

RAJASTHAN SPECIAL INVESTMENT REGIONS RULES, 2017

01, 2018 179(14) Department of Delhi-Mumbai Industrial Corridor Department(DMiC) NOTIFICATION Jaipur, December 28, 2017 G.S.R.114 .-In exercise of the powers conferred by section 70 of the Rajasthan Special Investment Regions Act, 2016 (Act No. 13 of 2016), the State Government hereby makes the following rules, namely: 1. Short title and commencement.- (1) These rules may be called the Rajasthan Special Investment Regions Rules, 2017. . (2) They shall come into force from the date of their publication in the Official Gazette. (I) In these rules, unless the context otherwise requires,- (a) "Act" means the Rajasthan Special Investment Regions Act, 2016 (Act NCL 13 of 2016); "Form". means Form appended to these rules. (b) ' 'Non-official member of the Board" means such (c) member of the Board who is neither in the employment nor holding any office of profit in the Central Government, State Government or a Government Agency for the time being; "Non-official member of the Regional Development (d) Authority" means -such member of the Regional Development Authority who is neither in the employment nor holding any office of profit in the Central Government, State Government or a Government Agency for the time being; and : "Schedule" means Schedule appended to these rules. (e) (2) The words and expressions used but not defined in these rules shall have the same meanings as assigned to them in the Act

3. Disqualification for a non-official member of the Board.- A person shall be disqualified for being appointed and for being non-official member of the Board, if he,- (i) has been adjudged insolvent; (ii) has been convicted for an offence which, in the opinion of the Government involves moral turpitude; (iii) has become physically or mentally incapable of acting as non-official member; • 01 2018 (iv) has acquired such financial or other interest as is likely to affect prejudicially his function as non-official member of the Board; or (v) has so abused his position as to render his continuance in office prejudicial to the public interest

4. Declaration before assumption of office by a non- official member of the Board.- The non-official member of the Board, before assumption of office, shall submit the following declaration,- (i) that he is not disqualified for appointment; (ii) that he has no potential conflict of interest with the Board; and (iii) that he has no affiliation with any firm, interest group, association, or organization carrying on business activities directly or indirectly related with the functions of the Board

5. Travelling Allowance, Daily Allowance and other facilities to the non-official members of the Board.- The non-official members of the Board shall be allowed Travelling Allowance, Daily allowance and other facilities for attending meetings and discharging functions of member of the Board as specified below:- (i) Travelling Allowance & Daily Allowance (ii) Boarding and lodging (iii) Local Transport (iv) Honorarium/ sitting fee by air economy class and by rail AC & Daily Allowance Rs. 400/- R TDC Hotel Highest Category / Circuit House Rs. 600/- per visit Rs 1500/- per day In case Department will provide the local transport, the Note: aforementioned amount will not be admissible

6. Disqualification for a non official member of the Regional Development Authority.- A person shall be disqualified for being appointed and for being non-official member of the Regional Development Authority, if he,- (i) has been adjudged insolvent; (ii) has been convicted for an offence which, in the opinion of the State Government involves moral turpitude; d 1 2018 (iii) has become physically or mentally incapable of acting as non-official member; (iv) has acquired such financial or other interest as is likely to affect prejudicially his function as non-official member of the Regional Development Authority, or (v) has so abused his position as to render his continuance in office prejudicial to the public interest

7. Declaration before assumption of office by a non- official member of the Regional Development Authority.- The non-official member of the Regional Development Authority, before assumption of office, shall submit the following declaration,- (i) that he is not disqualified for appointment; (ii) that he has no potential conflict of interest with the Regional Development Authority; and (iii) that he has no affiliation with any firm, interest group, or organization carrying on business activities directly or indirectly related with the functions of the Regional Development Authority 8. Travelling Allowance, Daily Allowance and other facilities to the non-official members of the Regional Development Authority.- The

non-official members of the Regional Development Authority shall be allowed Travelling Allowance, Daily allowance and other facilities for attending meetings and discharging functions of member of the Regional Development Authority as specified below: (i) Travelling Allowance & : by air economy class and by Daily Allowance (ii) Boarding and lodging (iii) Local Transport (iv) Honorarium/ sitting fee rail 11 AC & Daily Allowance Rs. 400/- RTDC Hotel Highest Category/ Circuit House Rs. 600/- per visit Rs. 1500/- per day In case Department will provide the local transport, the Note. aforementioned amount will not be admissible

