

Government of Rajasthan

Urban Development & Local Self Government Department

F. 10(1)UD/3/2002

Jaipur Dated :- 29.03.2007

NOTIFICATION

In Supersession of this Department notification even No. dated 01.01.02, 15.01.02 and order dated 06.07.02 and 27.12.04 the State Government in order to promote integrated development in future growth of the urban areas of Rajasthan and to encourage Private sector investment/ Foreign Direct Investment (FDI) in Real Estate sector, following directions are hereby issued under section 297 of the Rajasthan Municipal Act 1959, section 90 of the Jaipur Development Authority Act 1982, section 60 of the Raj Housing Board Act, 1970 and rule 31 of the Rajasthan Urban Improvement (Disposal of urban lands) Rules 1974.-

A. Integrated Township Schemes of PRIVATE DEVELOPERS:-

1. Minimum area for integrated township shall be 10 hectares in Jaipur, 6 hectares in Divisional Headquarters and 4 hectares in other Municipal Towns and District Headquarters.
2. Real Estate Developers shall be registered with the local authority. Registration fee of Rs. 10,000/- (Ten Thousand) (One time) shall be charged. Detailed Terms & Conditions to be determined by the local authority which will not be less than as mentioned in appendix (1). If a Developer is registered in Jaipur he shall be automatically eligible in other Urban Local Bodies of State.
3. Licence for individual township scheme shall be issued to the registered developers by the local authority. Processing fee (non refundable) @ 5 % of conversion charges shall be charged for area which is being converted (Residential / Commercial / Institutional use areas)
4. Land availability to the developers for the Township projects is the key issue. The local authority shall acquire land and may allot for township projects to developers. Chunks of lands available with local authorities/RHB., whether by transfer or acquisition, can be offered for development in joint venture.

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5. Govt. lands falling in the area proposed for development can be allotted as per the rules. Appropriate developed land should be reserved for the local authority for its role in land consolidation / acquisition. Such schemes should be treated as joint venture projects. Further modalities to this effect would be worked out by the Local Authority with the approval of the State Government.
6. The developer shall be encouraged to come up with scheme on his own land in a zone reserved for Township development. In case where township zones are not declared as yet and 90B has been done, these areas would be treated under township zone after change in land use in the respective master plans as per the provisions.
7. The local Authority shall facilitate land consolidation where the developer owns at least 2/3 of the minimum prescribed area so as to make him eligible to satisfy minimum area requirement of township.
8. Only developers having registered/legal title of land shall be entertained and in no case power of attorney holders / agreement to sale holders shall be entertained.
9. a) The following Land use distribution shall be ensured at scheme level:-

1.	Residential	Up to 50%	Plotted & Apartments (Of the scheme area 7.5% Land be reserved for E.W.S. and 0.5% land shall be reserved under "Jan Sathi" scheme/informal sector in the scheme).
2.	Commercial	Up to 5%	Available to developer for disposal.
3.	Institutional (Educational/ Medical etc)	Up to 10%	Available to developer for disposal.
4.	Facilities (Roads, parks & open spaces)	Not less then 35% (Including Sector level Roads)	To be developed as per approved planning. At least 10% area for parks & open spaces shall be reserved. This entire area under roads, parks & open spaces to be surrendered to local authority after development. The Local authority would ensure reservation of adequate land for games and sports facilities.

9 b) Local authorities would develop sector parks on the lines of sector roads as per zonal plans.

10. No road shall be less than 40 ft. and all roads shall provide for standard street lighting and essential street furniture. Road connectivity shall be ensured by the developer.

11. In township scheme 7.5% land proposed for F.W.S. and 0.5% shall be reserved under "Jan Sathi" scheme for convenient shopping/ Kiosks / informal sector. F.W.S. and Informal sector areas shall be developed by the developer and allotted on lottery basis to bonafide applicants at a price fixed by the Government and a nominee of the Govt. will be party to the lottery. 7.5% Land reserved for E.W.S. the plot/house/flat shall be allotted at concessional price. The concessional rates of the plots, as declared for selling on concession by the developer, shall be decided by the concerned Local Bodies and the financial burden accrued due to this concession shall be born by the concerned developer.

