

RAJASTHAN URBAN AREAS (PERMISSION FOR USE OF AGRICULTURAL LAND FOR NON-AGRICULTURAL PURPOSES AND ALLOTMENT) RULES, 2012'

Rajasthan Urban Areas (Permission..... ..)Rules, 2012 13 Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-agricultural Purposes and Allotment) Rules, 20121 In exercise of the powers conferred by clause (xi-a) of sub- section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), section 54-B and 95 of the Jaipur Development Althority Act, 1982 (Act No. 25 of 1982), section 49 and 95 of the Jodhpur Development Authority Act, 2009 (Act No. 2 of 2009), section 60 and 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and section 71 and 337 of the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009), and all other powers enabling it in this behalf, the State Government hereby makes the fol- lowing rules, and orders with reference to proviso to sub-section (2) of section 74 of the Rajasthan Urban Improvement Act, 1959(Act No. 35 of 1959) that the previous publication of these rules is dispensed with as the State Government, in public interest, considers that they should be brought into force at once, namely:- CHAPTER 1 Preliminary 1. Short tithe, extent and commencement,- (1) These rules may be called the Rajasthan Urban Areas (Permission for use of Agri- cultural Land for Non-agricultural Purposes and Allotment) Rules, 2012. (2) They 'hall extent to the urban areas situated in the State of Rajasthan. (3) They shall come into force at once



2. Definitions.- (1) In these rules, unless the context other- wise requires,- (i) "Act" means the Jaipur Development Authority Act, 1982 (Act No. 25 of 1 982), the Jodhpur Develop- , •ctrc .O. .05 14 Raj asthan Urban Areas (Permission... ..)RuIes, 2012 ment Authority Act, 2009 (Act No. 2 of 2009), the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009) as the case may be; (ii) "Authorised Officer" means an officer specially authorised by the State Government, by notification to gant permission for using agricultural land for non- agricultural purposes in urban area; (iii) "Commercial purpose" means use of land or pre- mises for the purpose of trade or commerce or busi- ness whether retail or wholesale, which shall include a shop, shopping complex, marriage hall, marriage garden, conference hall, bank, restaurant, hotel, de- pot, godown, printing press, auto service station, show- room, cinema, multiplex, explosive magazine, weigh blidge, workshop, dhaba (whether pucca or tempo- rary structure) petrol pump and such other purposes or any other activity, notified by the State Govern- ment, from time to time, as commercial purpose and shall also include the use thereof partly for residen- tial and partly for commercial purposes but shall not include tourism units; (iv) "Converted land" means land for which pennis- Sion under section 90-A of the Rajasthan Land Rev- enue•Act, 1956 is granted for use of agricultural land for non-agricultural purposes and placed at the dis- posal ofa local authority; (v) "External development works" Incans and in- cludes road, water supply, sewerage and drainage syston, electric supply or any other works which Inay have to be executed in the periphery of. or cut- Rajasthan Urban Areas (Permission... ..)Rules, 20 i 2 side, a colony for its benefit; 15 (vi) "Farm house" means any plot measuring 2500 sqm. or more being developed in ecological area / rural belt / periphery belt or any other zone of the master plan having built up area not more than 10% of the plot area or 500 sqm., whicheveris less ; (vii) "Form" means a form appended to these rules; (viii) "Government" and "State" means the Govern- ment and State of Rajasthan: (ix) "Industrial area" means an area of land to be de- veloped by any person, for setting up an industry or industries including essential welfare and supporting services within the industrial area eag. residential colony for employees, entrepreneurs, staff of Indus- trial units, 'The facilities in the specified permissible facility area may include some of the facilities like recreational facilities, educational institutions, convenient shopping complex, Warehouse, Cold storage, Medical facilities, Bank, post office, Police Station, pollution control treatment plant, Electric Power Sta- tion, Water-supply and sewerage facilities, Fire- fight- ing Station, Weigh bridge, etc.; (x) "Industrial purpose" means the use of any pre- mises or land for any industry whether a small or medium or large scale unit including infomation tech- n•0iogy industry, and shall include a brick-kiln or kiln but shall not include use of any premises or land for the c.ornmercial purpose. (xi) "Infrastructure projects" n.leang activity such as Power Projects, Telecommunicati.on Project, 'Tr.ans- port Project, Water Supply Project, Solid Waste 16 Rajasthan Urban Areas (Permission.. ..)Rules, 2012 Management Project, Sewerage Treatment Plants or any project as may be specified by the State Gov- emment from time to time; (xii) "Institutional purpose" means the use of any premises or an open area by any establishment, or- ganization or association for the promotion of some object specially of general utility, charitable, educa- tional or like nature, except public utility purpose; (xiii) "Internal development works" means roads, foot-paths, parks, playgrounds, water supply, sew- ers, drains, tree planting, street lighting, provision for community buildings and for treatment and dis- posal of sewage and silage vvater wherever is pos- sible, or any other work in a colony necessary for its proper development., as may be specified by the State Government from time to time. (xiv) "Lease" means a lease-deed executed by the lo- cal authority for the allotment of the lease hold rights for a period of nin.ety nine years: (xv) "Master Plan" or "Master Development Plan" means any Master Plan or Master Develo pment Plan including draft plan prepared for any urban area in accordance with the provisions of the Rajasthan Urban Improvement Act, 1.959, the Jaipur Development Authority Act, 1982, the Jodh* pur Development Authority Act, 2009 and the Rajasthan Municipalities Act, 2009, as the case may be; (xv.i) "Medical facilities" rneans and include clinics, dispensaries, hospitals, diagnostic centers, nurse ing-homes, Naturopathy/ Ayurvedic/ Unani/ Ho- Rajasthan Urban Areas (Permission .. meopathic hospitals; 17 (xvii) "Mixed Land Use" means use of any land or premises for more than .one purpose; (xviii) (xix) (xxi) (xxii) "Multiplex" means• a building which contains one or more cinema halls, alongwith space fõr recreation and commercial activities; "Public utility/amenities" means dharamsala, place of religious worship, gaushala, public park. playground for school or college, hostel, nurser- i.es., orchards, facility areas shamshan / kabristan, old age home, leprosy treatment center, naturopa- thy centers, pensioners rest house,

night shelter, training centre for physically challenged or deaf and dumb persons. public water huts, public toilet-lets, public libraries, etc. or any other place of public utilities excluding use of medical facilities;

"Premium" means premium payable for allotment or regularisation of land under these rules;

"Residential area/housing colony/township project" means an area having residential plot/ group of plots/flat.s/groups of plots.. etc, along-with other essential facilities/amenities, excluding hostels for students. working men or working women: "Scheme" means any plan or scheme prepared in any urban area

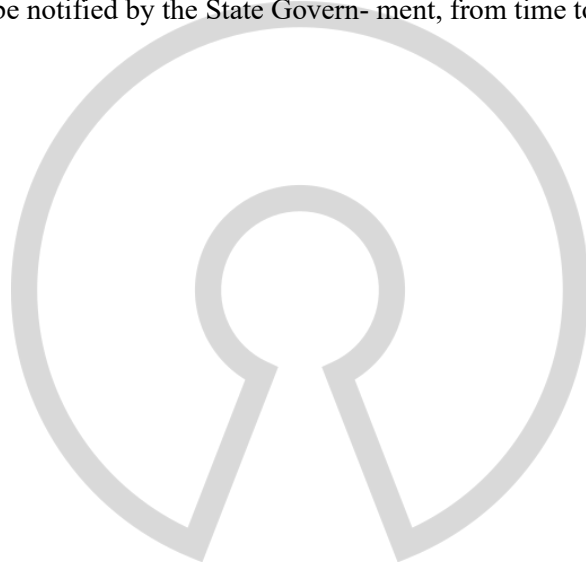
in accordance with the provisions of the Rajasthan (Housing Improvement Act, 1953) the Jaipur Development Authority Act, 1982, (the Jodhpur Development Authority Act, the Rajasthan Housing Improvement Board 1971.) (xxiii) "SEZ" means Special Economic Zone notified in 18 Rajasthan Urban Areas (Permission.

