided further, this 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.</p> <p>For the plots already allotted or allotment of plots for which bid process has been started prior to <b>04.04.2025</b> 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.</p> |
|          | 3.  | Minimum built-up area for the purpose of considering utilization of the allotted plot/land shall be as under:  |
|          | 3.1 | <b>Industrial Plot:</b>  |
|          | (A) | <p>30% of the plot area on ground or permissible BAR for the allotment of plots.</p> <p>For the plot which has already been allotted or allotment of plots for which bid process started prior to <b>04.04.2025</b>, in such cases, minimum built-up area or 20% on the plot will continue to remain in effect.</p>  |
|          | (B) | <p>In case of the following industrial units, requirement of <b>20%</b> built-up area with roof under the rule may be assessed taking into account also the land area being utilized by the allottee as stockyard of raw material and finished goods. In other words, the land area (open or covered) being utilized by such allottees for stockyard purpose may also be included for the purpose of calculating built-up</p>  |



|  |  |              |   |
|--|--|--------------|---|
|  |  |              | <p>area in the plot:</p> <ul style="list-style-type: none"> <li>(a) Stone based industries, such as, marble/granite/kota-stone processing units.</li> <li>(b) Cement based industries, such as, PCC Poles, Hume Pipes, Concrete Blocks/Curb Stones, Cement Tiles, Cement Gamla &amp; Jali products.</li> <li>(c) Wool Processing Industries.</li> <li>(d) Mineral Grinding Units.</li> <li>(e) Salt Grinding Units.</li> <li>(f) Fly Ash based Industry.</li> <li>(g) Bio-Mass based Power Plant.</li> <li>(h) Herbal Extract Purified Derivatives Bulk Drugs projects</li> <li>(i) Dal Mill Udyog</li> <li>(j) Pesticides formulation and ferrous sulphate units</li> <li>(k) Fabrication of towers.</li> <li>(l) Agro Fuel Coal brickets</li> <li>(m) Paper Board Industries</li> </ul> |
|  |  | (C)          | Milk Chilling unit will be considered in production even with the built-up area less than <b>20%</b> of the plot area.  |
|  |  | 1:<br><br>2: | <p><b>Explanation:</b></p> <p>The relaxation in minimum <b>20%</b> construction area requirement for the above type of industries will be applicable with retrospective effect. However, the cases wherein retention charges have already been deposited shall not be reopened.</p> <p>In cases where assessment of open area being utilized for stockyard purpose to consider unit in production in back date if not established on the basis of documentary proofs as may be submitted by the allottee, in such cases fulfilment of minimum built-up area requirement of <b>20%</b> shall be considered on the date of issue of order for the respective product.</p>   |
|  |  | (D)          | <p>In case of following industrial units in which substantial plot area is utilized for plant and machineries and storage tank without roof, the requirement of minimum <b>20%</b> built-up area with roof may be assessed by taking also into account the area being utilized for plant and machineries and storage tank without roof:</p> <ul style="list-style-type: none"> <li>(i) Cement Plant</li> <li>(ii) Refinery</li> <li>(iii) LPG Bottling Plant</li> <li>(iv) RMC Plant</li> </ul>   |
|  |  | (E)          | In cases where land is specifically acquired on the direction of the State Government for a private company and allotted to these companies on undeveloped basis for commencing specified activity then in such cases allotted land will be treated as utilized on commencement of such activity dispensing with the condition of minimum built-up area requirement.  |
|  |  | (F)          | <p>If the industrial plot has been originally allotted for manufacturing of a product having requirement of minimum <b>20%</b> built-up area with roof and subsequently allottee switched over to other product/ industry before commencement of production in which there is either:</p> <ul style="list-style-type: none"> <li>(i) No requirement of <b>20%</b> built-up area for considering utilization of the plot as per rule 21.3.1(C), or;</li> <li>(ii) In which <b>20%</b> built-up area is assessed including open or covered area being utilized by the allottee as mentioned in rule 21.3.1 (B), rule 21.3.1 (D), or;</li> <li>(iii) In case of allotment of land in which plot may be treated as utilized on commencement of</li> </ul>                                     |

