

Government of Rajasthan

DEPARTMENT OF URBAN DEVELOPMENT, HOUSING  
& LOCAL SELF GOVERNMENT

No. F.3 (77) UDD/3/2010

Dated: 28/06/2010

NOTIFICATION

**Subject: Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares)**

In supersession of the Department notification F.10(1)UDD/3/2002 dated 01.01.02, 15.01.02, 29.03.07 and order dated 06.07.02 and 27.12.04 and any other orders / notifications issued in this regard, the State Government in order to promote planned development of new townships in the State and to encourage Private Sector Investment / Foreign Direct Investment (FDI) in housing and real estate sector, following **Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares)** is hereby issued under section 337 of the Rajasthan Municipal Act, 2009, Section 90 of the Jaipur Development Authority Act, 1982, section 49 of the Jodhpur Development Authority Act, 2009, section 60 of the Rajasthan Housing Board Act, 1970 and Rule 31 of the Rajasthan Urban Improvement (Disposal of urban lands) Rules, 1974 :-

**1.00 INTRODUCTION**

1.01 The State Government in order to promote planned / integrated development of various towns by ensuring the basic infrastructure facilities and to safeguard the interest of the public at large by providing residential plots/houses at affordable prices decided to review the existing Township Policy, 2002 and other Policies and Programmes pertaining to urban areas of Rajasthan. Following new initiatives have already been taken during the last one-year.

- (i) Rajasthan Municipal Act, 2009 (new enactment).
- (ii) Affordable Housing Policy, 2009 with focus on EWS/LIG through public private partnership (PPP model).
- (iii) New Building Regulations, 2010 for Jaipur (in place of Building Regulations of 2000).
- (iv) Model Building Regulations for all towns of Rajasthan.
- (v) Detailed Guidelines for Sub-division and reconstitution of plots in urban areas.
- (vi) Slum Development Policy through PPP.
- (vii) Rajasthan Township Policy, 2010.
- (viii) Draft Master Plan for Jaipur notified and other Towns.
- (ix) Rajasthan Town and Country Planning and Development Bill, 2010 (draft).
- (x) Policy for Transferable Development Rights (TDR) (draft)

A need was felt to lay down new Policy guidelines for Smaller Residential Schemes, Group Housing and other schemes (other than townships) to provide for smoother and speedier development of such schemes in the State without any ambiguity.

- 1.02 While preparing the new Township Policy guidelines, the Policies of other States like Maharashtra, Gujarat, Punjab and Haryana were studied. A workshop and series of discussions were held under the aegis of Institute of Town Planners, India (ITPI), in which the President, ITPI; Secretary General, ITPI; Chief Town Planners and senior officers of Town Planning of Rajasthan, Maharashtra, Haryana, Gujarat and West Bengal and developers of Rajasthan were present.. Views were also sought from various urban local bodies in Rajasthan and agencies involved in the development of townships and residential schemes including the Rajasthan Builders & Promoters Association (RBPA) and Township Developers Association of Rajasthan (TODAR) and Rajasthan State Real Estate Development Council (RAJREDCO).
- 1.03 Taking into account various views/suggestions and learning from Policies being followed by other States as well the experience gained over the past few years, it was considered appropriate to frame a new Township Policy. Hence the Policy called "Policy for Residential, Group Housing and other Schemes in the Private sector (Up to 10 hectares), 2010".

## 2.00 APPLICABILITY OF THE POLICY

- (1) Policy for Residential, Group Housing and other Schemes in the Private Sector (Up to 10 hectares), 2010 shall come into force with immediate effect
- (2) This Policy shall be applicable to the cases which are applied after the date of issue of this Policy as well as the pending cases. However pending cases in which notice under section 90-B of Rajasthan Land Revenue Act, 1956 has been issued before the issue of this Policy would be considered under the provisions of Township Policy, 2002 unless the developer exercises the option of being considered under Policy for Residential, Group Housing and Other Schemes in the Private Sector, 2010.
- (3) The Policy will apply to the areas listed below:
  - (a) Area under the draft/sanctioned master plan of town/region;
  - (b) Area under the peripheral control belt of the master plan of a town/region;
  - (c) All areas covered under Planning and Development Authorities (Jaipur Development Authority, Jodhpur Development Authority), Urban Improvement Trusts (UIT's), Rajasthan Housing Board and Municipal Bodies in the State;
  - (d) Any other area notified / approved by the Government