.....) Rules, 2012 (xxiv) (xxv) under the proviso to sub-section (4) of Section 3 and sub-section (1) of section 4 of the Special Economic Zone Act, 2005 (Central Act No. 28 of 2005) and includes free trade and warehousing zone; "Society" means a Housing Co-operative Society as per provisions of the Rajasthan Co-operative Societies Act, 2001 (Act No. 6 of 2002); "Tourism Unit" means a tourism project approved by the Department of Tourism, Government of India or by the Department of Tourism, Government of Rajasthan and shall include,- (a) a heritage hotel; (b) a motel which provides wayside facilities under one roof, such as accommodation, food, repair shop and the like; (c) a camping site with furnished tented accommodation, having at least fifty tents along with bathroom and toilet facilities; (d) a resort providing sports and recreational facilities, riding, swimming and social amenities with boarding and lodging arrangements; (e) an amusement park providing various type of rides, games and amusement for children as well as for adults; (f) a safari park developed with the permission of the Forest Department; (g) an aerial ropeway established under the prevailing rules and regulations; (h) a health Spa, other medical health related activities such as yoga etc., Golf Academy, Rajasthan Urban Areas (Permission.) Rules. 2012. 19 (xxvi) (xxvii) (xxviii) Golf Course or other sports related activity attached with units mentioned in sub-clause (a) to (f) above; (i) an art gallery, handicrafts market; and (j) any other related units declared as Tourism unit by the Department of Tourism, from time to time. "Town Planner"

means Chief Town Planner or Additional Chief Town Planner or Director, Town Planning or Senior Town Planner or Deputy Town Planner or Assistant Town Planner appointed by the State Government or the Local Authority, as the case may be. "Urban assessment" means annual charges recoverable from the lessee or sub-lessee for the grant of lease hold rights; and "Zonal or Sector Plan" means the sector or zones in which the urban area is divided for the purpose of development of such area, in the Master Draft plan or Master/Local Development plan or scheme or any plan, as the case may be. (2) Words and expressions used but not defined in these rules shall have the same meanings as assigned to them in the Rajasthan Land Revenue Act, 1956, the Rajasthan Tenancy Act, 1955, the Jaipur Development Authority Act, 1982, the Jodhpur Development Authority Act, 2009, the Rajasthan Urban Improvement Act, 1959, the Rajasthan Municipalities Act, 2009 and rules made there under.

CHAPTER- 3 Permission for use of agricultural land for non-agricultural purposes and allotment of land 3c Restrictions.- (1) No permission shall be granted under section 9(1) of Rajasthan Land Revenue Act, 1956 in respect of agricultural land for non-agricultural purposes and allotment of land in an Urban area shall be granted in the following circumstances, namely:- (i) Desired non-agricultural purpose is not permissible in accordance with the law applicable in the area or is not in consonance with the master plan or any other development plan or scheme as amended, from time to time or modified on the direction issued under the Act by the State Government; (ii) Land is under acquisition under the provisions of the Land Acquisition Act, 1894 (Act No. 1 of 1894); (iii) Land falling within the limits of railway boundary, National Highway, State Highway or any other road maintained by the Central or State Government or any Local Authority as specified in any Act or Rules of the Central or State Government made in this behalf, or within the limit specified in the guidelines of the Indian Road Congress for establishment of industry from the middle point of National Highway / State Highway / Major District Road / Other District Road / Rural Roads, whichever is longer; (iv) Land within 200 mts. from the boundary of Historical Monuments and places of Archeological importance, Archaeological Monuments, Heritage Precincts and other restricted area declared by the Government; (v) Land falling within the prescribed distance on either side of the center line of the underground pipeline of oil companies; (vi) Land falling within the distance as notified from time to time by the Central or State Government regarding boundaries of oil storage depots, gas godowns, petrol pumps or any other explosive storage depots; (vii) (Gair khatedari land: (viii) and

forming part of the forest area or notified as Forest Rajasthan Urban Areas (Penmission.)Rules, 2012 21 Land under the provisions of the Rajasthan Forest Act, 1 953 (Act No. 13 of 1 953) or under any other law for the time being in force; (ix) Land within restricted area of the Wild Life Sanctuary and National Park under the provision of relevant law; (x) Land belongs to any Government department, or belongs to deity or social, religious, spiritual or charitable trust, or waqf or of part of any archeological, cultural, or historical importance site: Provided that where any public trust registered under the Rajasthan Public Trusts Act, 1959 (Act No, 42 of 1959) or any registered chantable institution intends to use its agricultural land or holding or part thereof, for any non- agricultural purpose permission may be granted, if returns or proceeds received there from shall be used for the pur- poses of fulfillment of its aims and objectives; (xi) Land on which conversion or perm.ission of allotment has been restricted by any order passed by the Court. of com- petentjurisdiction; (xii) Land falling under the water bodies, or lakes, reservoirs, dam including the land falling under submergence and flow area of pond or river or nallah or lake, etcv or land being used as any cremation [burial ground; (xiii) Land för which proceedings under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act No. 33 of 1 976), the Rajasthan Imposition of Ceiling on Agricultural Holdings Act, 197.3 (Act. No. I I of 1 973) and the Rajasthan Land Reförrens and Acquisition of Land (-)wners Estate Act, 1963 (Act No. I I of 1 964) are pend- l.ug•; and (xiv) I-tand falling withm the category restncted by the Central 22 Rajasthan Urban Areas (Permission...)Rules, 2012. Government or State Government. (2) No permission shall be granted without prior approval of the State Government in the urban areas of Mount Abu, Jaisalmer, Nathduara, or Pushkar, or any other area, as may be notified by the State Govern- ment, from time to time



4. Application for Permission.- (1) Application for grant of permission under section 90-A of the Rajasthan Land Revenue Act, 1956 in respect of land situated in urban area shall be made to the Authorised Officer in



Form-I along with,- (i) an affidavit in Form-2; (ii) an indemnity bond in Form-3; (iii) a copy of receipt in proof of the payment of amount calculated at the rate of 10% of the premium prescribed by the notification under these rules; (iv) duly attested proof of the title of the land i.e. copy of jamabandi, copy of the trace of revenue map etc.; (v) Key Map, drawn in suitable scale (not less than 1 : 15,000) showing the site in relation to its location such as existing approach roads and other physical features around the site. ; (vi) Survey Map/ Total Station survey of the site including area within a minimum 200 meter periphery of the site. The Survey map will be drawn to a scale of 1 : 2,500 showing- (a) Boundaries of the aforesaid land and the adjoining areas, showing therein the Khasra numbers or plot numbers, as the case may be; (b) Existing structures, kachcha or pucca and use to which they are put; (c) The details and salient of existing and proposed roads shown in the master plan/ sector plan/ road network plan; Rajasthan Urban Areas (Permissions.) Rules, 2012 (d) Approach roads up to the proposed site; (e) High / Low tension electric lines and transformer; (f) Oil/gas supply line; (g) Other existing physical features such as nallahs, water bodies, well-electric lines, telephone lines, water supply and sewer line etc and levels of the site with respect to the access roads and contours on an appropriate scale; (h) The north direction and the scale. (vii) Layout Plan of the site shall indicate applicant's proposals on a scale of 1 : 500 showing the manner in which he intends to develop the land and shall include the following, as per the standards laid down in the rules and relevant Town-ship Policy issued by the Government, namely:- (a) reference to the various uses of land proposed in the scheme shall be indicated by clearly indicating the areas under Residential, Commercial, Parks and Open Spaces, Educational, Roads and Streets and other uses, and their percentages in relation to the total land area. The layout plan for single patta or plotted development, as the case may be, shall contain all dimensions in meter including the area calculation details in Form-4: (b) super imposition of Khasra boundaries on the layout plan, part Sector Plan and part Master plan; (c) reference to various sizes of plots as proposed in the scheme shall be made in the drawing, Area calculation details will be given in Form-4: (d) reference to rights of way of roads as proposed in the scheme shall be made in the drawing (e) index of all notations used 24 Rajasthan Urban Areas (Permissions.... 2012 (viii) In case applicant desires for single patta, he shall submit Site Plan of the land in lieu of Layout Plan as mentioned in clause (vii). (2) Application under sub-rule (1) along with its enclosures shall be submitted in quadruplicate (one original set and three sets attested by the applicant himself). (3) The amount deposited along with application under sub-rule (1) shall be refundable in case of rejection of application and otherwise adjustable against the premium to be deposited under these rules. (4) All the plans and statements submitted along with the application shall be duly signed and authenticated by the applicant also. (5) The applicant shall furnish such other relevant information as may be required by the Authorised Officer or as the State Government may direct. (6) The applicant shall also submit the soft copy of the application along with all the forms/documents/statements. (7) Application under this rule, if the applicant desires, may be submitted On-line in cases of such Local Authorities wherever the Authorised Officer concerned have appropriate arrangements for this purpose. 5. Register of application.- All applications received by the Authorised Officer under rule 4 shall be entered in a register maintained in

Form-5

6. Scrutiny and enquiry of applications.— (1) The Authorised Officer shall within five days of the receipt of the application, send one set of application to the Local Authority and one set of application to the Tehsildar for their consent, who shall communicate its consent/objection in



