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Government of Rajasthan
Urban Development & Housing Department

No F.10(35)UDH/3/2010Part

Jaipur dated :- 20 JUL 2017.

Order

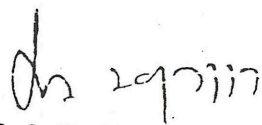
In the order dated 12.01.2017 of Hon'ble High Court D.B. Civil Writ Pettetion (PIL) No. 1554/2004 Gulab Kothari V/s. State of Rajasthan and Others has allowed Change in Land Use in Master Plan in larger public interest. Following activities are being included in the larger public interest for the purpose of change in landuse in Master Plan :-

"Larger Public Interest for the purpose of change in landuse in Master Plan - means any case or any activity which serve the public at large or which is in interest of the public at large including the use of land for the purpose of :-

1. Center/State Government Offices, Corporation, Boards, Public Sector Undertakings.
2. Semi Government Institutions or Agencies,
3. Educational, Medical Institutions,
4. Non profit earning Charitable Trusts, Institutions and entities which are eligible for allotment of land under the State Policy for allotment of land on concessional rates,
5. Projects applied under Chief Minister Jan Awas Yojana-2015,
6. Infrastructure Projects,
7. Central/State Government Schemes like AMRUT/Smart Cities Schemes which are deemed to be to achieve the basic object thereof i.e. planned development of the concerned region, city or town and not to sub-serve interest of an individual."

But land use change for the above mentioned uses will not be allowed from various uses such as Ecological Zone, Eco-sensitive Zone, Plantation Zone, Recreational Zone etc. which are restricted by the Hon'ble High Court in its decision dated 12.01.2017 For the purpose of granting change in land use in above mentioned activities of larger public interest, procedure laid down in Rajasthan Urban Areas (Change in Land use) Rules, 2010 will be followed but final order for change in landuse shall be issued after the approval of State Government.

Above directions are liable to subjudice decision of pending SLP in the Supreme Court and review petition in Hon'ble High Court.


(R. S. Shekhawat)
Joint Secretary-I

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