## 2.01 Types of schemes with area requirement –

Following types of schemes are envisaged under this Policy:-

- (i) Residential scheme - Above 2 hectares and up to 10 hectares
- (ii) Small residential scheme up to 2 hectares
- (iii) Group Housing Scheme
- (iv) Farm House Scheme
- (v) Commercial Schemes
- (vi) Individual industrial units or a cluster of industrial units.
- (vii) Individual Institutional unit/tourism unit or a cluster of such units.

## 3.0 GENERAL DEVELOPMENT CONTROL REGULATIONS AND PLANNING CONSIDERATIONS

- (i) The developer shall apply for land conversion under section 90B of the Rajasthan Land Revenue Act, 1956, change in land use & approval of layout plan in the prescribed formats as per the guidelines issued by Department pertaining to land conversion and change in land use.
- (ii) The Schemes shall not include the land under the forest, water bodies, land falling within 100m from (having the level below the HFL) the HFL of the major lakes, dams, land falling within 200m from the official boundary of Historical Monuments and places of Archaeological importance, Archaeological Monuments, Heritage Precincts, other restricted areas.
- (iii) The residential and special schemes shall have a minimum of 12m to 15 m approach road from any National Highway, State Highway, MDR, ODR sector plan roads, master plan roads or any other road area network road.
- (iv) Global FAR for the entire gross area of scheme shall be 1.20. However the individual plots can be allowed maximum FAR as per Building Regulations.
- (v) Each ULB shall earmark one or more zones for township / residential development within the Master Plan area or within the Municipal area (where Master Plan is not available) Having such zones would facilitate providing all kinds of external infrastructures to the Scheme. The developer would be encouraged to come up with scheme on his own land in such a zone earmarked for Residential Purpose / Township Development in the Master Plan of the area. In case of any land whose land use plan has not been declared and 90B is to be done / has been done, these areas would be appropriately incorporated in the respective master plans / sector plan / zonal plan after change in land use as township zones.
- (vi) Any two or more schemes of different Persons/companies may be clubbed together in case of consent of all the parties and approved as a single scheme

subject to minimum limit of clubbed area as 10 hectares. In such cases the norms applicable to the area of the clubbed scheme shall apply.

- (vii) In case of the areas which are less than 2 hectares and are surrounded by the adjoining approved residential/Township schemes, then such land shall be encouraged to be merged with adjoining schemes.

#### 4.00 SPECIFIC DEVELOPMENT CONTROL AND PLANNING REGULATIONS FOR DIFFERENT SCHEMES

- 4.01 For Residential Schemes (More than 2 hectares and up to 10 hectares) - The layout plan of the above schemes shall have the norms as detailed below-

Table - A

S.No.	Use	Percent area	Remarks
1.	Residential/ Commercial portion	Up to 60% of scheme area	<p>Upto 54% Plotted area / group housing / high rise</p> <p>Upto 6% for commercial purposes</p> <p>The commercial purpose can be for petrol pump / multiplex / commercial malls / cinemas / tourism / any other general commercial.</p> <p>Note:</p> <p>(i) For schemes of size upto 10 hectares - out of 6% commercial area some informal shops (10 such shops for every 100 plots) of sizes 6' x 6' to 10' x 10' to be provided which shall be used for kiosks, confectionary, vegetables, seasonal/morning market, etc.. Such informal shops shall be permissible on internal roads along with a minimum provision of parking in front of the informal shops, the percentage of land area used for parking in the planning shall be considered as a percentage of plotted area (60%).</p> <p>(ii) EWS/LIG houses/plots shall be compulsory in all schemes of plotted area with minimum size of 2 hectares and for all schemes of Group Housing at least 50% of the houses constructed for EWS / LIG category should be of EWS category. In case of flats the building specifications shall be as specified in the Affordable Housing Policy, 2009.</p> <p>(iii) EWS/LIG plots and informal shops shall be allotted to nominees of developer.</p> <p>(iv) For allotment of EWS /LIG houses / plots the income criteria as prescribed by State Government may be considered and the list of eligible and selected persons to be sent to concerned ULB.</p>