Form-6 after due examination within fifteen days of the receipt of the application. (2) If the Tehsildar has failed to communicate its consent/objection than after the lapse of period specified in sub-rule (1), such consent Rajasthan Urban Areas (Permission... n.. shali be deemed to be accorded, -)Ruies•, 2012 25 (3) On receipt of set of application sent by the Authorised Officer, the Local Authority shall scrutinize and examine the application as per details given in Form-7 and ensure that the layout. plan is in conformity with the master plan and sector plan of the area. (4) The layout plan shall be scrutinized by the Local Authority within five days from the date of receipt of application with reference to provisions of the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvement of Plots) Rules 1975, building regulation or by laws of that Local Authority, norms and conditions provided under the Township policy, time being in force and other policies or directions issued by the State Government from time to time. (5) After examination of the layout plan, details of the application and scrutiny under sub-rule (3)) the consent]objection of the Local Authority shall be communicated, without waiting the •final approval of layout plan,• within fifteen days from the date of receipt of application to the Authorised Officer in Form-8. (6) Within seven days of receipt of an application under rule 4, the Authorised Officer shall scrutinize it and verify or caused to be verified in Form-9 the contents and facts envisaged in the application and in other supporting documents, such as, (a) (b) (c) (d) (e) khatedari rights and area of the land as per revenue record; report. of enquiry, •if any, as to whether the land is under acquisition or not: report on. legal issues. if any, on the subject matter; verification of the indeff.mity bond., and affidavit, any other legal documents, which are found necessary and essential by the Authorised Officer. (7) After the scrutiny under sub-rule (6) the Authorised Officer, without waiting the consent of the Tehsildar or the Local Authority, 26 Rajasthan Urban Areas (Permission.... s.)Rules, 2012. shall issue a public notice for seven days in Form- 10 calling upon objections of any interested person. The notice shall be exhibited by the Authorised Officer on the notice board of his office and shall also be published in a State level newspaper on the cost of the applicant. (8) If after scrutiny of documents and other details under sub-rule (6), the Authorized officer is of the opinion that any additional relevant information on the subject matter required to be sought; he may require the applicant within a period of ten days from the receipt of the application to submit the same and the applicant shall be bound to submit such additional information within ten days, failing which the application may be disposed off ex-parte within the stipulated period under rule 7

7. Disposal of application.- (1) Each application submitted under rule 4 shall be examined, and enquired by the Authorised Officer separately under rule 6. The Authorised Officer, considering all the facts including reports from the Tehsildar and the Local Authority under rule 6, is of view that the desired non-agricultural purpose is permissible in accordance with the law applicable and in conformity with the Master Plan, may grant the permission applied for, otherwise refuse the permission, The application shall be disposed off by the Authorised Officer within forty five days from the date of its receipt. If the application is accepted by the Authorized Officer he may issue permission in



Form-I I . If the Authorised Officer fails to dispose off the application within the stipulated period of forty five days he shall record the reasons thereof. (2) In case of rejection of application the Authorised Officer shall record the reasons in writing and shall, on demand, refund the amount deposited along with the application under rule 4. (3) After grant of permission under sub-rule (1) a copy of the same shall be sent to. (i) the concerned Tehsildar for mutation of the land in the rev- Rajasthan Urban Areas (Permission.)Rules, 2012 27 enue record in favour of the Local Authority, "The Tehsildar shall sanction mutation and send a copy of the same to the Local Authority within seven days from the date of issuance of the permission. If the Tehsildar fails to sanction the mutation within the stipulated period it shall not affect the further proceedings of the Local Authority in the matter under these rules. A consolidated list of all such permissions shall be sent on 5th day of every month by the Authorised Officer to the Collector for monitoring and ensuring the compliance by the Tehsildar; (ii) the Local Authority for allotment of land for permitted non-agricultural use, and (iii) the person whose khatedari rights has been extinguished; by registered post. (4) In case the Authorised Officer fails to pass an order within the period specified under sub-rule (1) he shall submit the file within three days to the Officer appointed by the State Government for this after recording reasons for delay, who shall extend the period for next fifteen days and shall also inform the applicant: Provided that if the Authorised Officer has failed to pass the order in the above extended period, then the matter shall be referred again to the Officer appointed by the State Government for this purpose for further extension of period or passing appropriate order for the disposal of the matter. Information of such matters shall be sent by such officer to the State Government every month. 8, Approval of Layout Plan.- After grant of permission the applicant shall get the approval of the Local Authority on layout plan as per prevalent law (1) The applicant shall pay 9. Premium and other charges, such amount of premium as may be notified by the State Government, from time to time 28 Rajasthan Urban Areas (Permission. ...)Rules, 2012 (2) Premium and urban assessment or lease rent under these rules shall be deposited by the applicant within ninety days of demand raised by the Local Authority concerned: Provided that if the allottee fails to deposit the premium, urban assessment/ and other charges to the concerned Local Authority within ninety days of the demand raised by the Local Authority, the interest at the rate of fifteen percent per annum shall be charged after the expiry of above period. Provided further that if the applicant fails to deposit the said amount, even after expiry of six months from the date of receipt of demand notice the permission under these rules shall be deemed as cancelled

10. Exemption of premium etc.- (1) No premium shall be payable by any department of State Government for permission to use agricultural land for non-agricultural purpose for any official use, (2) The State Government shall have the powers to exempt pre- mium or grant such concession on premium in such cases as may be notified by the State Government, from time to time. The Allotment of land by Local Authority. - (1) Local Authority after satisfying that the,- (ii) (iii) (iv) permission under sub- rule (1) of rule 7 has been granted by Authorized Officer; payment of premium. and urban assessment. under these rules have been deposited; layout plan has been approved under prevalent provisions of law and other charges with regard to approval of layout plan as specified by the State Government from time to time has been deposited; and external development charges and internal development charges and other charges as may be fixed Rajasthan Urban Areas (Permission.... ,,,)Rules, 2012 29 by the State Government or Local Authority from time to time, has been deposited, shall pass the order to allot the land and issue the lease deed or single patta to the applicant within fifteen days of fulfillment of above conditions , as the case may be. (2) The Local Authority shall issue lease deed subject to, the directions of the State Government, The State Government may, from time to time, issue directions that in certain type of cases lease deed shall be executed with the prior approval of the State Government. (3) Allotment of land shall be made in favour of person to whom permission is granted under sub-section (6) of section 90-A of the Rajasthan Land Revenue Act, 1956 or in favour of his successor, assignees or transferees. CHAPTER Regularisation and allotment of land placed at the disposal of the Local Authority under sub-section (8) of section 90-A of the Rajasthan Land Revenue Act, 1956 12. Application of Chapter III.- Notwithstanding anything contained in Chapter 11 of these rules, provisions of this Chapter shall apply on the land on which rights and interest has been terminated under (8) of section 90-A of the Rajasthan Land Revenue Act, 1956 13. Termination of rights and interest.- (1) Where all rights and interest of a person has become liable to be terminated under sub- section (8) of section 90-A of the Rajasthan Land Revenue Act, 1956, the Authorized Officer, on his own motion or on a made by the Local Authority shall serve a notice. of seven days

Form- 12 to the khatedar tenant. In addition to the above a public notice in Form-13 shall also be exhibited by the Authorised Officer for a period of seven days on the 30 Rajasthan Urban Areas (Permission...) Rules, 2012 notice board of his office, calling upon objection of any other interested person or persons. A copy of notice shall also be published in at least one local newspaper. A copy of notice in Form-13 shall also be sent to the Tehsildar of the tehsil for his concurrence. In absence of any communication from the Tehsildar, after lapse of fifteen days, it shall be deemed that the Tehsildar has no objection. (3) After expiry of seven days from the service of notice, the Authorised Officer shall summarily examine the matter and if he thinks fit, may record a statement of any person who appears in pursuance to the notice issued under sub rule (1) or (2). (4) The Authorised Officer may for the purpose of enquiry,- (ii) (iii) (iv) call for any information or record from any officer or authority under the State Government or the Local Authority; examine and record statement of any interested person or any other person or officer under the State Government or the Local authority; inspect the land after due notice to the parties concerned; and direct the Local Authority to get survey of the land, (5) The Authorised Officer shall,- (i) after considering the objection and representation received in writing in pursuance of notice issued under sub rule (1) or (2) has been issued; (ii) after examining the records produced before him; and (iii) after careful consideration of all the relevant factors and evidence placed before him; pass an order for termination of rights and interest of such person in the said land and for vesting of the said land in the State Government (6) The proceedings shall be conducted summarily and The Rajasthan Urban Areas (Permission.....) Rules, 2012 shall be concluded within a period of fifteen days from the first date of the notice published under sub-rule (2). (7) After issuing orders under sub-rule (5) a copy of the same shall be sent to,- (i) the concerned Tehsildar for mutation of the land in the revenue record in favour of the concerned Local Authority of the fact that from the date of issuance of such order, said land shall be placed at the disposal of the concerned Local Authority, The Tehsildar shall comply with the order and send a copy of mutation to the Local Authority concerned within seven days from the date of issuance of the order. A consolidated list of all such orders issued shall also be sent to the Collector on 5th day of every month for monitoring and ensuring compliance by the Tehsildar if the Tehsildar fails to enter such mutation in the revenue record, it shall not affect the further proceedings by the Local Authority/Authorised Officer. (ii) the Local Authority concerned for allotment of land/sanctioning of layout plan as per the permitted non-agricultural use; and (iii) the person, by registered post, whose khatedari rights has been terminated. 14, Restrictions on regularisation/ allotment of land for non-agricultural purpose.- (J) Restrictions specified under rule 3 shall also apply for allotment/regularisation of land under this Chapter: Provided that allotment/regularisation under this Chapter shall not be affected in those cases which are allowed under the orders of the State Government issued, from time to time. (2) Nothing in this Chapter shall apply to any land belonging to deity, Devasthan Department, any public trust or any religious or charitable 32 Rajasthan Urban Areas (Permission ...) Rules, 2012 table Institution or a wakf. (3) No proceedings or orders under this Chapter shall be initiated or made in respect of lands for which proceedings under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (Central Act No. 33 of 1976), the Rajasthan Imposition of Ceiling on Agricultural Holdings Act, 1973 (Act No. 11 of 1973) and the Rajasthan Land Reforms and Acquisition of Land Owners Estate Act, 1963 (Act No. 11 of 1964) are pending