|        |  |   | <p>activity for which plot is allotted irrespective of percentage of covered area as per rule 21.3.6 of RIICO Disposal of Land Rules, 1979, then in such cases:</p> <ol style="list-style-type: none"> <li>(1) Transfer of leasehold rights of plot may be permitted after 5 years from the date of commencement of production and transfer fee will be charged as per Rule 18(b) (i) of RIICO Disposal of Land Rules, 1979.</li> <li>(2) In case transfer of plot takes place prior to above said period, the transfer premium will be payable at par with transfer fee of vacant plot as per rule 18 (b) (iii) of RIICO Disposal of Land Rules, 1979.</li> </ol>  |        |       |   |                 |   |   |          |   |   |  |          |  |   |   |           |   |
|--------|--|---|---|--------|-------|---|-----------------|---|---|----------|---|---|--|----------|--|---|---|-----------|---|
|        |  | (G)                                       | <p>In case of plot allotted exclusively for the purpose of Data Center, a period of 3 years will be allowed to lessee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of possession or from the date of declaration of industrial area as developed, whichever is later for considering unit as functional. Time extension/regularization of delay in achieving intermediate Mile Stone will be considered on payment of retention charges calculated @ 0.5% per quarter or part thereof on the total land cost of plot. While granting time extension/regularization of intermediate Mile Stone, the stipulated time period of final Mile Stone will not be extended.</p>   |        |       |   |                 |   |   |          |   |   |  |          |  |   |   |           |   |
|        |  | (H)                                       | <p>In the case of allotment of plot/land parcel for industrial purposes on or after <b>04.04.2025</b>, the allottee shall abide the following Intermediate Milestones:</p> <p><b>(a) Projects for which Environmental Clearance is necessary:</b></p> <p>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:</p> <table border="1"> <thead> <tr> <th>S. No.</th><th>Phase</th><th>Time Period (from the date of possession)</th><th>Action /penalty</th></tr> </thead> <tbody> <tr> <td>1</td><td>           (i) Execution of lease agreement.<br/><br/>           (ii) Submission of application for Environmental Clearance at the competent level.         </td><td>2 months</td><td>           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.<br/><br/>           In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br/><br/>           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.         </td></tr> <tr> <td>2</td><td>           (i) Submitting building plan map or getting building plan map approved, as the case may be;<br/><br/>           (ii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable         </td><td>6 Months</td><td>           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.<br/><br/>           In case of delay due to valid reasons, relaxation may be granted upto the third intermediate milestone, provided the allottee has completed the progress of first intermediate milestone.<br/><br/>           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.         </td></tr> <tr> <td>3</td><td>Environmental Clearance has been obtained</td><td>12 Months</td><td>In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel</td></tr> </tbody> </table> | S. No. | Phase | Time Period (from the date of possession) | Action /penalty | 1 | (i) Execution of lease agreement.<br><br>(ii) Submission of application for Environmental Clearance at the competent level. | 2 months | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br><br>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 | (i) Submitting building plan map or getting building plan map approved, as the case may be;<br><br>(ii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable | 6 Months | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto the third intermediate milestone, provided the allottee has completed the progress of first intermediate milestone.<br><br>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 | Environmental Clearance has been obtained | 12 Months | In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel |
| S. No. | Phase  | Time Period (from the date of possession) | Action /penalty   |        |       |   |                 |   |   |          |   |   |  |          |  |   |   |           |   |
| 1      | (i) Execution of lease agreement.<br><br>(ii) Submission of application for Environmental Clearance at the competent level.  | 2 months                                  | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br><br>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      | (i) Submitting building plan map or getting building plan map approved, as the case may be;<br><br>(ii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable | 6 Months                                  | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto the third intermediate milestone, provided the allottee has completed the progress of first intermediate milestone.<br><br>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      | Environmental Clearance has been obtained  | 12 Months                                 | In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel   |        |       |   |                 |   |   |          |   |   |  |          |  |   |   |           |   |

|  |  |  |   |   |  |
|--|--|--|---|---|--|
|  |  |  |   |   | <p>the allotment of the plot.</p> <p>In case of delay due to valid reasons, relaxation may be granted upto fourth intermediate milestone, on the condition that the allottee has completed the progress of second intermediate milestone.</p> <p>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.</p>  |
|  |  |  | 4   | Minimum built-up area up to the plinth level of the plot should be completed as per rules.  | <p>18 Months</p> <p>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.</p> <p>In case of delay due to valid reasons, relaxation may be granted upto fifth intermediate milestone, on the condition that the allottee has completed the progress of third intermediate milestone.</p> <p>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.</p> |
|  |  |  | 5   | Completion of construction of minimum built-up area up to roof level (without laying roof). | <p>24 Months</p> <p>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.</p> <p>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 fourth intermediate milestone.</p> <p>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.</p>                         |
|  |  |  | <p><b>Explanation: -</b></p> <p>(i) The time period given in the above table shall be considered in the subsequent sequence following the date of handing over possession.</p> <p>(ii) In case any extension is granted to follow the intermediate milestone(s) as mentioned above, the time period of 3 years to commence commercial production shall not be considered extended Suo-moto.</p> <p>(iii) These intermediate milestones will be applicable for allotment of plots in which bid process has been started on or after <b>04.04.2025</b>.</p> |   |  |
|  |  |  | <p><b>(b) Projects for which Environmental Clearance is necessary:</b></p> <p>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:</p>   |   |  |