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2.	Facilities/ Open portion (Roads, parks & open spaces, schools, hospitals, etc.)	Atleast 40% of scheme area	<p>v) Size of EWS/LIGH plots - 30 to 45 sq mtrs / 46 to 75 sq mtrs. respectively and disposal of EWS &amp; LIG plots shall be @ 25% and 60% respectively, of the residential price being charged from other allottees.</p> <p>Size of EWS/LIGH flats to be -325-350 sq ft and 500-550 sq ft respectively and disposal shall be @ Rs.750/- per sq ft or as decided by Govt from time to time.</p> <p>20-22% for internal road network (can be higher incase of sector roads passing through the scheme, in that case the area reserved for residential purposes may be reduced keeping the facility area and open park area as minimum 15%).</p> <p>10% area reserved for facilities in layout plan shall be marked as area reserved for specified public utilities facilities like school, community centre, dispensary, club house and other public uses. In addition there shall be open land like parks (at least 5%).</p> <p><b>Note:</b></p> <p>(i) In no case, the open and facility area shall be less than 15%.</p> <p>(ii) Internal roads shall not be less than 9 meters where the length of road is up to 100 meters and 12 mtrs where the length is more than 100 meters. In the case of area used for EWS/LIGH housing the minimum road width can be 9 meters or lesser as provided in the Building Regulations /Affordable Housing Policy 2009.</p> <p>(iii) In the case of commercial, institutional area, the minimum road width shall be 12 meters for a length of up to 200 meters and 18 meters for higher length</p> <p>(iv) The saleable facility area may be allotted to the developer at his request at the prevailing residential reserve price for the purpose for which has been reserved in the layout plan. In the event of developer not willing to take the land the concerned ULB shall allot it to some other applicant for the same purpose for which it was reserved in the scheme.</p>
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**4.02 For Smaller schemes (up to 2 hectares)**

- (i) For such small schemes of plotted development internal sub division of 5 acres plot shall be permitted for carving out smaller plots with minimum 30% of the total plot area as open /parks/ roads/ facilities, etc. (instead of 40% area for bigger projects).
- (ii) Row housing / Villa construction / flats shall be allowed in such schemes.
- (iii) However, in case of plots of size up to 1 acre the above condition (of leaving 30% as open/park/road etc.) shall not be applicable and subdivision shall be allowed after leaving the required road width, wherever necessary as decided by the local body.

**4.03 For Group Housing and other Schemes of Single Patta**

- (i) A single patta may be issued for group housing scheme or for any other scheme of non-agriculture purpose including Commercial / Institutional / Industrial/ medical/tourism projects (Resorts / Motel/hotel, etc).
- (ii) The parameters like ground coverage, FAR, Max Height parking etc shall be as per the Building Regulations. However in case of a Heritage zone / precinct separate guidelines may be issued by State Government.
- (iii) Multi storied separate parking block shall be allowed which shall not be considered in ground coverage but total ground coverage including parking block should not exceed 45 % in any case.

**5.00 GUIDELINES FOR APPROVAL/COMPLETION OF INTERNAL DEVELOPMENTWORKS**

**5.01** In order to ensure quality development certain norms as mentioned below are being laid down. It is necessary that the developer should submit along with application for approval the following details:

- (i) Layout plan showing details of area to be utilized under plots, built up space, roads, open space for park, garden and play ground and other public utility and amenities, services and facilities.
- (ii) Details of nearby development (at least in the vicinity of 100 meters) along with its superimposition on sector plan.
- (iii) Details of internal development works as per specifications mentioned below
- (iv) Details of eco friendly amenities provided;
- (v) Plan showing HFL of major lakes, water body, if any.

