

**GOVERNMENT OF RAJASTHAN
REVENUE (GROUP-6) DEPARTMENT**

No. F.9(14)Rev-6/2024/69

Jaipur, dated: 06.08.2026

NOTIFICATION

In exercise of the powers conferred by clause (xvii-a) of sub-section (2) of section 261 read with section 100-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), the State Government hereby makes the following rules for development and management of industrial area on the land placed at the disposal of the RIICO, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Land Revenue (Vesting of Land in the RIICO and Disposal of Land) Rules, 2026.

(2) They shall come into force on and from the date of their publication in the Official Gazette.

2. Definitions.- (1) In these rules unless the context otherwise requires,-

- (i) "Act" means the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956);
- (ii) "Allottee/Lessee" means the person to whom land is allotted and the lease has been granted by the RIICO;
- (iii) "Industrial area" means an area having industries along with supporting facilities and amenities;
- (iv) "Industrial purpose" means use of land for the purpose of setting up an industry;
- (v) "Industry" means any systematic economic activity, whether carried on by an individual, association, partnership, company, or corporation, involving,-
 - (a) in manufacturing, processing, assembling, mining, value addition, fabrication, refining, or production of any article, substance, or commodity, whether wholly or partly, with or without the aid of human being, machinery and power;
 - (b) in providing any service, including but not limited to information technology (IT)/information technology enabled services (ITES), biotechnology, research and development, testing, analysis, logistics,



warehousing, cold storage, packaging, power generation, global capabilities centers, business process operations, knowledge process operations;

- (c) in development of any industrial area, industrial estate, industrial park, special economic zone (SEZ), technology park, sector specific park e.g. food park, handicraft park etc., or any other notified/designated area primarily intended for hosting such economic activities; or
- (d) in any activity classified or notified as an industry or industrial activity/ sector by the Industries and Commerce Department or Revenue Department of the State Government, from time to time:

Provided that the term shall include all ancillary, incidental, and supporting activities essential to the main industrial operation as defined in supporting activities.

- (vi) "Premium" means the lump-sum amount payable by the allottee for the land allotted on lease;
- (vii) "Regulations" means regulations made by the RIICO;
- (viii) "RIICO" means the Rajasthan State Industrial Development and Investment Corporation Limited, a company incorporated under the Companies Act; and
- (ix) 'Supporting Facilities and Amenities' means residential colony/housing complex, restaurant, cafeteria, educational institutions, hospitals, nursing homes, health centers, skill development centers, vocational training centers, research and development centers, certification centers, convention centers, recreational centers, financial institutions, market places, police stations, post office, labour colony, weigh bridge, banks, shopping complex, multiplex, and infrastructure facilities such as roads, power supply, water supply, street lighting, sewerage, drainage, waste collection treatment and disposal, fuel stations, electronic vehicle charging stations, fire stations, and other amenities to be notified from time to time by the State Government.



(2) The words and expressions used in these rules but not defined shall have the same meaning as assigned to them in the Act.

3. Manner in which land may be placed for disposal of RIICO.- (1) On a written request by the RIICO or otherwise, the State Government or an officer authorized by the State Government, after satisfying that the land is suitable for development of industrial area, may by order place at the disposal of the RIICO on such terms and conditions as specified in the order.

(2) The price equal to market value of agricultural land of that area calculated on the basis of rates recommended by the District Level Committee constituted under the Rajasthan Stamp Rules, 2004 or as decided by the State Government, whichever is higher, shall be charged for land placed at the disposal of the RIICO.

(3) Entries of such land in the revenue records shall be made by the Tehsildar within thirty days of taking possession by the RIICO.

4. Land not be placed for disposal.- The following categories of land shall not be placed at the disposal of the RIICO under these rules, namely:-

- (i) land falling within railway boundaries or within the limits of National Highways, State Highways & major district roads as prescribed under any law for the time being in force; and
- (ii) allotment of which is prohibited under any law, rule, regulation or order for the time being in force.

5. Layout plan of industrial areas.- (1) The layout plan for development of industrial areas shall be prepared in conformity with the Building Bye-laws, planning norms and guidelines issued by the State Government and the RIICO from time to time.

(2) While preparing layout plant it shall be ensured that a minimum of fifty percent (50%) of the total area is planned for industrial and supportive facilities and amenities. Remaining area may be utilized for other permitted and permissible uses including roads, utilities, green areas and other common infrastructure.

(3) The RIICO shall, in exceptional cases after recording reasons, have the authority to approve, modify, relax, or prescribe suitable planning parameters and land use distribution for orderly and integrated development of the area.

(4) Layout plan shall be approved by the competent authority of the RIICO in the manner as provided in the regulations and shall also be in accordance with the



Master Plan/Development Plan. Approved layout plan shall be uploaded on the RIICO website.

6. Allotment of the Land.- Land vested in the RIICO as per the provisions of section 100-A of the Act shall be allotted by the RIICO in the following manner, namely:-

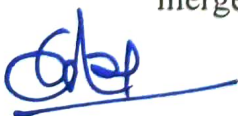
- (i) Land shall be allotted for setting up of industries or supporting facilities and amenities, as per the approved layout plan of the industrial area, in a transparent manner either through inviting applications after fixing price and plots and conduct of lottery if more than one application is received for same plot or by auction or in accordance with the regulations made by the RIICO or as per the policy or directions of the State Government, issued from time to time.
- (ii) Allotment shall be normally made on a leasehold basis for an initial period not exceeding ninety-nine years, subject to payment of such premium, development charges and annual lease rent as may be determined by the RIICO, from time to time. However, the RIICO may allot land in the manner and for the period as directed by the State Government or decided by the RIICO with approval of the State Government.