9. Manner of Publication of draft Master Development Plan.- The draft Master Development Plan prepared by a Regional Development Authority shall be published by making a copy thereof available for inspection at the office of the Regional Development Authority concerned and publishing a notice in Form 'A' in the Official Gazette and in at least two daily newspapers having wide circulation in the area stating that the draft Master Development Plan has been prepared, 'specifying the name of the place where a copy thereof shall be available for inspection by the public and that 'copies thereof or extracts therefrom, certified to be correct shall be available for sale and inviting objections and suggestions within a period of sixty days from the date of notice in the Official Gazette. 10. Manner of Publication of draft Development Scheme.- (1) The draft development Scheme prepared by a Regional Development Authority shall be published by making copy thereof available for inspection at the office of the Regional Development Authority concerned and publishing a notice in Form 'B' in the Official Gazette and in at least two popular daily newspapers having circulation in the area stating that the draft Development Scheme has been prepared, specifying the name of the place where a copy thereof shall be available for inspection by the public and that copies thereof or extracts therefrom, certified to be correct shall be available for sale and inviting objections and suggestions within a period of thirty days from the date of notice in the Official Gazette. (2) After thirty days from the date of publication of notice under sub-rule (1) regarding preparation of the draft Development Scheme. if any person affected thereby communicates in writing any objection relating to such draft Development Scheme, the Regional Development Authority shall consider such objection and may make necessary modifications to the draft Development Scheme, as it may deem fit. The Regional Development Authority shall publish final Development Scheme in the Official Gazette and in at least two daily newspapers having wide circulation in the area, and specify the date on which it shall come into operation

11. Matters to be contained in the Zonal Development Plan.- Where a Regional Development Authority makes any Zonal Development Plan for any zone or periphery of a Special Investment Region for implementation of the Master Development Plan, it may, subject to the general or specific direction of the State Government or the Board, provide for the matters mentioned in the Schedule-I in the Zonal Development Plan. The State Government may on the request of a Regional Development Authority or on the 01, 2018 recommendation of the Board, by notification in the Official Gazette include or delete any matter in the Schedule-I, from time to time. The provisions of rule 10, shall, to the extent possible, apply to the preparation, publication and approval of Zonal Development Plan as they apply to Development Scheme. 12. Disposal of land by Regional Development Authority.- (1) The State Government may, subject to any general or specific terms and conditions as it may impose, from time to time, approve the manner for disposal of land under section 27 of the Act proposed by the Regional Development Authority, with or without any modifications, as it may consider appropriate. (2) The State Government may, by notification in the Official Gazette, direct that the provisions of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 with such modifications and alterations, as the State Government considers appropriate, applicable for disposal of land by the Regional Development Authority. (1) The Chief 13. Manner of sealing buildings.- Executive Officer or an officer of the Regional Development Authority duly authorised by him in this behalf may by order and for reasons recorded therein, direct any person specially authorised in this behalf to seal any building or unauthorised development under section 48 of the Act. v/ 2) A copy of the order made under sub-rule (1) shall be delivered to the owner or occupier of the building or unauthorised development immediately after the sealing of such building or unauthorised development and in case the owner or occupier is not available at the site, the said copy may be pasted at some conspicuous place of the said building or unauthorised development. (3) The person referred to in sub-rule (1) may, before the sealing of the building or unauthorised development prepare a rough sketch or plan of the premises unauthorised development along with approximate measurements. (4)