5.02 In Residential Schemes and other schemes internal development works such as Construction of roads, Laying of power line and Street lighting, Laying of Water lines, Development of Water Sources (Tube well), Ducting for road crossing, Construction and development of Parks and services area, Plantation along roads sides and parks shall be done by the developer only.

5.03 Work for laying of sewer line, storm water drainage, overhead Water tanks shall be done by ULB at a combined level of various adjoining schemes for which necessary charges shall be paid by developer to the ULB as per details below:

- (i) Laying of sewer lines - Rs.50/- Per Sq mt. of total area.
- (ii) Storm water drains - Rs. 40/- Per Sq mt. of total area.
- (iii) Construction of Over head tanks (optional for ULB) - Rs. 50/- Per Sq mt of total area.

**Note**

- (i) The above amount is an average amount. However ULB may increase the charges of above items based on actual cost of the work. The above amount shall be deposited along with EDC at the time of issue of Patta.
- (ii) For ensuring internal development of the area, patta / lease deed (Sale permission) of 12.5% of the saleable plots will be withheld by the ULB.
- (iii) In case of plot for group housing of size more than 2 hectares, 5% area of plot (an independent plot with proper approach) shall be surrendered to the ULB for facilities. For plot size less than 5 acres, amount equivalent to 5% of the area calculated at residential reserve price of that area shall be deposited with ULB.
- (iv) In case of single patta for Group Housing land for sector commercial shall not be surrendered to ULB.

**5.04 Construction of Roads**

- (i) All the internal road networks including draft sector plan / master plan roads within the scheme are to be developed by the developer. The sector roads are to be accommodated.
- (ii) The internal roads should be minimum 9 meters wide where the length of the road is up to 100 meters and 12 meters wide where road length is more than 100 meters.
- (iii) However, as far as possible no row of plots should be more than 200 mtrs in length except the sector plan / zonal plan / main arterial roads having width 18 M & above.

The technical specifications for road construction shall be as follows:

Table-B

S. No.	ROW	Paved width	Berms width (both side)
1.	9 meter	5.5 meter	1.5 meter
2.	12 meter	5.5 meter	2.5 meter
3.	18 meter	5.5 meter (2 lane)	2.5 meter
4.	24 meters and above	2 lane each 7.5 meters with divider	2.5 meter

**Note:**

- (i) Level and the specifications shall be finalized by the ULB keeping the specifications laid down by IRC.
- (ii) Gradient shall be as per Indian Road Congress / CRRI.
- (iii) 1<sup>st</sup> layer WBM-90-45mm size (100mm compacted)
- (iv) 2<sup>nd</sup> layer WBM-63-45mm size (75mm compacted)
- (v) 3<sup>rd</sup> layer (crusher broken) WBM-53-22.4mm (75mm compacted)
- (vi) 20mm PMC with seal coat

**5.05 Power Supply and Street Lighting**

- (i) The development of electrification, power network and power load requirement in any scheme shall be in accordance with the norms, rules & regulations of State electricity agency. After the completion of the electrification work, the developer shall handover the complete system to the concerned electricity distribution company.
- (ii) Street Lights - All the roads having above 18 meters width shall have divider as well as the street poles fixed on the divider having the provisions of underground cabling. Other roads will have streetlights on electric poles or single light poles erected on either side of the road. The distance between poles should not be more than 30 meters. The illumination levels of the roads shall be as per the standard of local electricity authority / National Building Code. After the completion of the street light work, the developer shall handover the complete system to the ULB / Maintenance Agency.

**5.06 Water Supply**

All the water lines should be underground having a provision of providing connections to the plot. The sizes of water pipe should be per PHED norms.



The scheme should have underground water tank as well as over head water tank as per PHED norms

The complete water supply shall be in accordance with the technical guidelines of the PHED.

