

322

राजस्थान सरकार  
राजस्व (ग्रुप-6) विभाग

क्रमांक पं. 6 (9) राज./ग्रुप-6/2001

जयपुर, दिनांक : 23.2.2001

समस्त जिला कलेक्टर

विषय : सिवाय चक भूमियां स्थानीय निकायों को हस्तान्तरित करने के संबंध में।

महोदय,

उपरोक्त विषय में निदेशानुसार निवेदन है कि राज्य सरकार के परिपत्र संख्या पं. 6 (124) राजस्व-4/83/30 दिनांक 18.11.83 द्वारा स्थानिय निकायों के क्षेत्र में स्थित बिला नाम भूमि को उन्हें हस्तान्तरण करने के निर्देश दिये गये थे। ऐसी जानकारी में आया है कि उक्त निर्देशों की पालना पूर्ण रूप से नहीं हो पाई है।

अतः आप कृपया अपने अधीनस्थ राजस्व अधिकारियों को समुचित निर्देश जारी कर उक्त परिपत्र की पालना सुनिश्चित करावें।

भवदीय

सही/-

शासन उप सचिव

(61)

**राजस्थान शहरी क्षेत्र ( भूखण्डों के उप विभाजन एवं पुर्नगठन एवं  
विकास ) नियम 1975 के नियमों का उद्घरण**

**11. Saleable area.-** The saleable area in any scheme of sub-division, reconstitution or improvement of plots shall not exceed 66% of the total area, however in small size development it may be more.

**12. Residential plots:-** (1) No plot which is intended for residential purpose, shall be less than 100 Sq. Yds. or bigger than 1500 Sq. Yds. in the schemes of Sub-division, reconstitution or improvement of plots.

(2) No plot with an area of 200 Sq. Yds. or less shall be further sub-divided. Due regard shall always be given to the existing character of development envisaged on the street or scheme in which a sub-division of plot is sought and other set back lines shall remain unaltered.

(3) Special set back lines with respect to certain plots may be perscribed by the Trust as it deems fit.

**13. Open Spaces.-** Open spaces shall be uniformly located as far as possible and be provided at the rate of 1.0 to 1.5 acre per 100 persons and shall be distributed as follows:-

S. No.	Type of open sp.	Minimum size	Minimum Dimension on one size	Location To serve plots numbering	To serve an area
1.	Tot lot	650 sq. metre (800 sq.yds)	18 M (60-0")	30-40	195-240 M. (650'-800) radius.
2.	Local Park	3,000 sq. yds. (3,630 sq. (yds.)	45 M (150-0)	200-250	360-450 M. 1,200-1,500) radius.

**14. Educational facilities.-** (i) In the scheme of sub-division, reconstitution or improvement of plots for educational buildings the area of the sites for educational buildings shall be as under:-

1. Substituted vide No.F. 3(299) UDH/III/86 dated 16.7.87 Raj. Gaz-IV- C(I) dated 13.8.1987, Page 161.

- (a) Nursery Schools 0.2 to 0.4 Hectare
- (b) Primary Schools 0.6 to 1.2 hectare  
(1.5 to 3 acre) per school.
- (c) Higher Secondary School 2 to 2.8 Hectare  
(5 to 7 acre) per school.

(ii) Land for educational facilities shall be provided in any scheme of sub-division, reconstitution or improvement of plots as shown below:-

S. No.	Type of School	TO serve Population	An area	Area per School	Recommended Location
1	2	3	4	5	6
1.	Nursery School	1500	180-240 M (600-800) radius	0.2 to 0.4 Hect. (0.15-1.0)	Adjoining an open space or tot lot
2.	Primary School	4000	360-480 M. (1200-1600) radius	0.6 to 1.2 Hect (1.5-3) acre	Adjoining local park
3.	Secondary or Higher Secondary School	10000 120000	750 M. (2500) radius	2-25. Hect. area	Adjoining local park

(iii) The provision of sites for schools other than those mentioned in sub-rule (i) colleges and other Educational Buildings in the urban area shall be determined by Trust.

**15. Other facilities.**- An other facility that may be deemed necessary in an area shall be adequately provided as may be directed by the Trust from time to time.

**16. Shops and Commercial Establishment.**- In any scheme of sub-division, reconstitution or improvement of plots for commercial purposes, local or convenient shops shall be provided at the rate of 3 shops per 1,000 persons. These shall however be centrally located. Shop sizes shall be as follows:-

S. No.	Type of shop	Plot size in met. (ft.)	Chhajja in met. (ft.)	Verandah in m. (ft.)	No. of stper	Remarks
1	2	3	4	5	6	7
1.	Small Shop	3x3 (10x10)	(1/3)	3x2.1 -(10x7)	G.F. only back	Back to
2.	A small Kiosh (Unit of four)	6x6 (20x20)	(1/3)	2.1x2.1 (7x7)	G.F. only back	Back to
3.	General	3x4.5 (10x15)	(1/3)	3x3 (10x12) -3x5.1 (10x17)	do do	do do Service Road in rear
4.	General	3x6 (10x20) 4.5x9	(1/3) 1.5	-3x5.1 (10x17)	do	
5.	Shop cum- residence	(15x30)	(5)	-4.5x7.5 (15x25)	G.F. one	do
6.	do	6x9 (20x30)	1.5 (5)	-6x7.5 (20x25)	G.F. one with mazzanise G.F.-one	do
7.	Shop cum- residence	6x12 (20x40)	-2.25 (7.5)	6x7.75 (20x32.5)	do	with Mazzanise Service road in rear
8.	Shop Room cum office	7.5x15 (25x10)	-2.25 (7.5)	(20x42.5)	G.F.+2	do
9.	do	7.5x18 (25x60)	-3(10.0) (7.5x15)	(25x25.0)	G.F.+one	do
10.	Shop Room cum-office	7.5x27 (25x90)	3 -(10.9)	7.5x24 (25x30.00)	do	do
11.	Godown	7.5x18 (25x60)	.....	-7.5x18 (25x60)	G.F. only with A.C.	Steel Trustee sheet only

**17. Industrial areas.-** In the scheme of sub-division, reconstitution or improvement of plots for any industrial area, no plot shall be less than one acre, and the restrictions prescribed by the Factories Act, 1948 (Central Act No. LXIII of 1948), shall be observed.