|        |  |   | <table> <tr> <th>S. No.</th><th>Phase</th><th>Time period<br/>(from the date of handing over possession)</th><th>Action /Penalty</th></tr> <tr> <td>1</td><td>(i) Execution of lease agreement<br/><br/>(ii) Submission of building plan/ map or getting the building plan map approved, as the case may be<br/><br/>(iii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable.</td><td>6 Months</td><td>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.<br/><br/>In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br/><br/>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.</td></tr> <tr> <td>2</td><td>Minimum built-up area up to the plinth level of the plot should be completed as per rules.</td><td>12 Months</td><td>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.<br/><br/>In case of delay due to valid reasons, relaxation may be granted upto third intermediate milestone, provided the allottee has completed the progress of the first intermediate milestone.<br/><br/>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.</td></tr> <tr> <td>3</td><td>Completion of construction of minimum built-up area up to roof level (without laying roof).</td><td>18 Months</td><td>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.<br/><br/>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 second intermediate milestone.<br/><br/>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.</td></tr> </table> <p><b>Explanation: -</b></p> <p>(i) The time period given in the above table shall be considered in the subsequent sequence following the date of handing over possession.</p> <p>(ii) In case any extension is granted to follow the intermediate milestone(s) as mentioned above, the time period of 2 years to commence commercial production shall not be considered extended Suo-moto.</p> <p>(iii) These intermediate milestones will be applicable for allotment of plots in which bid process has been started on or after <b>04.04.2025</b>.</p> | S. No. | Phase | Time period<br>(from the date of handing over possession) | Action /Penalty | 1 | (i) Execution of lease agreement<br><br>(ii) Submission of building plan/ map or getting the building plan map approved, as the case may be<br><br>(iii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable. | 6 Months | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br><br>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. | 12 Months | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto third intermediate milestone, provided the allottee has completed the progress of the first intermediate milestone.<br><br>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). | 18 Months | 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.<br><br>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 second intermediate milestone.<br><br>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. |
|--------|--|---|--|--------|-------|---|-----------------|---|--|----------|---|---|--|-----------|--|---|---|-----------|---|
| S. No. | Phase  | Time period<br>(from the date of handing over possession) | Action /Penalty  |        |       |   |                 |   |  |          |   |   |  |           |  |   |   |           |   |
| 1      | (i) Execution of lease agreement<br><br>(ii) Submission of building plan/ map or getting the building plan map approved, as the case may be<br><br>(iii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable. | 6 Months  | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone.<br><br>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.   | 12 Months   | 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.<br><br>In case of delay due to valid reasons, relaxation may be granted upto third intermediate milestone, provided the allottee has completed the progress of the first intermediate milestone.<br><br>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).  | 18 Months   | 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.<br><br>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 second intermediate milestone.<br><br>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.  |        |       |   |                 |   |  |          |   |   |  |           |  |   |   |           |   |
|        | 4.   |   | 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   |        |       |   |                 |   |  |          |   |   |  |           |  |   |   |           |   |

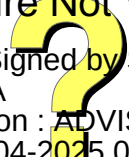
|  |  |            |   |
|--|--|------------|---|
|  |  |            | commencement of commercial production/activity on the allotted plot for which the plot has been allotted, along with the following documents:   |
|  |  | <b>4.1</b> | <p><b>Industrial:</b></p> <ul style="list-style-type: none"> <li>(i) First Sale Bill;</li> <li>(ii) Self-attested copies of Plant &amp; Machinery purchase bills;</li> <li>(iii) Electricity bill of the month in which date of production is claimed;</li> <li>(iv) Construction of Rain Water Harvesting Structures;</li> <li>(v) CA certificate showing that a minimum 75% of the fixed capital investment has been made in building and Plant &amp; Machinery as per project report submitted at the time of bidding/application for allotment of plot.<br/>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.</li> <li>(vi) Geo-tag photographs of inside and outside of the factory building/production work.</li> <li>(vii) GST deposited to the Government/ Customer Shipping Bill (if applicable), any other tax receipt, if any;</li> <li>(viii) Valuation of Bank, if any (the bank should be a Public Sector Bank, Private Sector Bank or Small Finance Bank in the schedule issued by Reserve Bank of India);</li> <li>(ix) Factory &amp; Boiler License (if applicable).</li> </ul> |
|  |  |            | <p>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.</p> <p>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&amp;D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.</p>  |

The others provisions of the existing rule shall remain unchanged.