After the completion of the water supply scheme, the developer may handover the laid distribution and storage system to the PHED/ULB/private operator.

#### 5.07 Sewerage & Drainage

All the plots in the scheme should be well connected with the underground sewerage line with proper slope, The sewerage line should normally be located close to the boundary wall of the plots (within about 10 ft.) with a provision for connection of plots.

#### 5.08 Horticulture & Plantation

All roads should have plantation tree guards on both sides having minimum of 30 trees per acre of the gross area. Trees of 5 feet or more height should be planted. All the parks should be developed by the developer and maintained by the developer till the scheme is completed and handed over to ULB or to the Resident Welfare Society.

#### 5.09 Rain Water Harvesting and Water Recycling

Community rain water harvesting structures shall be constructed by developer. Similarly water recycling shall be provided as per Building Regulations and water from all water outlets and drainages should be collected for recycling for gardening, washing etc.. This should be strictly enforced by the ULB.

### 6.00 FARM HOUSE SCHEME

- (i) The farm house scheme can be approved on any road.
- (ii) The land area parameters for farm house schemes shall be kept as 25:75, which means 25% of the gross land area shall be kept reserved for facilities and road area network. Out of the 25% area, 5% area shall be used for facilities and 20% area shall be used for road network inside the scheme.
- (iii) On the remaining 75% of the land, Farm House scheme with each farm house having minimum area of 2500 sq. m. can be planned.
- (iv) In a Farm house built up area shall be 10% of the plot area or 500 sqm whichever is less. Other Parameters shall be as per the prevailing Building Regulations.

Note –

Construction of internal roads and other development works for such schemes shall be done by the developer at his own cost. No external development shall be done by ULB for such schemes.

## **7.00 AFFORDABLE HOUSING ON LAND OF SICK UNITS IN RIICO INDUSTRIAL AREAS OR ELSEWHERE**

- (i) In case of sick industrial units in RIICO industrial area, which are lying closed for the last over 10 years and for which there is no sanctioned revival scheme the surplus land may be allowed to be used for housing for economically weaker sections (EWS) and low-income groups (LIG) under the Affordable Housing Policy, 2009. At least 40% of the total plot area should be put to such use. Out of which atleast 50% area should be kept for facilities / open area. The approval of such low-cost housing would be granted by the concerned urban local body keeping in view the provision of the Affordable Housing Policy, 2009 and directions issued by Department of Urban Development and Housing from time to time. The balance 60% of the plot area can be used for other purposes.
- (ii) Private sick industrial units shall also be allowed for Affordable Housing Scheme on the same terms and conditions as prescribed in the Affordable Housing Policy, 2009.

## **8.00 COMPLETION CERTIFICATE**

The Internal Development works carried out by the developer should be as per the specifications mentioned above in clause 6 or as per requirement of ULB. On completion of the Internal Development works, the developer must submit a certificate from Registered Chartered Engineer.

Such certificate shall be required at the time of handing over of the scheme for maintenance to the ULB.

However, it is mandatory that the developers should complete all the internal developmental works within 3 years. (unless extended further by the ULB/State Government on payment of penalty to be determined separately).

Note -

- (i) For ensuring internal development of the area, patta/lease deed of 12.5% of the saleable plots will be withheld by the ULB.
- (ii) ULB may allow proportionate releasing of the withheld plots based on the development of any part of the scheme after getting a report from the Registered Chartered Engineer, with regard to development of the internal development works.

## **9.00 GROUP HOUSING**

All internal development works including establishment of STP, Water Treatment plant, power supply, GSS, roads, water supply etc inside the premises shall be done by the developer as per norms laid down by the competent body (ULB or the concerned Department/Agency of the State).

#### 10.00 VARIOUS CHARGES PAYABLE BY DEVELOPER

Patta for the Scheme area may be issued to the developer or to his nominee(s). However, before issue of patta to the developer or his nominee, following charges shall be deposited by him.

