

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

File No: IPI/P.2(24)236/2025/6415
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ORDER (14/2025)

Sub: Amendment in Rule-3(R) of RIICO Disposal of Land Rules, 1979 related to 'policy for allotment of land for setting up of Logistics' in context of Rajasthan Logistics Policy-2025

An agenda item (22) was placed before the Infrastructure Development Committee (IDC) in its meeting held on 06th June, 2025. The Committee discussed the agenda and accorded approval for amendments in Rule 3(R) of RIICO Disposal of Land Rules, 1979, as under:

Rule	Existing Provisions	Modified Provision
3(R)	Policy for allotment of land for setting up Logistics	Policy for allotment of land for setting up Logistics
1.	Definition: Logistics means Transportation & handling of goods between points of production and consumption, storage, value addition and allied services. The logistics infrastructure comprises of nodes and connections, more recognizable as ports, stations, Multi-Modal Logistics Parks (MMLPs), warehouses and other business premises, connected by roads, railways, shipping, inland waterways, air routes, pipelines etc., that are used by a wide range of carriers. This system is operated under a framework through a workforce with a wide range of knowledge of skills and technologies. 1.1. Following facilities plots shall be included: (i) Storage Facilities a. Warehouse b. Silo c. Cold Storage (ii) Dry Ports a. Inland Container Depots b. Container Freight Stations c. Air Freight Stations (iii) Cargo Terminals (iv) Trucker's Parks or lay-bays for truck parking & resting spaces (v) Logistics Park a. Multi-Modal Logistics Park b. Integrated Logistics Park	Definition: No change

	1.2. Reservation of Land: On the basis of demand and assessment, partial or complete area of upcoming industrial area may be developed for Logistic facility, if required. Already planned warehousing plot shall be utilized for any Logistic facility, if fulfills the prescribed criteria.	
2.	Reserve rate of allotment: Logistics is classified as service enterprises. Reserve rate for allotment of Logistics plot will be decided by the Reserve Price Fixation Committee headed by Managing Director, subject to the condition that the reserve rate so fixed shall be at par with the reserve rate of allotment/auction of industrial plot of the concerned industrial area.	Reserve rate of allotment: Logistics is categorized as industrial use and will be permissible on dedicated planned plots for Logistics. - Reserve rate for allotment of Logistics plot will be decided by the Reserve Price Fixation Committee comprising of the concerned Unit Head, Senior Most Technical Officer and Senior Most Account Officer posted in concerned Unit Office, subject to the condition that the reserve rate so fixed shall be at par with the reserve rate of allotment/auction of industrial plot of the concerned industrial area.
3.	Procedure for allotment: - Allotment of planned plots for all type of 'Logistics' will be made as per provisions provided for industrial plots in all category of industrial areas. - Deleted Allotment of land to Central/State Warehousing Corporation/Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML): Allotment of plot to Central/State Warehousing Corporations/RSBCL and RSGSML will be made on preferential basis at the following rates: - In Unsaturated Industrial Area: 1.5 times of the prevailing rate of allotment of the industrial area concerned. - In Saturated Industrial Area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges	Procedure for allotment: - Allotment of planned plots for 'Logistics' will be made as per provisions provided in RIICO Disposal of Land Rules, 1979 for industrial plots in all category of industrial areas. - Deleted Allotment of land to Central/State Warehousing Corporation/Rajasthan State Beverages Corporation Ltd. (RSBCL) & Rajasthan State Ganganagar Sugar Mills Ltd. (RSGSML): Allotment of plot to Central/State Warehousing Corporations/RSBCL and RSGSML will be made on preferential basis at the following rates: In Unsaturated Industrial Area: 1.5 times of the prevailing rate of allotment of the industrial area concerned. In Saturated Industrial Area: 1.5 times of the prevailing rate of allotment or highest auction rate of allotment of industrial plot of that industrial area plus conversion charges applicable as per rules for change inland use from industrial to warehousing