7. Transfer, sub-division and merger of plots.- (1) No person shall transfer his plot without prior permission of the Officer or Authority authorised by the RIICO. The Officer or Authority authorized by the RIICO may grant permission on payment of such fees or charges and in the manner as specified in the regulations.

(2) Any person, who intends to sub-divide or merge his plot or plots shall obtain prior permission of the Officer or Authority authorised by the RIICO. The Officer or Authority authorised by the RIICO may grant permission on payment of such fees or charges and in the manner as specified in the regulations. After sub-division of a plot, the area of sub-divided plots shall not be less than 500 square meters.

(3) The application for permission of merger and sub-division of plot or plots shall be accompanied by,-

- (a) proof that the plot or plots of the land intended to be sub-divided or merged belongs to the applicant; and



- (b) site plan and key map of such plot or plots of land, which shall be drawn to a suitable scale showing boundaries of aforesaid land and the adjoining areas with plot numbers. Existing structures, kachcha or pucca and use to which they are put, roads and access to the proposed site should be mentioned in the details of said plan.

8. Change of Land use/Activity.- (1) No person shall use any land for a purpose other than the purpose for which it has been allotted.

(2) Change of land use or activity from one permissible category to another may be allowed by the RIICO, in such manner and upon payment of such fees or charges as may be specified under the regulations.

(3) The RIICO shall not permit change of land use or activity in an industrial area beyond such percentage of the total area of the industrial area as decided by the State Government from time to time.

(4) Notwithstanding anything contained in sub-rule (1) and (2) above, permission for change of land use or activity shall be allowed only for such use of land or activity which is permissible as per the Master Plan/Development Plan and Development Promotion Control Regulations of the area concerned.

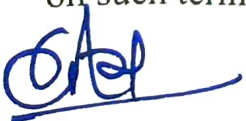
9. Grant of permission and approval by RIICO.- The RIICO shall grant building plan approvals, occupancy certificates, permissions for erection of structures and all other necessary approvals, provided that the application is in conformity with the applicable norms, building bye-laws and regulations framed by it and notified in the Official Gazette.

10. Renewal of lease.- Lease may be renewed, in the manner as provided in the regulations, for a further period not exceeding 99 years at the option of lessee after depositing requisite premium amount as may be specified in the regulations made by the RIICO, at the time of renewal. After every renewal, the lessee shall have to pay lease rent prevailing at the time of renewal.

11. Resumption of land.- The State Government may resume by order any Government land vested in the RIICO under section 100-A of the Act,-

- (i) if the RIICO is found upon inquiry to have mismanaged such land; or
- (ii) if such land is otherwise required by the State Government in the public interest,

on such terms as the State Government may determine.



12. Special provisions relating to industrial areas transferred to RIICO prior to commencement of these rules.- (1) The provisions of these rules shall also apply, mutatis mutandis, to all industrial areas, lands, plots and properties placed at the disposal of, transferred to, managed or controlled by the RIICO prior to commencement of these rules, including the industrial areas transferred pursuant to Government orders issued after 18.09.1979.

(2) The management, disposal, transfer, renewal of lease, change of land use/activity, regularization, sub-division, merger and all other matters relating to such industrial areas shall henceforth be governed by these rules and the regulations made by the RIICO, from time to time.

(3) Any action initiated or proceedings pending before commencement of these rules in relation to such industrial areas may be continued and disposed of in accordance with these rules, regulations and policies framed by the RIICO from time to time.

13. Repeal and saving.- The provisions of rules relating to allotment of land to the RIICO made under the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956) shall stand repealed:

Provided that allotment made, lease deed executed, order issued, all action taken or anything done under the repealed provisions so far as not inconsistent with these rules shall be deemed to have been made, executed, issued, taken and done under these rules.

By order of the Governor,


(Hari Singh Meena)

Deputy Secretary to the Government.

Copy: Copy forward to the following for information and necessary action:-

1. P.S. to Hon'ble Chief Minister, Rajasthan. Jaipur.
2. S.A. to Hon'ble Revenue Minister, Rajasthan Jaipur.
3. P.S. to Chief Secretary, Rajasthan Jaipur.
4. P.S. to Pr. Secretary, Revenue Department, Jaipur.
5. Accountant General, Rajasthan, Jaipur.
6. All Divisional Commissioners, Rajasthan.

7. All Collectors, Rajasthan
8. Deputy Accountant General, SRA, Rajasthan, Jaipur.
9. Registrar, Board of Revenue, Ajmer.
10. Director Printing and Stationary department for publication of the Notification in the Rajasthan Gazette dated .06.08.2026 along with additional copies
11. Director, Public Relation, Rajasthan, Jaipur.
12. "RAVIRA" Board of Revenue, Rajasthan, Ajmer.
13. Director, Information & Technology (Computer), Jaipur.
14. Joint Registrar, Library Judges, Supreme Court, New Delhi.
15. Registrar General of High Court of Rajasthan, Jodhpur.
16. All Joint Secretaries/Dy. Secretaries Department of Revenue.
17. Additional Director, (IT) Revenue Department, for online Gazette notification.
18. Joint Secretary Revenue (G-5) Department for uploading on website.
19. Guard file.


Deputy Secretary to the Government.