- (i) **Conversion Charges**- These are charges levied for conversion of agricultural land into non-agricultural purposes for residential or other purposes. Different zone-wise charges are fixed for each town of Rajasthan. After completion of change of land use, conversion of agricultural land for non-agricultural purposes and approval of layout plan, developer shall deposit complete conversion charges. After deposition of conversion charge the layout plan shall be released.
- (ii) **Lease Charges** - Lease money is payable for such schemes which is calculated as under:-

- (a) **Residential purpose** - @ 2.5% per annum on 4 times of the residential conversion charges. (One-time lease amount of 20% for 8 years) e.g. in case of conversion rate of Rs. 90 per sq.mt. for a particular area charges would be 2.5% of Rs. 360 per sq. mt. (4 times of Rs. 90). One time lease amount payable would be 20% of Rs. 360/- per sq. mt.
- (b) **Institutional, Industrial, Tourism etc purpose** - same as above.
- (c) **Commercial purpose** - @ 5% per annum on 4 times of the residential conversion charges. (One-time lease amount of 40% for 8 years)

In all such cases one-time lease money is payable which is equivalent to the lease money payable for eight years.

- (iii) **Stamp duty** - In case of the first allottees of the plots in the scheme (residential, institutional, industrial, tourism etc.), Stamp Duty is payable on the amount calculated as 4 times of the conversion charges for residential purposes. In case of commercial plots, the Stamp Duty shall be chargeable on the amount calculated as 8 times of the residential conversion charges. For subsequent transfers of a plot or in case of re-allotment of a plot after its cancellation, stamp duty would be payable on the normal reserve price fixed by the ULB for the area.
- (iv) **External/Peripheral Development Charges (EDC)** - Some key external development works shall be undertaken by the Urban Local Bodies (ULBs) and other concerned agencies by providing infrastructure facilities like sector road, power lines, water supply, approach road, sewer lines, power lines, drainage network, etc. at the periphery of the scheme. In so far as the ULB is concerned it shall undertake only a few of these works against the charges paid to it. These would include the approach road, sector roads plantation along the approach road/ sector roads street lighting along the approach road / sector roads cross drainage works and storm-water drains. For these works the ULBs would charge the following minimum external development charges would be payable -



- |   |   |                     |
|---|---|---------------------|
| (a) For Towns with population up to one lac (as per census 2001)            | - | Rs 100/- per sq mt. |
| (b) For Towns above one lacs up to ten lacs population (as per Census 2001) | - | Rs 150/- per sq mt. |
| (c) For Towns with population above ten lacs (as per census 2001, Jaipur)   | - | Rs. 200/- sq. mt.   |

**Note:**

- (i) In case of developed areas of any town (where basic infrastructure like 18 mt. wide road and power lines are available within a radius of 500 meters), EDC of not more than Rs. 100/- per square meter would be charged.
- (ii) EDC shall be charged on gross area of the scheme.
- (iii) The above EDC charges shall not include the cost of providing sewer line, water supply and power line to the scheme and charges for the same shall have to be provided separately by the developer to the concerned agency based on their estimates. For providing water supply the developer may develop source of water at his own cost. However if required developer may contact PHED for providing water line to their premises for which the developer has to pay the demand of PHED.
- (iv) The amount deposited as EDC shall be kept in a separate fund by the urban local body (ULB). The ULB shall utilize this fund for providing external / peripheral development in the particular area after assessing the local infrastructure requirements. The State Government shall have full rights to revise the EDC as deemed necessary from time to time.
- (v) On receiving the EDC, the ULB will complete the requisite external development works within the prescribed timeframe.
- (vi) In case of Group Housing Schemes, EDC shall be one and half times of the normal EDC for residential purposes.
- (vii) In case of Institutional area/tourism units, EDC shall be at par with residential area but charged on double of the ground built up area..
- (viii) In case of commercial area, EDC shall be two times of the residential area.
- (ix) In case of individual industrial plots, EDC for using the existing infrastructure may be charged, which shall be as follows:-
  - a) For Towns having population up to 50,000 - Rs 20/- per Sqm.
  - b) For Towns having population above 50000 and below 1 lac - Rs 30/- per Sqm.
  - c) For Towns having population 1 lac & above - Rs 50/- per Sqm.