12. Gross Residential density shall be prescribed on the basis of level of available external development infrastructure. Configuration of plotted /Group housing shall be developer's option.

13. Action under 90-B of Land Revenue Act shall be taken and the conversion charges for township development shall be as under:-

S. N.	Use	City (amount in rupees per Sq. Yd.)			
		Jaipur	Divisional Head Qtrs. (Except Bharatpur)	Cities having Population One Lac +.	Towns with Population less than One lac.
1.	Agricultural to Residential & Institution.	100/-	90/-	80/-	60/-
2.	Agricultural to Commercial.	400/-	360/-	320/-	240/-

14. Separate Building Regulations shall be framed for integrated township projects. Suggested points for inclusion in the Building Regulations are as under. The Local Authority shall prepare / amend Building Regulations accordingly.

- (i) Group housing projects to be encouraged in which all provisions for a decent communities living would be ensured, such securities arrangements, power/water backing backup shops for daily needs,

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provision for service class, space for communities gathering, gyms, health club etc.

- (ii) All public areas to have provisions for physically handicapped.
 - (iii) Rain water harvesting provisions will be compulsory in all group housing projects and township schemes.
 - (iv) Separate regulations for Group housing/ malls to be proposed. The regulations so prepared shall provide for the provisions of parking and open spaces which shall be surrendered in favour of the Local Authority.
15. In township schemes "community water harvesting structures" will be constructed by local authority and all water outlets and drainages will be connected to this structure. This shall be strictly enforced by the Local Authority.
16. Urban local bodies shall identify suitable Large Pockets of land for integrated township development within/around the urbanisable areas of the cities/towns. Similarly around the satellite towns such townships will be allowed within 1 Km. of the developed areas of these towns. Integrated townships of suitably Large magnitude, capable to be developed as stand alone projects would also be considered in areas not specifically demarcated for integrated Township development after following the process of change in land use.
17. Time limit shall be prescribed for approval of the project. It would be ensured that the project is cleared within 2 months from the date of receipt of project proposal.

In case of non approval of the scheme by the local authority within prescribed time limit, the scheme would be approved by the Govt. after obtaining technical clearance from the Chief Town Planner, Govt. of Rajasthan. State Govt. shall also approved the scheme within two months from receipt of reference from the developer.

18. Safeguarding, adherence of specifications and quality controls of facility areas shall be ensured and penal provisions shall be made for violation/misuse of facility areas by the developer. The local authority shall obtain notional surrender deed to this effect and after the

development by the developer, it shall be handed over to the Resident welfare Association/Vikas Samiti.

19. Time limit for completion of project shall be decided by the local authority which shall be based on the magnitude of project as mentioned in Appendix-2.
20. Parameters for Internal / External development.
 - (i) Charges for external development to be deposited by the developer shall be calculated on the basis of actual and shall include Construction of Roads, Drainage, Sewerage including out fall of Sewerage line, Water supply and power etc. Estimates of Water supply and Electric supply shall be based on actual estimates given by the respective Departments and in no case the charges shall be less than Rs. 100 per sq. yd of the scheme area. The external development charges shall be recovered in four equal half yearly instalments.
 - (ii) Parameters for infrastructure development shall be defined by the local authority which shall be component wise, so that proper cabling, ducting, sewerage system, sanitation, arboriculture etc. is ensured.
 - (iii) The local authority shall issue patta/lease deed only after ensuring the internal development. The Local Authority shall strictly ensure qualitative internal development.
 - (iv) The developer shall be provided with demarcation of sector roads and levels by the local authority after approval of the layout of the scheme.
21. An "Eco-cess" at the rate of Rs. 1/- per Sq.Yd. shall be charged by the local bodies for the ~~land to be~~ developed under this scheme which shall be utilised for greening the city.
22. The design of the township shall aim at water and energy conservation. This would mean.
 - (i) Proper orientation of building blocks.
 - (ii) Use of appropriate building material.
 - (iii) Use of non conventional energy sources, particularly solar energy.
 - (iv) Recycling of waste water and water harvesting.