(Subhash Maharia)  
**Advisor (Infra)**

**Copy to:**

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**Signature Not Verified**  
  
Digitally Signed by SUBHASH  
MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:48:58

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

No: IPI/P.5/337/2025-06524

**ORDER (5/2025)**

**Sub: Amendment in Rule 23-C of RIICO Disposal of Land Rules, 1979 related to time extension for delay in commencement of production/activity for which the plot is allotted.**

The Infrastructure Development Committee (IDC) vide item (15) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 23-C.1, 23-C.1.1, 23-C.1.2 and 23-C.1.3 of RIICO Disposal of Land Rules, 1979, related to time extension for delay in commencement of production activity for which the plot is allotted as follows:

**23-C. Time extension for delay in commencement of commercial production/activity for which the plot is allotted**

1. Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, time extension/regularization of old delay & further time extension, if any, for completion of construction & for commencement of the commercial production/activity for which plot is allotted will be allowed beyond stipulated period on the request of the allottee on payment of retention charges as per following provisions:
  - 1.1. In land allotment cases, wherein allottee is defaulter of one year or more from the stipulated/extended date of completion of construction & commencement of commercial production/activity as on **04.04.2025**, then regularization of delay/time extension will be considered in such cases on payment of retention charges as per the rate given below:

| S. No. | Time extension   | Rate of RC per quarter or part thereof | Competency |
|--------|--|--|------------|
| 1.     | Regularization of old delay upto <b>04.04.2025</b> and further maximum one year time extension may be granted on commitment by the allottee as a last opportunity based on merit of each case. | 1%                                     | MD         |

- 1.2. In cases wherein delay is less than 1 year from the stipulated/extended date in completion of construction & commencement of production/activity as on **04.04.2025**, then an additional period of maximum 2 years may be granted to commence commercial production/activity. A maximum time extension of one year may be granted at a time, which will also include regularization of the old delay period. In such cases, regularization of delay and/or time extension may be granted on merit of the case on the payment of retention charges as under: -

| S. No. | Time extension | Rate of RC per quarter or part thereof | Competency      |
|--------|----------------|--|-----------------|
| 1.     | Upto one year  | 1%                                     | Advisor (Infra) |
| 2.     | Upto two years | 2%                                     | MD              |

### 1.2.A

In cases of allotment of industrial plots in which due date of the commencement of the production activity falls between 13.11.2000 to 07.06.2012, wherein claim for commencement of production activity by the allottee on the basis of documents has not been considered as per prevailing rules at that time, then in such cases regularization of old delay and further extension of time maximum up to one year from the date of application for commencement of production activities as per prevailing rules on the date of commencement of production may be considered on payment of retention charges calculated @ 0.25% per quarter or part thereof with the approval of the Managing Director.

Provided that such allottee / transferee shall not be allowed to transfer their plot or part thereof till next three years from the date of commencement of activity/production.

**Explanation–1.** The condition of minimum built-up area requirement for the purpose of considering commencement of production activity on the plot shall not be applicable for the plots allotted up to **02.06.2004**.

**Explanation– 2.** In such cases, period during which stay of the court of law was in force, shall be excluded while computing period for regularization/time extension, irrespective of the fact, litigation with respect to cancellation of allotment was initiated on instance of either RIICO or the allottee.

### 1.2.A.2.

The cases already decided and wherein the amount of retention charges has already been deposited shall not be re-opened.