The person as referred to in sub-rule may seal the outer door or the opening of the building in which the unauthorised development has been or is being made after ensuring that other outlets and inlets of the building or unauthorised development have been properly locked, bolted or encircled with wire rope or wire mesh or any other material 07 has no boundary walls making 01 2018 the sealing thereof difficult, the person as aforesaid, shall. be authorised to take or adopt any other means including the posting Of any person for watch and ward purposes with a view to ensure the same against tempering or interfering in a manner that no person can enter Into or open the building or unauthcnised development without breaking or removing the sea! affixed under sub-rule (1). (5) Where any building or unauthorised development which hus been ordered to be sealed under this rule is found to be locked or in accessible, the person authorised to sea! the building or the unauthorised development, may either break open the lock or open or cause to be opened the door, gate, or any other barrier and enter the unauthorised development or the premises where the unauthorised development has been made or is being made so asto ensure that the unauthorised development or the building is secured from within and then lock and seal the premises or the unauthorised development: Provided that where any building or Lhe unauthorised development is forced open, an inventory of the articles or material found in the building or on the site of the unauthorised development shall be prepared in the presence of two witnesses and a copy thereof shall be delivered to the owner or occupier present at the site. (6) The building or the unauthorised development rfened to above shall be sealed with the seal of the Regionai Development Authority which shall remain in the cust9dy of an officer duly authorised by the Chief Executive Officer in this behalf. (7) Where any person for watch and ward of any building or unauthorised development is posted at site by the Regional Development Authority under the provisions of sub-rule (5), the expenses incurred on such watch and ward shall be recoverab:e from the owner or the occupier of the building or site of the unauthorised development, as the case may be, as arrear of land revenue. (S) The person ftthorised to seal the building or unauthor ;sed development, after such building or unauthorised development has been sealed in the manner provided hereinabove, shall inform in Wüling ten,- (a) {he- police station of the area in which unauthoriseß development or building is situated; or (b) any other police station as may be specified f0L the purpose in this behalf; and 179(20) O i, 2018 (c)' the officer on whose directions the building or unauthorised development has been sealed

14. Tempering - with seal of the premises ur unauthorised development.- If any person, whether authorised to seal the -premises unauthorised development or not, finds that the seal as Sixed under •these ruies on the premises or unauthorised development, as the case may be, has been broken or withs shall report the matter in writing to the police station concerned. IS. Manner Of removalof unauthorised development.- (1) Where the erection ,ofrany -building or execution of any development has gommenced,,ors is being carried' on, or has been completed withov.t>øg contrary to the permission of the Regional Development Authority under the Act or the Regulations made thereunder, or imcontravention of any condition subject to which such permission has been accorded, the Chief Executive Officer or any Officer duly authorised by the Chief Executive Officer in that behalfmay; in addition to any other action that may be taken under tne Act,-makean. Older requiring the owner or the occupier or the person at whose instance the erection of building or development has been commenced or is being carried on to stop the same forthwith. (2) If an order made by the Chief Executive Officer or the officer duly authorised ill' that behalf under sub-rule (I) is not complied with, the Chief Executive Officer or the officer authorised in that behalf may require the police officer to remove the owncr or the occupier or such person and al! his _assistant3 and workmcn from nremise• or to seize any construction anateräa;, tool, machinery, or other tnings used in the erection of any building or execution ot any development within such time ae may be specified in the requisition and such police officer shall comply with the requisition accordingly. (3) Whége the •erection of any building or execution of any development has been completed or nearing completion without or contrary to the permisSion of the Regional Development Authority 01 in contravention of any condition subject to which such permission has • been accorded or in contravention with the provisions of the Act or any regulations made thereunder, the Chief Executive Officer or the officer duly authorised in that behalf, may in addition to any other action that may be taken under the Act, make all order directing that such erection or development u. 01, 2018 179121) or any part thereof which is without Or contrary to the permission of the Regional Development Authority or in contravention with the provisions •of the Act or any regulations made thereunder, shall be demolished by the owner or the

occupier or the person at whose instance such erection or development has been commenced or is being carried on or has been completed, within such period, not being less than five days and more than fifteen days from the date on which a copy of the order of demolition with a brief statement of reasons therefor has been delivered to the owner or the occupier . or the person at whose instance such erection or development is commenced, as the case may be, specified in the order of demolition: Provided that no order of demolition shall be made unless the owner or the occupier or the person at whose instance such erection or development is commenced has been by means of a notice served in such manner as the Chief Executive Officer or the officer duly authorised in that behalf may Qlink fit, a reasonable opportunity of showing cause why such order shall not be made. (4) On the failure of the owner or the occupier or that person to comply with the ,order within the period specified in the order, the Chief Executive Officer or the officer authorised in that behalf may himself cause the erection or the development to which the order relates to be demolished and the expenses of such demolition shall be recoverable as arrear of land revenue