23. The FAR of the entire gross area of township shall be 1.00. This would encourage proper mix of plotted development and Group housing and would also encourage vertical development.
24. Within the Town Planning Scheme area, if any F.D.I. project is applied then the local authority would process and clear the scheme as per the policy directions of the G.O.I. (present policy is narrated in Ministry of Commerce & Industry G.O.I. Circular No 5 (6) 2000 FC dated 03.03.2005). Conversion Charges shall be levied as per point no. 13 of "A". The FDI project will be dealt under single window system.

B Township Schemes of Local Authorities :

1. The Jaipur Development Authority in case of Jaipur and local Authority in consultation with Town Planning Department of the state for other towns of Rajasthan shall declare a well-defined area in appropriate Zone as Town Planning Scheme." The Master Plans would be suitably amended to accommodate such schemes.
2. Action under Section 90-B of Land Revenue Act shall be initiated for the declared area. Suo-Moto action for 90-B shall also be initiated wherever necessary in view of the decision to develop the area for urban uses.
3. Sector plans shall be prepared indicating the sector road network and sector level uses.
4. A list of land holdings along with the ownership status shall be prepared. Physical checking of the exact land area (Engineering Surveys) shall also be done.
5. (a) Within the Town Planning Scheme area, if any licensed developer has substantial land ownership (More than 2/3rd of the prescribed minimum) then the local authority would help him in procurement and consolidation of required minimum area on cost.
(b) where the developer has a contiguous land parcel but there are some land pockets within the township scheme area which he may be unable to procure. In such cases the local authority shall facilitate, procurement of such lands up to maximum 10% of area procured by the developer.

The developer shall have to develop a complete block bound by the sector roads and would follow the prescribed norms and procedure which would make it a self contained area. He shall also develop internal services,

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fitting in the external development of local authority. Conversion Charges shall be levied as per point no. 13 of "A"

6. After deducting width of Sector Road, commercial strips, developed land and Sector Road FDI pockets from the project area, the redistribution of the available area shall be done in the following manner.

Use	Percent	Detailed Break up.
Residential/ Plotted	63%	<p>35% To be made available to khatedar in his own land or in the vicinity.</p> <p>15% To be retained by local authority towards cost of Internal Dev.</p> <p>5% To be retained by local authority towards External Development/ augmentation of infrastructure</p> <p>7.5% To be developed by local authority for EWS / LIG housing.</p> <p>0.5% would be reserved for convenient shopping/kiosks/informal sector under " Jan Sathi " scheme.</p>
Internal Roads	20%	
Sectoral facilities	7%	
Local/level facilities / open spaces/ parks	10%	

7. In such town planning schemes, the entire internal and external development shall be done by the local authority, except developer's land pockets and FDI pockets who would be allowed to carry out internal development within their schemes.

C. General Conditions :-

1. Applications for developing townships received by Jaipur Development Authority/ local bodies prior to declaration of this policy would be dealt with as per notification No F. 10(1)UD/3/02 dated 01.01.2002.
2. Cases where Khate dar applies for conversion of agricultural land in the form of a scheme which is not covered under Township scheme of local authority but falls under residential use as per the prevailing Master Plan, will be developed by the local authority as per plan and land use

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break up would be as provided under point No. 6 of "B". Development of such areas would be taken up by the local authority.

3. i) Local authority would issue NOC to the developers as per provisions of Master plan and land use plan.
 - ii) Action regarding Section 90-B of Land Revenue Act. will be taken according to Master Plan provision. Where ever required, change in Land use would be first ensured before 90-B is done.
 - iii) Conversion of land would be allowed according to master plan provisions. Wherever required, change in land use would be first ensured before conversion is permitted.
 - iv) It would be ensured by the local authority that 40% share of the conversion charges received would be deposited in the State Government account separately.
4. Directions will be issued separately to give prospective effect to Sec 90-B of the Rajasthan Land Revenue Act. 1956
 5. Pollution Control Board norms for Townships with respect to provisions of Environmental clearance as required under Ministry of Environment and Forest (G.O.I.) notifications shall be applicable.
 6. In case of individual applicants applying for conversion of land in form of one chunk, the development charges at the following rate will be charged till further order in addition to conversion charges as mentioned in point No. 13 of "A":-

i. Jaipur -	Rs. 200/- per Sq.Yd.
ii. Div. Head quarters	Rs. 150/- per Sq. Yd.
iii. All other Municipal towns and district Head quarters.	Rs. 100/- per Sq. Yd.
 7. These provisions will also apply in the entire N.C.R. Region of Rajasthan State.