15. Regularisation and approval of layout plan.- (1) From the date of order passed under sub-rule (5) of rule 13, the land shall be deemed to have been vest in the State Government free from all encumbrances and placed at the disposal of the Local Authority under section 102A of the Rajasthan Land Revenue Act, 1956 (2) Subject to- the provisions of rules, bye-laws made under the law applicable to that Local Authority, the said land or part thereof shall be available for allotment or regularization by the Local Authority for any permissible non-agricultural purposes. (3) Allotment or regularisation of land so placed at the disposal of the Local Authority shall be made by Local Authority only after the approval of layout plan in accordance with the rules, regulations or bye-laws made under the law applicable to that Local Authority. If layout plan is not submitted, the Local Authority shall himself make arrangements for survey of the site and prepare the layout plan. (4) The cases in which colonies developed before June, 1999 with a minimum ten percent constructed area and with a maximum seventy percent saleable area shall be approved by the Local Authority subject to fulfillment of other norms; if any, as may be fixed by the State Government, from time to time. Provided that the cases of colonies having constructed area less than ten percent or saleable area of more than seventy percent shall be referred by the Local Authority with full justification to the Rajasthan Urban Areas (Permission, etc., State Government for appropriate direction. 3.3 (5) Not later than seven Days of the approval of layout plan, the Local Authority shall publish a public notice at least in two State level newspapers inviting applications from the persons entitled under sub-section (8) of section 90-A of the Rajasthan Land Revenue Act, 1956 for the allotment.

1.6. Application for regularisation.- (1) The land available for allotment or regularisation and for which layout plan has been approved shall be allotted or regularised to a person or persons having possession over such land or part thereof, as the case may be, on- the basis of allotment made or Patta given by a Housing Cooperative Society or a Will or any other document purporting transfer of land to them either by the person whose rights and interests have been ordered to be terminated under sub-section (8) of the section 90-A of the Rajasthan Land Revenue Act, 1956 or by any other person claiming through such person. Application by such person for allotment or regularisation shall be submitted Form- 14 in triplicate (one original set and two sets attested by the applicant himself) along with affidavit in

Form-159 indemnity bond in Form-16 and other documents in support of his application. (2) Application under sub-rule (1) shall be submitted before the Local Authority within thirty days of issuance of public notice under sub-rule (1). (3) The applicant shall attach with the application a copy of challan as a proof of deposit of premium: Provided that if the applicant fails to submit application and deposit the amount of premium and other charges as may be fixed by the State Government from time to time, within the above stipulated period the interest at the rate of fifteen percent per annum shall be charged from the date of expiry of above period. (4) The application shall be accompanied by a proof of title of the land, sale deed, agreement to sale, power of attorney, Will or patta in original and attested copies of such document, for the satisfaction of 34 Rajasthan Urban Areas (Permission). The Local Authority that the land belongs to the applicant and in possession of applicant. (5) The premium under this rule shall be payable on such rates as may be notified by the State Government from time to time. (6) All the plans and statements submitted along with the application shall be duly signed and authenticated by the applicant also



17. Register of applications.- All applications received by the Local Authority under rule 16 shall be entered in a register maintained in



Form-17

18. Scrutiny and enquiry of applications.— (1) On receipt of an application under rule 16, the Local Authority shall scrutinize it and verify or caused to be verified the contents and facts mentioned in the application and in other supporting documents, such as -- (a) verification of the indemnity bond, affidavit; (b) verification of sale deed/agreement to sale/power of attorney/WilVPatta etc.; (c) proof of possession; (d) verification of permissible land use; and (e) deposit of premium and other charges as may be fixed by the State Government. (2) If after scrutiny of documents and other papers Local Authority is of the opinion that any additional relevant information is required, he may ask the applicant in writing within a period of fifteen days from the receipt of the application to submit the same and the applicant shall submit such additional information within fifteen days, failing which the application may be disposed off ex-parte within fifteen days after the expiry of above period: Provided that if the application is rejected due to non-submission of additional information as required, the applicant may submit new application along with interest and in that case the amount of premium deposited earlier shall be adjusted. Rajasthan Urban Areas (Permission.)Rules, 2012 35 19. Allotment [regularisation of land by Local Authority.- (1) Local Authority after satisfying that the,- (i) (ii) (lii) (iv) tenancy rights on the land has been terminated under sub-rule (5) of rule 13 by Authorized Officer; payment of premium and urban assessment under these rules have been deposited; layout plan has been approved under relevant provisions of law applicable to that area and other charges with regard to approval of layout plan as specified by the State Government from time to time has been deposited; and external development charges and internal development charges and other charges as may be fixed by the State Government or [Local Authority from time to time, has been deposited. shall pass the order to regularise the land and issue lease deed or single patta For the land to the applicant or to his successor, assignees or transferees within fifteen days of fulfillment of above conditions, as the case may be (2) The Local Authority shall issue lease deed subject to the directions of the State Government, The State Government may, from time to time, issue directions that in certain type of cases lease deed shall be executed with the prior approval of the State Government (3) In case rejection of the application reasons shall be recorded for the same in writing by the Local Authority. CHAPTER-IV Miscellaneous 200 Liability for Urban Assessment or (Ground Rent.- , i) Urban Assessment or ground rent shall be as follows: (a) In case of land to be used for residential purposes: Provided that the allottee may, if he so desires, deposit one time urban assessment or ground rent which would be equal to eight times of full yearly urban assessment, including the year in which the payment is made, Such a payment would exempt the allottee or transferee from further liability of payment of urban assessment on the leased property. Explanation: In this Chapter "residential price" means the price equal to four times of the premium prescribed for residential use of land. (2) Forty percentage of the collected amount of urban assessment or ground rent may be retained by the Local Authority as a service charge for the collection and sixty percent amount shall be deposited with Government as Government receipts. (3) "The urban assessment or ground rent once fixed under these rules shall be liable to revision after every fifteen years and also at such transfer by sale or gift or otherwise and such increase shall at each stage be twenty five percent of the urban assessment or ground rent at the time of such revision or as the case may be

21. Deposit of premium and Urban Assessment.- The amount of premium or urban assessment or interest shall be deposited under the relevant revenue receipt head of the State Government or Local Authority applicable and as specified by the state government, from time to time

22. Lease Deed.- Lease deed shall be in such form as may be specified by the State Government 23. Term of lease The leasehold rights shall be for ninety nine years. The said period may be extended by the State Government on such terms and conditions and on deposit of such premium or urban Rajasthan Urban Areas (Permission. , 2012 37 assessment as may be specified by the State Government from time to time. 24+ Reversion,- Any person who has surrendered his tenancy rights and got the land allotted under these rules may, at any time before the execution of lease deed, apply to the Authorised Officer for reverting the land for the original use. The Authorised Officer, with prior approval of the Local Authority, shall pass an order for reversion and on such reversion the status of land shall be the same as it was before he had surrendered his tenancy rights, but he or any other person shall not be entitled to get refund of any

amount paid for conversion for allotment or otherwise,, 25. Transfer of land or sub-lease.- (1.) 'The lessee may further transfer or sub-let the land, the terms and conditions and other provisions contained in these rules shall mutatis mutandis apply to transferee or sub lessee, as if the land in question has been let out or transferred by the Local Authority, (2) The period of the sub-lease shall be determined by the lessee but in no case it shall exceed beyond the period of original lease. (3) The sub-leases shall be governed by all other terms and conditions prescribed in these rules or any separate orders that may be issued in specific matter in this behalf by the State Government, from time to time. 26e Non-construction penalty. - (1) If a person has not constructed a building within seven years from the date of issue of the lease deed of the plot, he shall be liable to pay the penalty for every year of default of construction at the rate of two and half percent per year of the residential price of the area prevailing at the time of allotment / regularisation of land Provided that if any person fails to construct the building within the time stipulated above, then the period may be extended by the Local Authority for next five years if such person may deposit the penalty 38 Rajasthan Urban Areas (Permission)Rules, 2012 double of the rate specified above. Provided further that the person has not constructed a building even after the extended period specified in this sub-rule the allotment of such land shall stand automatically cancelled. (2) Notwithstanding anything contained under sub-rule (1) the State Government may, in appropriate cases, regularise such cancellation of the land and extend the period of construction of building for such period as it deems fit, if the allottee is prepared to pay a penalty for every year of default of construction at the rate of five percent of the residential price at the time of allotment / regularisation of land