16. Services on which and manner of imposing •user charges.- The Regional Development Authority may impose lhe user charges for the services specified in the Schedule-II in a In-vestment Region at the rate and in the manner as mentioned in the said schedu!e against each type Of service

17. Rate of lease rent to be: charged.- (I) For the purpose • of fixing rate of lease rent of land in a Special Investment Region, land is divided into following categories;-• (i) Agricuhure (ii) Residential (iii) .Institutional (iv) Industrial (v) Commercial and any category of land other than the categories mentioned in clause (i), (ii),(iii) and (iv) above. (2) ibe rates gf lease rent for each category would be charged at the rate as mentioned against each category in the Schedule-III. 179(22) 01, 2018 (3) The lease rent shall be recoverable from the lessee in accordance with the terms and conditions of the lease. 18v Premium on second and subsequent transfer of land.- • (1) The Regional Development Authority shall charge premium on every second or subsequent transfer of land situated in the Special Investment Region other than agricultural land or the land allotted to a Government Agency, at the following rates:- (i) Residential: for plots measuring upto 200 square metre - Rs. 2500/- for plots measuring above 200 square metre -Rs 5000/- (ii) Industrial or any other category of land - Rs. SOOO - (2) The premium shall be payable to the Regional Development Authority at the time of seeking permission of the Regional Development Authority for second or subsequent transfer. FORM 'A' (see rule 9) NOTICE rn pursuance of section 14 of the Rajasthan Special Investments Act. 2016, read with rule 9 of the Rajasthan Special Investment Regions Rules, 2017, notice is hereby given that the draft Master Development Plan has been prepared for the following areas:- (i) (ii) (iii) (v) Copy/copies thereof shall be available for inspection by the public at the office of the Regional Development Anthority at and that copies thereof or extracts therefrom, certified to be correct shall be available for sale 10 the public at a price of Rs. per page. Any person may submit objections and suggestions with respect to the said draft Master Development Plan within a period of sixty days from the date of publication of this ractice in the Official Gazette to the undersigned. Officer appointed by. the Regionai Development Authority .4 01, FORM 'B' (see rule 10) NOTICE 2018 179(23) In pursuance of section 21 of the Rajasthan Special Investments Act, 2016, read with rule IO of the Rajasthan Special Investment Regions Rules, 2017, notice is hereby given that the draft Development Scheme has been prepared for the following areas:- (ii) (iii) (iv) (v) Copy/ copies thereof shall be available for inspection by the public at the office of the Regional Development Authority and that copies thereof or extracts therefrom, at certified to be correct shall be available for sale to the public at a price of Rs. per page. Any person may submit objections end suggestions with respect to the said draft Development Scheme within a period of 30 days from the date of publication of this notice in the Official Gazette to the undersigned. (1) (2) OMeer appointed by the Regional Development Authority SCHEDULES SCHEDULE-I (see rule 11) Provision for developmental activities to be carried out as mentioned in the Master Development Plan: A site plan for the development of the zone and show the approximate locations and extents of land uses proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals, public and private open spaces and other categories of public dild private uses; 2.3 01, '2018 4 (11) (3) Specify the standards Of population density and building density; (4) Show every area in the zone •which may, in the Opinion of the Regional Pgyelopmvnt Authority. be required or declared for redevelopment; and In particular, ,contain provisions regarding all or any of the followingmaüers, namely:- (i) (ii) (iii) (iv) (v) (vi) (viii) (ix) (x) (xi) the division of any site into plots for the erection of buildings; the allotment or