	applicable as per rules for change inland use from industrial to warehousing & logistics/commercial warehousing, whichever is higher. (iii) Managing Director is authorized to approve allotment.	& logistics/ commercial warehousing, whichever is higher. (iii) Managing Director is authorized to approve allotment.
4.	Planning of Plots and Building Parameters: Suitable plot(s) for Logistics purpose shall be planned/earmarked in upcoming industrial areas as well as in existing industrial areas depending upon the demand and location of the industrial area. Storage facility plots {as per 1.1.(i)} shall be planned on roads having ROW 18.00 M and above. Other facility plots shall be planned/ allowed having ROW 24 M and above. The building parameters will be applicable as applicable to industrial buildings in the rules. However, the area of plots under Logistics use will not be included in the ceiling of 15% of non-industrial use in an industrial area.	Planning of Plots and Building Parameters: 1. Suitable plot(s) for Logistics will be planned/earmarked in upcoming industrial areas as well as in existing industrial areas from planned industrial plots depending upon the demand and location of the industrial area. 2. Storage facility plots {as per 1.1.(i)} shall be planned on roads having ROW 18.00 M and above. Other facility plots shall be planned/ allowed having ROW 24 M and above. 3. The building parameters will be applicable as applicable to industrial buildings in the rules. However, the area of plots under Logistics use will not be included in the ceiling of 15% of non-industrial use in an industrial area.
5.	Approval of Building Plans: The land allottee shall be required to get the building plans approved from RIICO before commencement of construction. The Committee headed by MD and having Advisor (Infra), STP/DTP and Unit Head, concerned as members, will approve the same after examination in Town Planning Cell.	Approval of Building Plans: Provisions of Clause 4 of FORM 'E' of RIICO Disposal of Land Rules, 1979 will be applicable for approval of building plan for logistics plots as applicable for industrial plots.
6.	Project implementation period: The allottee will be required to complete construction and commence the activity of logistic within the period as prescribed in Rule 21.1 of RIICO Disposal of Land Rules, 1979. However, in such allotments, utilization of the land would be deemed, if the construction of Logistics (except Storage facility) is completed and ready for functional use irrespective of percentage of covered area. For adjudging completion of construction, construction of storage facility in atleast 20% of the total plot area on ground or permitted BAR will be necessary and shall be verified by the Unit Head, concerned.	Project implementation period: 1. The allottee will be required to complete construction and commence the activity of logistic within the period as prescribed in Rule 21.1 of RIICO Disposal of Land Rules, 1979. 2. For adjudging utilization of allotted plot, completion of construction of storage facility in atleast 20% of the total plot area on ground or permitted BAR will be necessary and shall be verified by the Unit Head, concerned. 3. However, in such allotments, utilization of the land would be deemed, if the construction of Logistics (except Storage facility) is completed as per the project report (with minimum utilization of 20% of the total land area which will include construction and/or other logistics

		services) submitted by the applicant and ready for functional use irrespective of percentage of covered area. 4. However, no intermediate milestone before commencing activity on the allotted plot/land parcel will be applicable in case of Logistics plots.
7.	Sub-letting of the Logistics: Sub-letting of Logistics facility buildings by the allottee will be permitted for the same purpose without any charges/premium etc. observing the relevant Act of the State.	Sub-letting of the Logistics: No Change
8.	Transfer of Plot: Transfer of allotted land shall not be allowed for other purpose except for Logistics facility and provisions of the relevant rules as applicable for transfer of industrial plots shall be applicable for such plots	Transfer of Plot: No Change
9.	Parking of vehicles/trucks: The allottees shall require to submit an undertaking that the vehicle/trucks transporting the material shall be parked within the parking area to be provided by the allottees within its own premises and maximum of two vehicles at a time shall be allowed to be parked for loading/unloading in front of the premises of the unit. Idle parking of truck/vehicle shall not be allowed on the road and /or in the front of the industrial plot/unit. In case of violation on this account, penalty as decided by Corporation on year-to-year basis, shall be payable, besides taking corrective action.	Parking of vehicles/trucks: No Change
10.	General terms and conditions of the land allotment: Other general terms and conditions will be the same as applicable to industrial plots allottees as per rules.	General terms and conditions of the land allotment and further disposal: Other general terms and conditions will be the same as applicable to industrial plots allottees as per RIICO Disposal of Land Rules, 1979.
11.	-	New Insertion: Flexible land payment modal for allotment of planned plot/un-developed land as Logistics: Eligible Logistics enterprises shall be allowed to avail flexible land payment plan as under: (i) 5% cost of premium of land (after adjusting the 5% EMD amount deposited with the application) shall be deposited upfront within 30 days from the date of issue of Letter of Offer for allotment of planned plot/land.

		(ii) Remaining 90% premium of land shall be allowed in period of 10 years with annual instalments with interest @ 8.5% per annum. (iii) In case of delay in deposition of instalment, the interest @ 2% shall leviable extra for the default period as per rules. (iv) Other general terms and conditions will be the same as applicable to industrial plots allottees as per RIICO Disposal of Land Rules, 1979.
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