**18. Roads.-** The following shall be the hierarchies of roads to be followed in any scheme of sub-division, reconstitution or improvement of plots with minimum distance for punctures i.e. distance between one junction to another junction, right of way, maximum length of roads, range any type of plot sizes.

S. No.	Type of road	Right of M.	way in (ft.)	Maz. length of road in M. (ft.)	Distance between in ter-sect. in M. (ft.)/Range & Type of plot size in sq.	Remarks
1.	Service land	6(20)	60(200)	36(120)	90(100) or less	
2.	Culs-de-sce. or loop street.	7.5-9 (25-30)	120(400)	36(120)	90-130 (100-200)	with sufficient turning radius
3.	Residential street	9(30)	900(1000)	60(200)	135.225 (150-250)	
4.	Residential Street 2	12(40)	450(1500)	60(200)	190-135 (200-350)	
5.	Collector street	18(60)	600(2000)	75(250)	315.450 (350-500)	
6.	Feeder street	24(80)	-	75 (250)	450(500 & above)	

Provided that if the Master Plan/Zonal Plan or in the absence, if the Chief Town Planner deems it necessary to provide major roads through a scheme area in order to provide a viable circulation pattern for that part of the town. In such a case the major roads shall be deemed to be part of that scheme.

**19. Connection with other road.-** All roads with more than 30 metres (100 ft.), right of way will only be connected with 18.24 metres (60 to 80) wide connecting and

feeder roads and not by any other residential streets, service roads and cul-de-sacs. All the roads of 30 metres (100 ft.) and more width will have limited access through service roads.

**21. Intersection of the streets.-** The streets shall intersect one another at right angles or at as near a right angles depending upon the conditions of the site. But short turning and blind corners shall be strictly avoided.

**22. Provision for overlapping of junctions.-** An overlap of at least 45 metres (150 ft) is to be provided between the oppositeroads meeting a main street in case they do not intersect at right angles or at as near as a right angle.

**23. Service road.-** As far as possible service road shall be avoided and sewers shall be provided in all the schemes of sub-division, reconstitution or improvement of plots. In case where these service roads are provided, they shall not be less than 6 metres (20) in width.

**24. Dead-end-street.-** As far as possible dead end streets shall be avoided but in case where they are unavoidable, these streets at their ends shall be provided with a turning space of at least 9 metres (30) inner radius. The length of such streets shall not exceed 90 metres (300).

**25. Other details.-** All other road detail like weaving, length, traffic, rotary, diameter, turning radius, islands and channels, sight distances splay and corners, etc. shall be as per Indian Road Congress Standards.

**32. Power of the Trust to revise its decision.-** (1) The Trust may revise its earlier decision given with respect to a plan in the form of rejecting approved plan approving a rejected plan with or without modifications, or attaching such conditions and restrictions to an approved plan with or without modification which it deems, essential in the interest of securing expedient execution of any scheme of improvement.

(2) If at any stage the Trust is satisfied that the developer has made certain deviation from the approved plan in contravention of the sanction, it make such modifications so as to render the improvement in accordance with the approved plan.

(3) If the Trust is satisfied that the developer has failed to make necessary modifications to render the improvement in accordance with the approved plan or that the improvement undertaken by the developer has reached such a stage that it is

uneconomical to restore the improvement in accordance with the approved plan, the Trust may temporarily stop such improvement and take up the amendment of the approved plan to itself and modify or make adjustment of the approved plan to itself as it may deemed it essential to render the improvement in accordance with the approved plan or amended plan as the case may be and may undertake the improvement itself. The expenses incurred by the Trust in carrying out the improvement shall be chargeable to the developer on whose failure the Trust had to modify or the amend the plan as aforesaid. The Trust may proceed in the manner laid down in sub-rules (2) and (3) of rule 31 above to recover the expenses incurred by its under this rule from the developer or the person to whom the site has been sold.

(4) The Trust while making amendment of adjustment of any plan submitted by a developer or while drafting a new scheme of improvement, may alter the boundaries or a site and thus include or exclude other adjoining areas to or from the scheme or improvement, may alter the boundaries of a site and acquisition of such areas or enter into an agreement with their owner or occupier of the land concerned.

(5) The Trust shall, as soon as it decides to undertake improvement by itself with respect to any site to the required standards or according to the approved plan or in any manner as may be decided by it, take over from the developer all such responsibilities and obligations under these rules and hence-forth all the interests in the schemes shall be vested in the Trust which may thereafter deal with the scheme:

Provided that the Trust shall in no case be responsible for the recovery of any dues of any kind which the developer has to collect from any person who has purchased the land in the area covered by the scheme.

(5) No order shall be passed by the Trust under this section without giving the developer an opportunity of being heard against and stating the reasons for the proposed order.