reservation of land for roads, open spaces, gardens, recreation grounds, schools, markets and other public purposes; the development of any area into a township or colony and the restrictions and conditions subject to which such development may be undertaken or carried out; the erection of buildings on any site and the restrictions and conditions in regard to the open spaces to be maintained in or around buildings and height and character of buildings; the alignment of buildings on any site; the architectural features of the elevation or frontage of any building to be erected on any plot or site; the number of residential buildings which may be erected on any plot or site; the amenities to be provided in relation to any site or building on such site whether before or after the erection of buildings and the person or authority by whom or at whose expense such amenities are to be provided; the prohibitions or restrictions regarding erection of shops, workshops, warehouses or factories or buildings of a specified architectural feature or building designed for particular purposes in the locality; the maintenance of walls, fences, hedges or any other structural or architectural construction and the height at which they shall be maintained; the restrictions regarding the use of any site for purposes other than erection of buildings; and (xii) 01, 2018 179 25) any other matter is necessary for the proper development of the zone or any area thereof according to plan and for preventing buildings being erected haphazardly in such zone or area.

SCHEDULE - II See rule 16 Services for which 7 Rate of user charges user charges shall be a User charges payable by the owner or occupier of any premises for use of or all the infrastructure facilities the municipal services provided by the Regional Development Authority in a Special Investment Region 2 i) Agriculture land -NIL user charges 3 The user charges shall be For Industrial and become due on 1st April institutional plots of each financial year the rate of user and be paid if, advance charges be Rs.8.05 per sqm per annum (to be increased by annually) subject to minimum of Rs. 1000/-per annum (iii)For Residential and Commercial plots and any category of land other than the categories mentioned in clause and QI) above rates of user charges shall be two times of the rate of user charges fixed for industrial plots from time to time subject to minimum of Rs. annum 1000/- per by 31st July of every year: Provided that the user charges for the whole or any part of the Special Investment Region would be payable with effect from the date to be notified by the State by Government notification in the Official Gazette from time to time for the Special Investment Region after the State Government is satisfied that adequate infrastructure facilities and municipal services are being provided by , Regional the Development Authority for the whole or any part of the Special Investment Region where the infrastructure facilities and municipal services are being provided. 179(26) 01, 2018 s. No. 1 2

4. Category of land Residential land Institutional Industrial Commercial SCHEDULE - III rule

Period of lease 3 For a period upto -5 years from the allotment. For the period above 5 years upto 99 years. For a period upto 5 years from the allotment. For the period above 5 years upto 99 years. For a period upto 5 years from the allotment. For the period above 5 years upto 99 years. For a period upto 5 years from the allotment For the period above 5 years upto 99 years. Rates of lease rent to be charged 4 1.25% of the Reserve multiplied by of plot of land. 2.5% of the Reserve multiplied by of lot of land. 1.25% of the Reserve multiplied by Of plot of land. 2.5% of the Reserve multiplied by of lot of land. 1.25% of the Reserve multiplied by of plot of land. 2.5% of the Reserve multiplied by of plot of land. 2.5% of Reserve multiplied by of plot of land. 5.00% of the Reserve multiplied by of lot of land". total of Price the area total of Price the area total of Price the area total of Price the area total Of Price the area total of Price the area total of price the area Note: (i) The above rates of lease rent shall stand increased by 25% after expiry of every 15 years from the date of commencement of the lease. (G) The lease rent shall also stand increased by 25% on every second or subsequent transfer of the land. 01/2018 (iii) Interest on late payment of lease rent. If the lease rent is not deposited in time, then the interest at the rate of 12% per annum shall be charged. [NO.F. 6) By Order of the Governor, Rajeeva Swarup, Additional Chief Secretary to the Government. (DMIC) 28, 2017 Gtr.w.3TR.115 2016 (2016 G. 13) 67 ETRT 70 t 31QÆfq.— 1. VI*T.— (0 a#r€ 2017 (m) "3frfiZTR" 2016 (2016 qq. 13) (u) 31fũå g, -+ 7-8 (ii) 4. fig