27. Transfer of name.- In case of transfer of land, registered sale deed , gift deed , or Will or other documents shall be submitted along with application to the Local Authority for transfer of name in favour of transferee. The transfer fees at the rate of rupees ten per square meter for every transfer shall be deposited along with the application: Provided that no fee under this rule shall be charged in death cases

28. Interest.- A person, who fails to deposit the amount of premium or urban assessment or other charges within the time specified by Local Authority, shall be liable to pay interest at the rate of fifteen per cent per annum from the date of expiry of such period

29. Recovery of arrears.- Arrears of premium or urban assessment or interest, internal/external development charges outstanding against a person under these rules, shall be recoverable as arrears of the land revenue under the Rajasthan Land Revenue Act, 1956. 30, Application of provisions of other rules, bye-laws etc. - Except as otherwise provided in these rules, the provision of rules and bye-laws made under the Act shall mutatis mutandis apply for land placed at the disposal of the Local Authority

31. Up keep of receipt register.- In order to make the trans- Rajasthan Urban Areas (Permission..
..)Rules; 2012 39 parency the details of the case shall be maintained in the register in



Form-18 or Form-19, as the case may be. The updated and fortnightly information shall be forwarded to Government through On-line and shall also compulsorily be made available on the web-site of the Local Authority

32. Documentary evidence of allotment.— For every allotment or regularisation under these rules a document evidencing the same shall be prepared in appropriate forms as may be determined by the State Government which shall be signed for and on behalf of Governor of the State by the Chief Municipal Officer or Secretary of the Local Authority or by the officer authorized by the State Government in this behalf, as the case may be, and shall be duly stamped and registered at the expense of the allottee or the purchaser. 33, Removal of doubts,— If any doubt arises, relating to interpretation, scope or application of these rules, decision of the State Government shall be final

34. Revocation of allotment.— If after the allotment or execution of lease deed it is found that the allotment or lease deed have been obtained by way of misrepresentation, on the basis of fraudulent documents, with collusion, in contravention of law or any terms and conditions of allotment or lease deed are violated then the Local Authority shall after giving reasonable opportunity of hearing to the allottee revoke the allotment and the land along with any construction thereon, shall be deemed to be vest in the Local Authority free from all encumbrances, and the Local Authority shall not be liable for any damage, whatsoever caused to any person 35. Power to impose more conditions.— The land allotted on payment of premium shall further be subject to levy of such rent, revenue, betterment tax and development charges or other charges as may be imposed by the State Government or the Local Authority and shall further be subject to such terms and conditions and restrictions as 40 Rajasthan Urban Areas (Permission.. 2012 the State Government or the Local Authority may impose or order under any law or enactment for time being in force in this regard

36. Power to call records and revise orders.— The State Government may in appropriate cases, exercise the powers conferred under section 83 of the Rajasthan Land Revenue Act, 1956

37. Power to relax rules.— In exceptional cases where the State Government is satisfied that operation of these rules causes hardship in any particular case or where the State Government is of the opinion that it is necessary or expedient in public interest to do so, it may relax the provisions of these rules in respect of the rate or other charge, interest, penalty, conditions imposed in relation to any allotment to such extent and subject to such conditions as it may consider necessary for dealing with the case in a just and equitable manner

38. Repeal and Savings.- (1) All notifications, circulars, orders issued by the State Government from time to time in relation to matters covered by these rules. and which are not consistent.to these rules, shall stand superseded to the extent of inconsistency as from,the date of the commencement of these rules. (2) Any action taken or things done under superseded notifica- tion, circular, orders prior to coming. into force of these zules. shall be deemed to have been taken or done under these rules. Raj asthan Urban Areas
(Permission.



Form 1 [See Rule - 4(1)] .)Rules, 203.2 41 Application for permission and allotment To, The Authorised Officer, PHOTO Sub Application for permission of use of agricultural land for non-agricultural purposes and allotment. Sir, IWe hereby apply under section 90-A of the Rajasthan Land Revenue Act, 1956 for permission of use. of agriculture land for non- agricultural purposes, the particulars where of are given here under; 1. 2



3. Details of the applicant (a) Name (b) Father's/Husband's name (c) Complete address Details of the area applied for: (a) Name of village and tehsil (b) .Khasra no. and area Enclosures with application (a) Certified copy of power of attorney duly registered/stamped, if application is filed on behalf of others. (b) Certified copy of registration (in case applicant is a firm/institution/company) (c) Certified copy of memorandum/article of association and resolution of the Board of Directors in favour of the authorised Director (in case applicant is a company) (d) Certificate of registration under the Rajasthan Township Policy Act, 2010 (if applicable) 42 4 5 6 7 8 Rajasthan Urban Areas (Permission...)Rules, 2012 (e) Certified copy of the order of competent authority for change in land use, wherever it is required. (f) Certified copy of documents viz. sale deed, etc. in support of ownership and details of applied land (g)

Affidavit in



Form-2 duly attested by a Notary Public (h) Indemnity bond in Form-3 duly attested by a Notary Public
 (i) Copy of latest Jamabandi (certified by the patwari) (j) Khasra superimposition on layout plan and master plan, sector plan (if any) (k) Trace of khasra Map (l) Lay out plan (Site plan in case of single patta)
 (m) Key Plan (n) Survey Map (o) Area calculation details in Form-4 (p) Identity proof of the khatedar/applicant Purpose for which the land will be used If there is any HT/LT line or transformer in the plot boundary Whether applied land is under acquisition Whether the proceedings are pending under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the land applied for. Whether the land is declared surplus or for which proceeding are pending under the Rajasthan Imposition of Ceiling on Agricultural Holdings Act, 1973 or under the repealed Chapter 111B of the Rajasthan Tenancy Act, 1955.
 43 9 IO 11 12 13 14 15 16 17 18 19 20 21 Rajasthan Urban Areas (Permission.....) Rules, 2012 Whether the land belongs to deity, Devasthan Department, any public trust or any religious or charitable institution or a wakf. Distance from the Railway line, National Highway, State Highway and any other road. (a) Pending court cases (if any) (b) Details of stay order or injunction order passed by any competent court Width of the approach road to the applied land Area of the land falling under master plan/ sector plan/road area network plan to be surrendered free of cost. Net area for which layout plan is to be issued (as per Form 4) Rate of premium charges payable No. and date of the challan and amount for making of payment under sub-rule (3) of rule 4. (copy of challan to be attached) Any other relevant information Total No. of documents Total No. of pages Soft copy of application along-with enclosures mentioned at item no. 3 and 16 Date of application Declaration (1) I/we hereby certify that the above particulars are correct according to my/our knowledge and belief. (2) It is declared that the application with affidavit, indemnity bond and above mentioned documents is hereby submitted for permission for use of land for ————— purpose (specify category of non agriculture use). I/we are willing to extinguish my/our tenancy rights for using the said land for above non-agriculture purpose therefore grant me/ us the required permission in accordance with law. (3) It is also hereby declared that the aforesaid land for which the permission has been sought for use of non-agriculture purpose is not under any restricted category specified under rule — 3 of the Rajasthan 44 Rajasthan Urban Areas (Permission... ..) Rules, 2012 Urban Areas (Permission of use of Agricultural Land for Non-agricultural Purposes and Allotment) Rules, 2012. Address of applicant Contact No. and E-mail address Signature of applicant (Name) Applicant RECEIPT has submitted the application on dated which has been registered at No. in the register on dated The matter shall be processed and disposed of in accordance with the rules applicable. The date of meeting and information regarding additional documents if any shall be informed within 15 days either telephonically or will be available on web-site of the Local Authority. Signature of the receiving authority Form-2 [See Rule - 4]
 Affidavit Slo Shri PHOTO Age District I/we do hereby take oath and declare as follows:- 1. S.No. 2

3. That I/we am/are the Khatedar of the land mentioned as under and no stay/injunction order by any court is in force with- re- gard the land applied for granting permissiOn for use of such land for non-agriculture purpose in the application form and the land is free from all encumbrances and disputes.Details of Land (Village and Khasra No.) Area That I/we am/are willing to get our tenancy rights extinguished for the purpose mentioned in the application and as per the provisions ofthe relevant taws.