ULB shall not bear any obligation to provide any additional infrastructure to such plots within this EDC.

- (x) EDC for Farmhouses scheme shall be Rs 50/- per Sqm for using existing infrastructure chargeable on double of the built up area allowed in such cases. ULB shall not bear any obligation to provide any additional infrastructure to such plots in this EDC.

#### 11.00 SALE PERMISSION FOR RESIDENTIAL AND OTHER SCHEMES

- (i) The developer can start booking of plots or built up space in the project only after release of approved layout plan / Maps from the ULB and completion of the process of the change of land use and land conversion under section 90-B of the Rajasthan Land Revenue Act, 1956.
- (ii) A formal information of booking of plots shall be submitted by the developer to the ULB. The developer can sell the plot / built up space as per the approved layout plan and shall issue a provisional patta to the allottee, in the standard format issued by the Department. The provisional patta / possession letter issued in any other format shall not be acceptable by the ULB for issue the lease deed in favour of the allottee. The built up space may be sold through registered sale deed.
- (iii) The developer shall complete all the internal development works of the layout within time frame as per Table - C.
- (iv) The ULB shall issue patta / lease deed for 87.5% of the saleable plots after some of the bare minimum infrastructure like roads, water and power supply has been provided by the developer. The remaining 12.5% saleable plots (with held by the ULB) can be sold only after completion of the all the internal development works. However single patta may be issued to the developer after completion of the process mentioned at 11(i) above.

#### 12.00 GENERAL PROVISIONS FOR ALL SCHEMES UPTO 10 HECTARES OF LAND

- (i) First patta or lease deed can be issued to the khatedar/developer or to the nominee/s of the khatedar/developer. However in the projects of group housing/commercial/institutional etc single patta may be given to the khatedar/developer or his nominee at his choice.
- (ii) The developer of the residential scheme shall submit the list of "Nominees" on his own or through registered power of attorney holder. As per list given, ULB shall issue the patta in favour of such nominee/nominees.
- (iii) The ULB shall issue the lease deed in favour of the allottee under certain terms and conditions, which shall be abided by the allottee.

- (iv) The nominee's list / details shall be submitted by the developer to the concerned urban local body. The nominee can be a person / company / HUF / legal body / partnership firm etc.
- (v) Time limit for completion of various projects would be as in Table-C

**Table- C**  
**Time Limit for Completion of Project**

S. No.	Type	Time period from date of Approval of Layout Plan
1.	Internal development works like Roads, drains, power supply and street lighting, sewerage, & water supply, etc.	Upto 2 hectares - 18 months. > 2-10 hectares - 36 months

Note:

- (i) Development works should be started within a period of six months from the date of approval of layout plan and completed within the period mentioned above. If the developer does not start the development work within a period of one year from the date of approval of the layout plan, then the ULB shall be authorized to cancel the approval of the scheme.
- (ii) The time period may be extended up to two years with 10% penalty of total prevailing conversion charges by the ULB.
- (iii) Benefit of concessional stamp duty not to be available in the extended time period beyond three years. In that case stamp duty shall be charged on the normal reserve price of that area of ULB.
- (iv) Developer to maintain the Scheme for at least 3 years after completion of development in all respects. He may handover the maintenance of the area to the Residents Welfare Society. Maintenance charges may be recovered by the developer from the allottees.
- (v) If any developer starts the development of any scheme without getting approval from the ULB, then the ULB shall take action against the developer in accordance with the directions issued by the State Government and provisions of prevailing laws.