29.3.07

(Dr. Lalit K. Panwar)

Principal Secretary to the Government

Appendix-i

Criteria for Registration of the Developers by the Local Authorities

<u>Area</u>	<u>Minimum annual turn over in Crores Rs.</u>
10 Hect. (Jaipur)	10.0
06 Hect. (Div. Hq.)	7.5
04 Hect. (Other Municipal towns & Distt. head quarters.)	5.0

- If a developer is registered for developing township projects of minimum 10 Hect. with any of the following States and Rajasthan, he would automatically be eligible for getting licence.

State- Delhi, Haryana, Maharashtra, Gujrat, Uttar Pradesh, Karnataka, West Bengal. Andhra Pradesh and Tamilnadu.

The condition of minimum annual turnover would be applicable only on developers registered under companies Act. This will not be applicable on individual khatedars willing to develop their own schemes.

For individual khatedar developer the condition of minimum net worth would be applicable which would be based on verification by the concerned Tehsildar on the basis of D.L.C. rates prevailing in the area. The net worth required would be as follows:-

Jaipur City	Rs. 5 crore
Div. HQ Towns.	Rs. 2 crore
Distt. HQ Towns.	Rs. 1 crore
All Municipal towns Other than Distt. H.Q. Towns	Rs. 50 lacs.

- Schemes would be developed by individual khatedar as per provisions of Master Plan and as per scheme norms.
- If in case of individual khatedar schemes, the entire internal development will be done by the local authority for which plots of equal value would be handed over by the khatedar developer to the Local Authority.

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Time limit for completion of project


No.	Type	Time period from date of sanction
1	Land development with respect to Roads, drains, sewerage, electricity, power & water supply etc.	<p>Up to 10 Hect.- 3 years</p> <p>25% development by the end of 1st year. 50% development by the end of II nd year. 100% development by the end of IIIrd year.</p> <p>For more then 10 Hect. One additional year for each additional 10 Hect.</p>
2	Land development & construction works (minimum of 25% on every earmarked plot)	<p>Up to 10 Hect. - 4 years</p> <p>33% development by the end of II nd year. 66% development by the end of III rd year. 100% development by the end of IVth year.</p> <p>For more then 10 Hect. -One additional year for each additional 10 Hect.</p>

Note:

- Development works to be started within a period of three months from the date of sanction of plans.
- Booking of plots / Apartments can be done by the licensed developer only after 25% of land development as at 1 of the table.
- In case of non completion of the project within prescribed time limit, the time period may be extended up to two years with 5% penalty of conversion charges of scheme area by the local authority with prior approval of the State Govt.

Copy Forwarded for information and necessary Action :-

1. P.S. to Principal Secretary to C.M. Rajasthan Jaipur.
2. P.S. to cabinet/State Ministers.
3. S.A. to Minister UDH.
4. P.S. to Chief Secretary.
5. P.S. to All Principal Secretaries/Secretaries.
6. P.S. to Principal Secretary Urban Development Department.
7. P.S. to Secretary L.S.G.
8. P.S. to Chairman Rajasthan Housing Board.
9. Commissioner, Jaipur Development Authority Jaipur.
10. Housing Commissioner, Rajasthan Housing Board Jaipur.
11. All Head of the Departments.
12. All Divisional Commissioner Rajasthan.
13. All District Collector Rajasthan.
14. Chief Town Planner Rajasthan.
15. Chief Town Planner N.C.R. Jaipur.
16. Director, Local Bodies Rajasthan Jaipur.
17. Director, public Relation Department Jaipur.
18. All Chairman/ Secretary Urban Improvement Trust.
19. Copy forwarded to Director, Government Press Jaipur for Publication of Notification in Extra ordinary Gazette.
20. Guard file.


Deputy Secretary to the Government