That I/we do hereby abide ourselves to pay all the dues and Rajasthan Urban Areas (Permission...)Rules, 2012 45 4. 5. 6. 7. 8. amount as per prevelant iaws and rules to the Local Authority. That no sale of plot I land or building shall be made prior to the approval of Lay out Plan of the land appiied for by the Local Authority and without prior permission of Local Authority. That all directions and orders issued from time to time by the State Government and the Local Authority will be complied with by the applicants. That the Land applied will be used for the purpose as per permission granted only and will be developed as per pre- scribed norms of the Local Authority and as per approved Lay- out Plan. That the documents attached and enclosed to the application are true and authentic to the best of my knowledge and noth- ing is hidden by me. That I/we do hereby abide ourselves to follow the provisions of relevant building bye-laws, regulations, rules applicable with regard to the Local Authority. Deponent Verification I, the above named deponent do hereby verify that the contents of para 1 to 8 of the above affidavit are true and correct. Nothing is being concealed therein and no part of it is false. So help me God. Identified by me:



Form- 3 [See Rule - indemnity Bond Shri Age R/ Deponent PHOTO District—)/we do hereby take oath and indemnify as follows:- (i) That I/we am/are the Khatedar of the land mentioned as un- der for which application being submitted for granting permis- Sion for non-agricultural purpose/allotment of converted land 46 Rajasthan Urban Areas (Permission. ...)Rules, 2012 under section 90 A of Rajasthan Land Revenue Act, 1956 S.No. Details of Land (Village and Khasra No.) Area (ii) That I/we do hereby abide ourselves to indemnify the Local Authority for any loss caused jf any, dueto permission granted by the Local Authority in the matter. (iii) That I/we .do hereby further abide ourselves to indemnify the Local Authority for any loss caused if any, due to anydispute arisen in the matter due to approval of the scheme or any act committed or omitted by the applicant. W) That the Local Authority shall have every right to withdraw the permission and cancel the scheme of applicant on breach of any condition, rule or order on the part of applicant and the applicant will be liable for any pecuniary loss caused to any- body in this process. Applicant Form -4 [See rule -4(1)(vii)] AREA CALCULATION FORMAT A. Single Patta Cases a) Details of calculation of total plot area is as per sheet attached S.N. 1 2 Particulars Total Area Area under sector road / master plan road / highway, etc. (surrender deed shall be taken from the applicant) Net Plot Area (1 -2 - 3) Area Percentage B. Details of Scheme Plot Area b) Details of calculation of total plot is as per sheet attached .No Particulars 1 Residential/Industrial/Institutionaf/ Farm House / Resorts or any other Area Percentage 2 3 4 5 6 C. Rajasthan Urban Areas (Pernusslon v. special township plot area Commercial area (informal sector) Commercial area general Area under road including sector roads Park/open spaces I plantation corridor Area reserved for facility Totat Area Details of Plots for Scheme 47 Area in Sq. Yds S. No. Block No. Plot No. Area in sq. Mtr. Total Signature of the Applicant FORM -5 (See Rule - 5) Register of applications for permission for use of agricul- tural land for non-agricultural purposes in urban areas S.No. Nameof the Applicant with Parentage and postal address Date of Particulars of the land of which receipt of permission is sought application Nameof Kharsa No. Area village/ Tehsil 1 Non - agriculture use for which permission is sought 7 2 Particulars (f documents received with application 8 3 Details of amount deposited alongwith application with Nor and date of challan. 9 4 5 Date on which copy of application sent to conc- authority erved Local Authority and Tehsildar 10 6 Date on which report received from local Tehsildar 11 12 48 Rajasthan Urban Areas (Permission .. . Date of final order and whether application accepted or rejected Date Accepted Rejected 13 14 15 No. and date of order which was sent to Tehsil for mutation in favour of Local Authority 16 Form "6 [See rule Whether copy Remarks of mutated Jamabandi received from Tehsil 17 (FORMAT FOR CONSENT/OBJECTION OF TEHSILDAR TO THE AUTORISED Office of the Tehsildar (Name of Tehsil and Distt.) No : Date: The Authorized Officer, Sub: -Consent report for of applicant) regarding issuance of permission to use agricultural land for non-agricultural purposes under gection 90-A of the Rajasthan Land Revenue Act- 1956. Rei: - Your letter No— - date — Sir, Based on the latest revenue record and site-inspection report oon- sent is being forwarded for further course of action at your end in the subject matter. The Particulars are as under S. No Particulars Remarks 2 3 4 Name of the applicant Father's / Husband's narne Address of the appiicant in revenue record Land details (a) Area of land (b)Khasra Number (c) Revenue Village 49 5 6 7 Rajasthan Urban Areas (Permission. ...)Rules, 20) 2 The land is not under any restricted category No stay orderlinjunction order of any competent court is in operation with regard to the land Granting of permission to use agricultural land for non-agricultural purpose and extinguishing tenancy rights on the Jand is recommended Therefore, you are requested to please convey the order under section 90-A of the Rajasthan Revenue Act, 1956 so that the land may be mutated in favour of the Local Authority within the prescribed period. After considering au the facts in the matter the view of undersigned is that the desired permission for use of agricultural land for non-agricul- tural purpose shou'd not be granted to the applicant for the following reasons: Signature of Tehsiidar Form — 7 [See rule 6(3) Format (Check list) for the scrutiny of layout plan and joint survey report) (To be used by conr.erned officers of Local Authority) Particular f Report Signature A 1 3 Examination and verification at UDC/LDC level Name of Applicant / Address . Date of receiving of apoication, registrei_ion , nurnber and total no. af pages . In case oi P.O,A. / Ccg•.oparty/firm, than Correct. I Incorrect as per the record The application submitted date i registratiore number.... {he total no. of pages are with the application E The applicant has submitted the desired 50 4 village.....n... kh. No. ... Area 5 6 7 8 9 O Rajasthan Urban Areas (Permission.... ...)Rules, 2012 details of registered documents along with registered sale deed (if any) Name of Tehsil/Local Authority and total land area Land title document with the application form i) ii) iii) W) v) Copy of latest Jamabandi

certified by the Patwari Khasra trace map certified by the Patwari Key Plan (self attested) Affidavit duly attested Indemnity Bond duly attested document placed at Ch.... Tehsil Copy duly attested is placed at Cl.....to C/..... Copy is placed at C/..... to Ch..... ... Copy is placed at Copy is placed at C/..... Challan no. Details of the amount deposited with the Local Authority for approval of layout plan etc. (including details of previous deposits, if any) Site plan or lay out plan Latest Photograph of the site covering construction, if any Application form is duly signed Any other documents submitted by applicant dated . Rs. , copy of which is placed at C/ • , Yes/No, if yes placed at C/... Yes/No If yes placed Yes/No Rajasthan Urban Areas (Permission....)Rules, 2012 51 Signature of dealing assistant Examination by Revenue , Town planning and B 11 12 13 4 Engineering wing (i) Status of the land regarding acquisition, if any. (ii) Details of court case, if any. (iii) Any other observation or dispute, if any. Super imposition of khasra [site plan with the sector/ master plan / road area network plan, showing the clear location of approach road upto the applied land (whichever is applicable) Details of the gas pipe line passing through the applied land (if any) (This area shall be the part of the total allotment area but no construction activity shall be permitted in this land other than landscaping development) The details of the HT/LT line passing through the applied land or transformer in the applied land (This area shall be the part of the total allotment area but no construction activity shall be permitted in this land other than Super imposition of khasra/site plan i) On master plan placed at c/- ii) On sector plan (if any) at c/- iii) On road area network plan at c/- iv) On layout plan at c/- The applied land is not affected by the pipe line, if yes, the area under gas pipe line corridor is sqm., the details of which is placed at C/.. The applied land is not affected by the HT line or transformer if yes, the area under HT/LT line/transformer is sqm., the details of which is placed at CL Rajasthan Urban Areas (Permission e. .)Rules, 2012 52 15 is 16 17 circulars(This area shall be facilities is as per Cl. landscaping or shrubs plantation) The details of the plantation corridor belt affecting the applied land (This area shall be the part of the total allotment area but no construction activity shall be permitted in this land other than landscaping or shrubs plantation or parking) The area of the applied land falling under sector/ master plan road {This area shall be surrendered free of cost in favour of Local Authority and deducted from the total allotment area. In case of previous lease deed/site plan issued by Local Authority the area shall be deducted as per the latest sector or master plan requirement) The area of the applied land falling under facility (As per provisions of State policy, State Govt orders/ surrendered free of cost in favour of Local Authority and shall be deducted from the total allotment area, but shall not be deducted in The applied land is not affected / is affected by the plantation corridor belt, the area under plantation corridor belt sqm., the details of which is placed at The details are as placed at CL..... The area under facilities is @ 5% of total plot area for which patta is to be issued. The details of the Rajasthan Urban Areas (Permission on ... 53 18 19 20 21 the cases whose lease deed has been released earlier before the date of issuance of Rajasthan Township policy- 2010) The Right of Way and details of the existing approach road with the comments regarding its availability as per the norms Whether the applied land is subjected to any restricted area as specified by the State Government from time to time The purpose of the land as per the master plan The details of the site report a) %age of open land b) %age of land under cultivation c) %age of construction on land The ROW of the approach road to the applied land is.....meter/Ft which is WBM/BT/CC road Ql the applied land is not connected with any existing road, but lies on the road as planned in master/sector/road area network plan. The width of the approach road available is as per the minimum width norms applicable the details are placed at C/.....re., No if yes, the details are placed at .. The purpose of the land is in consonance / not in consonance with the master plan, if yes i.e. for . purpose if not, the report is placed at Cl..... 54 22 23 24 Rajasthan Urban Areas (Permission. .. d) Whether any boundary wall or demarcation of the land exist and feasible at the site. e) Position of HT/Lt line/ transformer if any, f) Status of natural Nalla, submergence/flow area of pond/river etc., if any g) Any other detail of restricted area / unsafe area. (see rule 3) .)Rules, 2012 The details of any project No/if yes, the details are site either exist or approved near-by the applied land with details of the connectivity of proposed/ existing road network with adjoining scheme The applied land is eligible (with respect to internal and external technical parameters) for approval Any other specific details related with the site: a) b) Signatures of all concerned officers Form -8 [See rule 6(5)] (FORMAT FOR CONSENT/OBJECTiON OF LOCAL AUTHORITY TO THE AUTHORISED OFFICER) Office of the No : (name of the Local Authority) Date: Rajasthan Urban Areas (Permission ... 2012 To The Authorized Officer, Sub: Consent report for (Name of applicant) regarding

