

**Government of Rajasthan  
Urban Development & Housing Department**

No. F.3(77)/JDH/3/2010Part-I

Jaipur, dated: 06-07-2011

**ORDER**

Following provisions in Rajasthan Township Policy, 2010 (above 10 ha.) & Policy for Residential, Group Housing & Other Scheme in the Private Sector, 2010 (up to 10 ha.) are clarified as below :-

1. As per item no. 8 (i) of Township Policy (above 10 Ha.) there is a provision of Conversion Charges from Agriculture to Non-Agriculture purposes, Similarly a provision of Conversion Charges have been made in item no. 10 of Policy for Residential, Group Housing & Other Schemes in the Private Sector, 2010 (up to 10 ha.). The Conversion Charges are to be levied as per the proposed use in the layout i.e. for Residential component conversion charges will be levied at the residential rate whereas for the commercial component it will be levied at the commercial rate.
2. As per the provision of 8(iv) of Township Policy (above 10 Ha.) and Item no. 10 (iv) of Policy for Residential, Group Housing & Other Schemes in the Private Sector, 2010 (up to 10 ha.). EDC is charged for schemes in various categories of towns based on population as per 2001 census. It is clarified to all UIT's/Local Bodies and Development Authorities that for this purpose population of only the concerned town (where land is located) is to be taken into consideration as per census of 2001.
3. Item no. 5.03 of the Policy (upto 10 Ha.) provides for charges on laying of sewer line, storm water drain and overhead water tank. These activities are included as internal development works. In the case of Group Housing/Single Patta lands irrespective of the size of the scheme, these facilities are to be provided by the developer hence in case of Group Housing/Single Patta lands (even where the group housing scheme is part of some township scheme) these charges are not to be levied.
4. BSUP charges may be levied on net plot area (saleable area) in case of Township as that is the actual area which is to be used by the Developer.

Sd-  
(Gurdial Singh Sandhu)  
Principal Secretary