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GOVERNMENT OF RAJASTHAN
URBAN DEVELOPMENT & HOUSING DEPARTMENT

F.O (196)DDH/03

CIRCULAR

Jaipur, 01.12.85

Proposals are received for time to time from J.D.A. Units, Director, Local Bodies for allotment of land to Public and Charitable Institutions at concessional rates lower than 50% of the reserve price under Rule 18 of Rajasthan Urban Improvement (Disposal of Urban Land) Rules 1979. In order to ensure uniformity in decisions and proper examination of proposals for allotment of land at concessional rates, a circular of even number dated 13.10.87 was issued by this department. Govt. has decided that these comprehensive guidelines for allotment of land to Educational, Charitable, Public and Professional Institutions should be framed in supersession of the circular of even number dated 13.10.87. The following guidelines have accordingly been prepared and they shall come into force with immediate effect. All future allotments of land by Jaipur Development Authority (JDA), U.I.Ts and Municipalities in the State should strictly conform to these guidelines.

General conditions of allotment:

(a) Allotment of land shall be subject to the following terms and conditions over and above the general conditions of allotment:

(b) That the public, religious, social and professional organizations should be a registered one under the Societies Registration Act.

(c) The organization requesting for allotment should be a non-commercial one and it should not intend to derive any commercial benefit out of the land allotted to it or out of building constructed over the plot so allotted.

(d) The land so allotted shall not be put to any use other than the one for which it is allotted.

(e) That the organization to whom land is proposed to be allotted has not acquired any land in the past, either by allotment or otherwise (except for Educational and Charitable purposes) in the city where the land is proposed to be allotted. When it is decided to allot second plot to an educational and charitable institution, it should be ensured and verified that the plot allotted earlier has been put to proposed use.

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(8) The land so allotted shall not be transferable either by sale or otherwise to any one, or liable to any encumbrance before or after the completion of the building without permission of the allotting authority.

(9) If any part of such land is reserved at a later stage for any development/improvement work by the State Govt. or the allotting authority the same can be taken back by the allotting authority at the same rate at which the previous allotment was made. Compensation for construction or improvement made on that portion of land, will be separately payable by the allotting authority.

(10) The land shall be allotted initially for a period of two years with licence to construct the building. During this period the construction of the building should be completed for the purpose for which the land was allotted. The construction of the building should start as per the approved plan within one year of the date of allotment.

(11) The allottee shall have to start the construction of the building within a period of one year from date of allotment. The building shall have to be completed and put to use for which it was allotted within the prescribed period of two years from the date of allotment as per the approved building plan, failing that or breach of any other condition of the allotment the allotment of land shall automatically stand cancelled and the plot of land along with the building, if constructed or development carried out, if any, shall revert back to the allotting authority without any encumbrance and no compensation shall be payable for this. The allotting authority, if it considers appropriate, may extend this period of licence for construction and occupation and use of the building by another period of two years. However, if the allottee wants to surrender the land back to the allotting authority within a period of two years from the date of allotment, the allotting authority shall refund the amount after deducting 10% of the allotment cost.

(12) The allotting authority, based on the project profile shall ascertain that the applicant or organisation has the capacity to complete the same in terms of conditions of allotment, as well as the financial resources for undertaking the construction of the proposed building.

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(j) One representative of the Govt. and one of the allotting authority i.e. JDA, CIT, Municipality/Corporation shall be taken on the Management Committee or the Governing Body of the institution. He will ensure that the institution abides by all the conditions of allotment and in the event of any violation, report the same to the allotting authority for further action.

(k) Every year in the month of April, all allotting authorities i.e. JDA, CIT or Municipality shall have a survey conducted of the institutions to whom the land was allotted in the past. Where the land is found lying vacant or the institutions have violated any term of allotment, action to cancel the allotment will be initiated.

(l) 5% seats in educational institutions will be filled up on the recommendation of allotting authority and 5% seats will be filled up on the recommendation of the State Government.

(m) For any national cause or any emergency the State Govt. Local Bodies or District Magistrate may take the building or premises for temporary use for which no compensation will be paid.

2. Mode of payment, Possession and Urban Assessment.

(a) In case of default in payment Rule 17(5) of the Urban Improvement (Disposal of Urban Land) Rules 74 will be applicable.

(b) The possession of land shall be given only after the entire cost of land and interest thereon if any, has been paid by the allottee.

(c) The urban assessment shall be calculated and charged on the allotment price and not on the reserve price. But this concession shall not apply to the post-cession.

3. Rate of allotment of land to Public, Charitable, Professional and Educational Institutions:

Land should be allotted at 50% of residential reserve price the area as provided under Rule 10 of the Urban Improvement (Disposal of Urban Land) Rules 12 (क) तहत प्रति considered available to allot at a lower price, the latter should be referred to the State Government with all supporting documents.

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For sanction, the Government after considering various aspects of the matter as referred to by the allotting authority or Sub-Committee may allot land at the following concessional rates.

S.No. Particulars of Institutions Rate at which and is proposed to be allotted.

1. Educational Institutions

(1) Rate of allotment

- (a) Those belonging to State Govt. Central Govt. and Public Sector Undertakings of the State or the Central Govt. 10% of the reserve price.
- (b) Institutions where the membership exceeds 50% and institution is working for at least 10 years. 25% of the reserve price. Satisfactory on the recommendations of Educational Deptt. Provided that Govt. may consider the allotment in suitable cases even where number of membership & condition of minimum time period is not fulfilled.

(2) Norms for land to be allotted to Educational Institutions

Divisional Head Quarter Other than Divisional Head Quarter

- (i) Primary & Middle schools
- (ii) Secondary & Sr. Secondary Schools including hostel
- (iii) Colleges

Upto 3000 Sq. Yds. Upto 4000 Sq. Yds.
Upto 2 Acr. Upto 3 Acr.
Upto 8 Acr. Upto 8 Acr.

2. Public Utility Buildings

- (a) Allotment of land to Public Utility Department like RSE, Telephone, Post & Telegraph etc. for office purposes.

The land should be allotted to these departments at double the reserve price of the scheme as these are commercial rates and charge services from the State Govt. and Local Self Govt. Institutions.

3. Public and Charitable Institutions, other than Educational

- (a) For construction of orphanages, hospitals, old age homes, etc. 10% of the reserve price.
- (b) For construction of Special Police Department.

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(B) For construction of Dismantling
Religious & community Centres, etc.

25% of the reserve price.

The public and Charitable Institution for the purpose of
allotment will include, all institutions established for public
purpose with the objective of promoting of public health,
safety, morals, general welfare, security or prosperity of the
public or a section thereof.

(H.K. Verma)

Secretary to the Government

Copy to:

1. Jaipur Development Commissioner, J.D.A., Jaipur
2. Director, Local Bodies, Rajasthan, Jaipur. He may kindly inform
all the Municipalities.
3. All Collectors.
4. All U.O's
5. Secretary, Education Deptt. Secretariat, Jaipur
6. Commissioner (H.O.) Nagar Nigam, Jaipur
7. Guard file.

Dy. Secretary to Government

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