### 13.00 MISCELLANEOUS

- (i) The concerned ULB will acquire land for Draft sector plan / zonal plan roads under Land Acquisition Act, 1894 and develop all sector plan / zonal plan roads as soon as possible after approval of the draft sector plan / zonal plan. The developer may also prepare the proposal for acquisition of sector plan roads (in

accordance with the Government procedure) for the sector roads in his Scheme area

- (ii) Due to shortage of funds with ULB timely development of the sector plan roads is not possible, resulting in unplanned / haphazard development of the cities, ULB may construct sector roads on PPP basis.
- (iii) Adherence to specifications and quality control should be ensured and violation / misuse of facility areas by the developer are to be strictly avoided.
- (iv) The design of the scheme should aim at water and energy conservation. This would mean:
  - Proper orientation of building blocks.
  - Use of appropriate building material.
  - Use of non-conventional energy sources, particularly solar energy wherever feasible.
  - Rainwater harvesting and recycling of waste water, MOEF norms for Townships & provisions of Environmental clearance as required by Ministry of Environment and Forest (G.O.I.) shall be applicable.
- (v) In case of any government land falling within the area of the scheme the ULB may (if there is no scheme of ULB for the land in question) consider allotting the same to the developer upto 10% area of the scheme at the reserve price of the area or DLC rate, whichever is higher. In case the government land exceeds 10% of the area, prior approval of State Government shall be obtained.
- (vi) Within the Scheme area, if any F.D.I. project is applied then the ULB 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 as applicable shall be levied.

Sd/-

(Gurdial Singh Sandhu)

Principal Secretary to Govt.

Department of Urban Development

Housing & Local Self Government

Govt. of Rajasthan

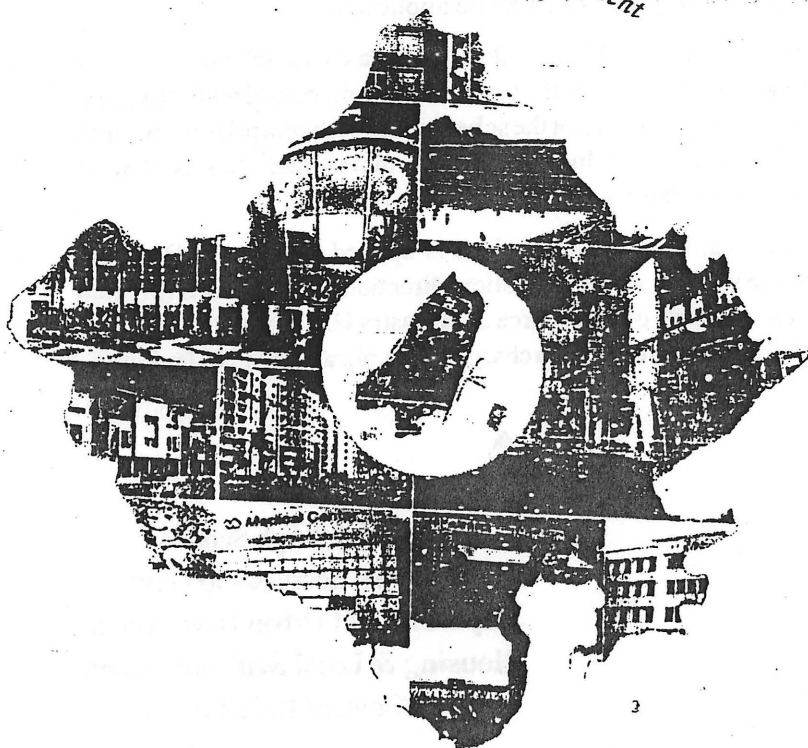


सत्यमेव जयते  
राजस्थान सरकार

**RAJASTHAN TOWNSHIP  
POLICY-2010  
(ABOVE 10 HECTARES)**

**AND  
POLICY FOR RESIDENTIAL, GROUP HOUSING AND  
OTHER SCHEMES IN THE PRIVATE SECTOR, 2010  
(UP TO 10 HECTARES)**

*Promoting Sustainable Development*



**Department of Urban Development,  
Housing & Local Self Government,  
Government of Rajasthan  
June, 2010**





## Contact Details

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