issuance of order for permission to use agricultural land for non-agricultural purpose under section 90-A of the Rajasthan Land Revenue Act-1956. date..... Ref: - Your letter No Sir, Based on the contents of joint survey report consent of the Local Authority is being forwarded as follows for further course of action at your end:-

Sr	1	2	3	4	5	Particulars	Remarks	Name of the applicant with parentage, and address	Land details	(a) Area of land	(b) Khasra Number	(c) Villa e Eligibility as per provisions of Rajasthan Township Policy/other relevant policies/Rules (if applicable)	Desired land use is in consonance with the master plan/development plan/scheme. Granting of permission to use agricultural land for non-agricultural purpose and extinguishing tenancy rights on the land is recommended. Therefore, you are requested to please convey the order granting permission under section 904 of the Rajasthan Revenue Act, 1956 so that the action for approval of the layout plan and allotment of land on the application of the applicant may be taken within the prescribed period. After considering all the facts in the matter the Local Authority is of view that the desired use of land is not permissible and permission for use of agricultural land for non-agricultural purpose should not be granted
56	Rajasthan Urban Areas (Pernssron .. . to the applicant for the fotlowing reasons:	1	2	3	Signature of Secretaryl Chief Municipal Officer of the Local Authority Form •9 [See rule Format for the Scrutiny of the case under Section 90•A (This shall be used by the authorized officer during scrutiny) S. Patticular Repon Correct I Incorrect as per the record Correct f incorrect as per the record	Signature	1.	2.	3.	4			



5. Name of Applicant Address of applicant Date of receiving of application and total no. of pages

In case of P.O.A. I company/firm, than details of registered documents Revenue document with the
application



form i) Latest Jamabandi- copy certified by the pabuai ii) Khasra trace map- copy certified by the Patwari
 iii) Key Plan self attested iv) Affidavit duly attested The submitted on date and the total no. of
 pages are with the application The applicant has submitted the desired document placed at C/... to
 Copy is placed at C/..... Copy is placed at C/..... Copy is placed at C/... to Cl..... I Certified copy is
 placed I . to C/ Rajasthan Urban Areas (Permission..... 2012 57 v) indemnity Bond duty attested
 Details of land topy is piaced at Cl..... to C/..... Tehsil.... e 6. village.... 7. 8. 9. NO: Details of
 other documents received along-with the application Details of the amount deposited under rule 4(3).

Public notice to be published in State level news paper for which details of the payment area ,
 Challan no. ,u..dated , Copy Gf which is placed at C/..... Challan no. dated . Copy of which is placed at
 C/..... Authorised Officer Form "IO [See rule OFFICE OF THE AUTHORIZED OFFICER ShrilSmt.

DATE: PUBLIC NOTICE S/OWO.....I..... by caste..... Resident of
e.....has submitted application in this office for extinguishing his tenancy rights of land
 mentioned below for use of such land for non-agriculture purpose i.e.— Name of Tehsil with District
 Name of Village Khasra No. Area Therefore, it is hereby informed to all concerned that if, any body has
 any objection on granting permission for using the land for aforesaid purposes and extinguishing tenancy
 rights under section 90-A of the Rajasthan Land Revenue Act, 1956 and section 63 of the Rajasthan
 Tenancy Act, 1955, may submit objection along-with supporting docu- ments before the undersigned
 during office hours on any working day within 7 days of the publication of this notice. In absence of any
 objectipn within above stipulated time it may be 58 Rajasthan Urban Areas (Permission...)Rules, 2012
 deemed that. no body has objection and matter wil be disposed off ac- cordingly. This notice is issued on
 this day my sig- nature and seal. Name & Seal of Authorized Officer * Soft copy (CD) of this
 form shall be provided by the applicant. Form - 11 [See rule Office of the Authorized Officer Case No. &
 Year Slo Sh..... Address Applicant Sub: - Grant of permission for use of
 agricultural land for non-agricultural purpose uls 90-A of Rajasthan Land Revenue Act, 1956. ORDER

Date• The brief facts of the case are as under: (1) The above named applicant has applied to accord
 permission U/s 90-A of the Rajasthan Land Revenue Act, 1956 for using the following land for purpose:-
 Khasra No. Area Name of Tehsil and District Name of revenue village (2) The applicant has submitted the
 copy of latest certified jamabandi, revenue khasra trace, indemnity bond and affidavit duly attested, key
 map, layout plan, survey map and other relevant documents along with the application. (3) That I have
 examined the application and documents [state- ments submitted by the applicant. I have examined the
 report of concern Tehsildar and concurrence report of the Local Au- thority. I am of the opinion that the
 desired use of applied land for non-agricultural purpose is in consonance with the master ancy rights over
 such land in accordance with the provisions of the section 90-A of the Rajasthan Land Revenue Act, 1956
 and section 63 of the Rajasthan Tenancy Act and the rules made thereunder. (4) Now therefore, it is hereby

ordered that tenancy rights of the applicant over the land bearing Khasra Numbers.....
 measuring..... (Hect/Bigha) of Village..... shall be extinguished for using the said land for
purpose and the said land stands deemed to be placed at disposal of the Local Authority for
 allotment of the said land to the applicant/persons nominated by the appli- cant in accordance with law,
 rules, regulation or bye laws ap- plicable to the said Local authority from the date of this order. (5) The
 'and for which this permission is being accorded shall be used for non agriculturai purpose by the applicant
 only after allotment duly made by the local authority after deposit of premium, urban assessment as
 prescribed as well as other charges specified and approval of layout plan under relevant law. (6) Terms and
 conditions prescribed under these rules and im- posed by local authority as per relevant law shall be com-
 plied with by the applicant. The order is passed on this date signature and seal of the undersigned.

Authorized Officer Date..... No..... . Copy forwarded for information and necessary action- 1 .
 Secretary/Chief Municipal Officer, Local Authority. Rajasthan Urban Areas (Permission...)Rules,
 20 i '2 3. Shri.....-.. 59 planfdevelopment p!an/scheme and the app\$ication of the ap- plicant may be
 accepted for the grant of permission for using the land for purpose extinguishing ten- 2.
 Tehsildar, Tehsil... for mutating the aforesaid land in the name of Local Authority and for sending a copy
 of the same to the Local Authority and the under-signed within 7 days of this order. . (Khatedar)
 Authorized Officer 60 No. To, Tehsil n.....,.....Distt. Rajasthan Urban Areas (Permission
 Form-12 [See rule 13 (1 Notice .)Rules, 2012 Date . Rio .. Sub:- Notice for termination of rights and
 interest in the land. It has been brought into the notice of undersigned that the land or part thereof Kh. No. .

.....Tehsil..... . in Village is being used/has been used for non-agriculture purposes since the period before 17th June, 1999 and therefore your rights/interest in the said (and or holding part thereof are liable to be terminated under sub-section (8) of section 90-A of the Rajasthan Land Revenue Act, 1956.