### 1.3. General Note & Explanation:

- (i) The allottee will have to seek time extension atleast 15 days before the expiry of scheduled/extended period for commencement of commercial production/activity. In case allottee seek time extension with regularization of old delay & further time extension (if any) after the said time period for commencement of commercial production/activity, then retention charges for regularization of old delay & further time extension (if any) will be granted by charging 1.25 times of rate of retention charges as prescribed at sub-rule 1.2 above.
- (ii) The intermediate milestones regarding commencement of construction and completion of construction would not be observed at the time of granting time extension for commencement of activity.
- (iii) The rate of allotment for computing retention charges will be one time for industrial and institutional plots, 1.5 times for residential plots and two times for commercial plots.
- (iv) In case rate of allotment of housing colony is fixed then the rate of allotment for computing retention charges will be 1.5 times of the prevailing rate of the allotment of the industrial area or the rate of allotment of the housing colony, whichever is higher.
- (v) The applicable retention charges will be leviable 50% of the total amount of retention charges for the industrial areas located in tribal and backward districts.
- (vi) From the **04.04.2025** sale/transfer of vacant/un-utilized plot will not be allowed, except in case of allotments prior to **04.04.2025** if the allotted plot is convened

through registered conveyance deed or any other registered indenture before utilization of plot. Then such purchaser shall be required to commence the commercial production/activity on the plot as per scheduled period allowed to transferor and extension beyond the original scheduled period will be granted on payment of retention charges at the rates prescribed in this rule.

- (vii) If purchaser /seller is not reporting purchase /sale of the plot to RIICO and subsequently allotment of plot is cancelled after serving show cause notice to the seller (lessee) then retention charges for the period of delay /time extension involved will be leviable at double the normal rate of retention charges in addition to restoration charges as per rules (as approved by IDC in its meeting held on 04.02.2014).
- (viii) Computation of retention charges will be done as per the rate prevailing on the date of payment made by the allottee. However, pre-revised rate of allotment will be applicable in the cases of revision in rate of allotment of industrial area, as decided by IDC in its meeting held on 26.02.2014 (Office Order No. 13/2014 dated 04.03.2014).
- (ix)
  - a. In cases of allotment of plots made w.e.f. 01.04.2016 in undeveloped industrial areas which are not proposed to be developed in future also, time extension for completion of construction and commencement of activities will be granted on payment of retention charges in favour of these plot allottees in such industrial areas.
  - b. In cases of allotment of plots made prior to 01.04.2016 in industrial areas which are not proposed to be developed in future, general time extension upto 31.03.2017, including regularization of old delay period, if any, will be allowed without retention charges for completion of construction and commencement of activities. However, in such cases, further time extension from 01.04.2017 will be considered on payment of retention charges.
  - c. In case of allotment of plots already made on undeveloped basis (as on 12.05.2016) in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession or two years from the date of decision (i.e. 12.05.2016), whichever is later, and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.
  - d. In cases of allotment of plots to be made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.
- (x) For the purpose of Private University, the retention charges on unutilized Educational Institutional plot will be leviable as under:
  - a. The retention charges applicable on the plots concerned till the date Letter of



Intent is issued by the State Government to the Sponsoring Body shall be as specified for the individual plots.

- b. Thereafter, the retention charges shall be kept on hold up to the period of validity period of the LoI.
  - c. Upon approval of the Private University, on the allotted Educational Institution land/plots, through Act passed not be levied from the date of the issue of LoI, since the construction of the minimum built-up area, as specified in Rule 21-3 (serial no. 5) is a pre-requisite for such sanction.
  - d. However, in case of Sponsoring Body fails to get final permission for setting up of the University, the retention charges shall be leviable as per individual plots, and with effect from the original date specified earlier for each individual plot.
- (xi) If the plot/unit is auctioned by any judicial/Quasi-Judicial Authority, including recognized financial institutions, by exercising the powers conferred under the relevant Act after taking the possession of such plot/unit, then retention charges in such cases shall not be levied upon the transferee and in such cases, fresh time period of 2 years will be given for the commencement of commercial production or activity, as the case may be. This time period of 2 years will be reckoned from the date of issuance of sale certificate/ conveyance deed by the competent authority.

However, in the cases where sale of plot by any judicial/Quasi-Judicial Authority, including recognized financial institutions has not been reported by the purchaser upto **04.04.2025**, then in such cases **180** days' time period is hereby granted to these purchasers to inform about the purchase of the plot and from the date of this intimation, 2 years' time period will be granted to the purchaser for commencement of commercial production or activity on the plot. In case, such purchaser fails to inform about the sale of the plot within **180** days from **04.04.2025**, no further time period will be granted and Unit Head concerned will proceed as per rules for such plots.

Other provisions of this rule shall remain unchanged.

(Subhash Maharia)  
**Advisor (Infra)**

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- 2. [staff@riico.co.in](mailto:staff@riico.co.in)

**Signature Not Verified**

Digitally Signed by SUBHASH  
MAHARIA  
Designation : ADVISOR PERS  
Date :04-04-2025 03:49:10