Hence it is hereby informed to show cause within 7 days from the date of receipt of this notice why not your rights and interest on the said land may be terminated and therefore why not the land may be vested in the State Government free from all encumbrances . This notice is issued on this ...v..... . day of of (year) under my signature and seal. Date:- Place:- . (month) Authorized Officer (Signature, Name and Designation) Form-13 [See rule 13 Office of the Authorized No. Public Notice Date It has been brought into the notice of undersigned that the land or part thereof Kh. No. . In Village is being used/has been used for non-agriculture purposes since the period before 17th June, 1999 and Rajasthan Urban Areas (Permission... .)Rules, 2012 61 therefore rights/interest of the persons in the said land or holding part thereof are liable to be terminated under sub-section (8) of section 90A of the Rajasthan Land Revenue Act 1956. Hence it is hereby informed to every person interested in the said land to show cause within 7 days from the date of publication of this notice why not the rights and interest on the said land may be terminated and therefore why not the land may be vested in the State Government free from all encumbrances. This notice is issued on this day of (month) of (year) under my signature and seal. Date:- Authorized Officer (Signature, Name and Designation) Form — 14 [See Rule - 16(1 Application for allotment [regularization of 'and PHOTO To, 1



2. The Secretary/*Chief Municipal Officer, (Name of Local Authority) (a) Name of the applicant with parentage and postal address (b) Certified copy of power of attorney if application is filed on behalf of others (c) Certified copy of registration certificate, memorandum/article of association and resolution of the Board of Directors in favour of the authorised Director (in case applicant is a company) (d) Certified copy of registered document (in case applicant is a firm/institution) (e) Certificate of registration under the Rajasthan Town-ship Policy Act 2010(if applicable) Details of the area applied for: (a) Name of village and tehsil (b) Khasra No.and area or other details of the land
62 3. 4 5 6 7. 8. .)Rules, 2 Rajasthan Urban Areas (Permission, v.. Certified copy of documents in support of ownership and details of applied land : Affidavit in



Form-15 duly attested by a Notary public Indemnity bond in Form-16 duly attested by a (b) Notary Public (c) Proof of title/ patta Copy of sale deed/ agreement to sale/ will/power of (d) attorney Lay out plan If there is any HT/LT line or transformer in the plot (f) boundary Proof that land is being used for non agricultural pur- (g) pose prior to 1 7th June, 1999. Identity proof of the applicant (h) No. and date of challan and amount of premium deposited under rule 16. (a) Pending court cases (if any) (b) Details of stay order or injunction order passed by any competent court Total No. of documents Total No. of pages Date of application Application with affidavit duly attested indemnity bond duly attested and above mentioned documents is hereby submitted for regularization of land for. purpose (specify category of non agriculture use) Declaration I hereby certify that the above particulars are correct according to my knowledge and belief. Address of applicant Signature of applicant Name * Strike out which is not applicable. has submitted the application on dated ...c....., which has been registered at No 1,... 'in the regis- ter on dated The matter shall be processed and disposed of in accordance with the rules applicable. The date of meeting and infor- mation regarding additional documents if any shall be informed within 7 days either telephonically or will be available on web site of the locai authority. Signature of the Receiving Authority Rajasthan Urban Areas (Permission .. • ..)Rules, RECEIPT Age R/o..... .. 63 Form-15 [See Rule - 16 (1) | Affidavit ca.....s/o Shri .. PHOTO l/We . Tehsil..... Village..... . District. ...o... a. Mwe do hereby take oath and declare as follows:- 1. S.N0. 2 3, 4, 5. That l/we am/are the owner / possession holder of the land mentioned as under and no stay/jnjunction order by any court is in force with regard the land applied for allotment and issuu ing lease deed in favor of mefus in Form 14 and the land is free from all encumbrances and disputes. Details of Land (Colony and Plot No.) Area That l/we do hereby abide ourselves to pay all the dues and amount as per prevalent laws and rules to the Locat Authority That all directions and orders issued from time to time by the State Government. and the Local Authority will be complied with by the applicants. That the land appiied Wi!" be used for the putpose as per per- mission granted only and will be developed as per prescribed norms of the Local Authority and as per approved Layout Plan. That the documents attached and enclosed to the appiication 64 para 1 to 5 of the above affidavit are true and correct. Nothing is being concealed therein and no part of it is false. So help me God. Ate.....R/0..... . Rajasthan Urban Areas (Permission... ..)Ruies, 2012 are true and authentic to the best of my knowledge and noth- ing is hidden by me. Deponent Verification i, the above named deponent do hereby verify that the contents of identified by me: Form- 16 [See Rule 16(1)] Indemnity Bond Slo Shri Deponent PHOTO Viljage..... . District....., - l/we do hereby take oath and indemnify as follows:- (i) That Ywe amlare the owner of the tand mentioned as under for which appiication being submitted in Form 14 for allotment of land and issuing lease deed in favor of me]us. S.No. Detai\$ of Land (Colony and Plot No.) (ii) Thatl/we do hereby abide ourselves to indemnify the Local Authority for any toss if anyr due to allotment of iand and issuing lease deed by the Local Authority in the rnatter. (iii) That l/we do hereby further abide ourselves to ;ndetnnäfy the Local Authority for anv k-nss caused if any due to any die, u:te arisen in the mutter due to approval of the scheme and alot- ment of }and or any act committed or omitted by the apoi- (iv) That the Lcoai Authority shall have every right to cancel the al!otment and withdraw the approvai ot åayout plan on breach of any condition, rule or ordet' ctn the part of applicant and the applicant Wii! be \iable for any pecuniary loss caused to any body in this process. Applicant Rajasthan UrbanAreas (Permssxon .. FORM -17 (See 17) 65 Register of applications for regularization of land for non-agricul- tural purpose and allotment of converted land S.N Name of Dateof Particulars of the land of the Applicant receiptof which regularization I with Parentage and postal address 2 application allotment is sought Name of Khasra village/ No. Tehsil 1 3 4 Area 6 Non - agriculture use for which permissio is sought 7 Particulars Date of final order and whether application dowments accepted or rejected received with applicatio Date Accepted Rejected 5 No. and date of Tderwhich was sent to Tehsil for mutation in fava.rofLocal Authority 12 Whethe Remarks copy of mutated Jamaba- ndi received 8 9 10 11 from Tehsil 13 14 FORM-18 [See rule 311 Register of applications for permission to use agricultural land for non-agricultural purpose and allotment of land (The details of this register shall fortnightly be forwarded by the Local Authority On-line to the State Government and also shall be compulsorily make available on the web site of Name of Town Local Authority District 66 Rajasthan Urban Areas (Permission. ..)Rules, 2012 S.No. Name of the Date of receipt Date of receipt of Particulars of the land for which permission for non-agricultural Applicant parentage and postal address 2 of application by Authorised Officer copy of app use and allotment sought

lication from Area (in Khasra Name of Zone the office of sq. yds.) No. 1 Reve- nue 7 3 Whether the desired use is per- missible 11 Date of Authorised Officer 6(1) 4 5 No. and Date of date of prepara- consent/ tion and objection approval of agenda report send to note for layout Authoris- ed Officer approval u/r 6(5) 12 Date of deposi- issue ting amount 6 Particulars Date of joint of docum- survey ents rece- report ived with by Local application Authority 9 IO Date of approval of layout plan by the committee 14 8 Date of releasing minutes of layout plan committee 15 Date of orde Date of by Authoris- ed Officer granting per- mission to use non agriculture purpose 16 mutation in issuance favour of Locat Authority 13 Date of of layout of demand note (Prem- ium *other charges) amount Date of issue of lease deed Name of Rema- person rks to whom lease deed is issued FORM-19 [See rule 31] Register of applications for regularization of land (The details of this register shall fortnightly be forwarded by Rajasthan Urban Areas (Permission.....)Ru]es, 2012 the Local Authority On-line to the State Government and also shall be compulsorily make available on the web site of Local Authority) 67 Name of Town S.No. Date of orde by Authorised Officer extin guishjng ten- ancy rights on the land District. 1 2 Date of mutation in favour of Local Authority 3 Date of layout approval 4 Date of public mice inviting applications for regular- izatjon of land under rule 15(5) 5 Name of the applicant with parentage and postal a.ddress 6 Date of receipt of application by Local Authority 7 Particulars of the land for which regularization is sought Area (in Khasra No. sq. yds.) or Pbt No. Name of Revenue village or Colony 10 Date of depositing amount 15 Zone 11 Particulars of documents received with application 12 Whether tte desired use is permissible 8 9 Date of issuance of demand note (Premium *other charges) with amount 14 Date of issue of lease deed 16 Name of person to whom lease deed is issued 17 13 Remarks 18

