

- (a) Upto Six Months 5% of the amount
 (b) More than Six months ¹[10%] remaining unpaid.]

²[(ii) After the expiry of the period one year from the date of the said automatic cancellation, the Chairman shall have no power to regularise such allotment of land, but the trust will have power to extend this period by one year more on payment by the allottee, the amount of cost of land plus interest and penalty as provided in clause (i) above.]

³[(iii) if the trust in its interest refers the case to the State Government for such regularisation or an allottee applies to the Government stating the facts in detail for such regularisation, the State Government may permit such regularisation on payment by the allottee the cost of land and expenses, if any, plus interest and penalty, as provided in clause (i) above.]

⁴[x x x]

(6) Resale of plot-condition thereof : ⁵[(a) A person who has been allotted a plot at concessional rates, shall not transfer the plot before the expiry of 10 years from the date of allotment.

⁶[Provided that permission for transfer of plot shall not be granted in any condition before expiry of five years from the date of allotment. If an allottee intends to transfer his plot after five years and before ten years from date of allotment, he shall pay levy at the rate of five percent of present prevailing reserve price to the trust concerned.]

⁶[(b)] If person who has not constructed a building within ⁷[five

1. Substituted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001, published in Raj. Gazette E.O. Part-IV (C) (I) dated 21.4.2001, page 3 (1) with immediate effect.
2. Substituted vide Notification No. F. 9 (8) UDH/Gr. III/86 dated 19.2.1987, published in Raj. Gazette Part IV-C (I) dated 2.4.1987, page 13.
3. Inserted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001, published in Raj. Gazette E.O. Part-IV (C) (I) dated 21.4.2001, page 3 (1) with immediate effect.
4. Deleted vide Notification No. F. 9 (8) UDH/Gr. III/86 dated 19.2.1987, published in Raj. Gazette Part IV-C (I) dated 2.4.1987, page 13.
5. Substituted vide Notification No. F. 3 (5) UDH/94 G.S.R. 136 dated 30.11.1996 published in Raj. Gazette E.O. Part IV (C) (I) dated 19.2.1997, page 251(2).
6. Clause (b) deleted and existing clause (c) renumbered as clause (b) vide Notification No. F. 3 (5) UDH/94, G.S.R. 136 dated 30.11.1996, published in Raj. Gazette E.O. Part IV (C) (I) dated 19.2.1997, page 251 (2).
7. Substituted vide Notification No. F. 9 (63) UD/81 dated 18.11.1997, published in Raj. Gazette E.O. Part IV-C (I) dated 19.11.1997, page 130.
8. Substituted vide Notification No. F. 3 (1061)/UDH/3/2012 dated 13.4.2016, published in Raj. Gazette E.O. Part 6 (ख) dated 13.4.2016, come into force at once.

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years], from the date of allotment the plot so allotted to him shall stand cancelled and the allottee shall not be eligible for allotment of a plot in future.

¹[Provided that the Chairman may regularise such cancellation of plot and extend the period of construction of building upto 2 years from the date of such cancellation if the purchaser/allottee is prepared to pay the penalty at the rate upto 5% of the allotment price of plot. If the allottee fails to construct the building within this extended period, then the plot shall stand cancelled as provided in the sub-rule:

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of the plot and extend the period of construction of building for such period as it deems fit, if the allottee is prepared to pay a penalty at the rate upto 5% of the allotment price of plot for every years of default of construction.]

²[x x]

³[17-A. Notwithstanding anything contained in rule 17, the plots may be allotted to freedom fighters, gallantry award holders, national/ international players, Arjun award holders and President awardee teachers ⁴[who are born in Rajasthan or bonafide residents of Rajasthan] on the following concessional rates:-

1	2	3	4
1.	Freedom Fighters	Upto 220 Sqr Mtrs.	50% of the reserve price.
2.	Gallantry Award Holders:		
	(i) Paramveer Chakra	220 Sqr. Mtrs. maximum	⁵ [50%] of the reserve price.
	(ii) Mahaveer Chakra	220 Sqr. Mtrs. Maximum	⁵ [50%] of the reserve price.

1. Added vide Notification No. F. 9 (63) UDH/III/81 dated 23.3.1991, published in Raj. Gazette Part IV-C- (I) dated 7.5.1992, page 138.
2. Deleted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect.
3. Inserted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001, published in Raj. Gazette E.O. Part-IV (C) (I) dated 21.4.2001, page 3 (1) with immediate effect.
4. Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect.
5. Substituted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002 published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect.

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1	2	3	4
(iii)	Veer Chakra, Ashok Chakra, Shaurya Chakra, Kirti Chakra	220 Sqr. Mtrs. Maximum	50% of the reserve price
1[3.	Medal Winners :		
(i)	Player who gets medal in Olympics or in Para Olympics	220 sq. Mtrs. maximum	Free of Cost
(ii)	Player who gets medal in Asiad or Commonwealth	220 sq. Mtrs. maximum	Free of Cost
(iii)	Arjun Awardees	220 Sq. Mtrs. Maximum	50% of Reserve Price]
4.	President Awardee Teachers	Upto 200 Sqr. Mtrs.	Reserve Price

In case of posthumous gallantry award, widow or in the absence of widow one dependent of deceased awardee shall be entitled to get land at concessional rate.

2[Provided that under this rule allotment shall be made only once at any one place in the State.]

17-B. Allotment of land to the Personnel of Armed Force and Para Military forces for group housing purposes:- Land may be allotted to the personnel of the Armed Forces and Para Military Forces for Group Housing purposes on payment of reserve price fixed by the 4[Trust] on such terms and conditions as may be determined by the State Government.]

18. Allotment of land to Public and Charitable Institutions.—

(1) No land shall be allotted for a price less than the sanctioned reserve price except for categories covered under Rule 17. Provided 5[that land for public and charitable institutions may be allotted by the trust on payment of residential reserve price].

1. Substituted vide Notification No. F. 18 (2)/UDH/Rules/3/2015, dated 25.5.2016, published in Raj. Gazette E.O. Part 6 (ख) dated 30.5.2016, come into force at once.
2. Inserted vide Notification No. F. 9 (15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6 (Kh), dated 29.7.2002, page 59 (1) with immediate effect.
3. Inserted vide Notification No. F. 9 (63)/3/8/Pt. dated 13.4.2001, published in Raj. Gazette E.O. Part IV-C (I), dated 21.4.2001, page 3 (1) with immediate effect.
4. Substituted vide Notification No. F. 9 (15) UD/3/2001, dated 7.5.2002, published in Raj. Gazette E.O. Part-IV C (I), dated 10.5.2002, page 29 with immediate effect.
5. Substituted vide Notification No. F. 9 (63)/3/8/pt., dated 13.4.2001, published in Raj. Gazette E.O. Part IV-C (I), dated 21.4.2001, page 3 (1) with immediate effect.

1[or with the prior permission of the State Government free of any charge or at concessional rates]

(2) If any land is required by the Government from the Trust the following price shall be paid by Government-

(a) Cost of land, if the land was acquired by the Trust by making compensation and cost of development of plot+20% to cover administrative and other establishment charges to the Trust.

(b) In case of Nazool land, the Government shall pay only the cost of development plus 20% to cover the establishment and administrative charges to the Trust.

(c) If the land required by the Government was already developed before it was transferred to Trust, no development charges shall be payable but if any additional development has been undertaken by the Trust that development charge plus 20% thereof shall be paid by Government to the Trust.

2[Provided that the State Government may exempt any Department of the State Government from payment of cost of land and other charges under clause (a) to (c).]

(d) Above-mentioned principle shall also apply in case of land belonging to the Trust if allotted to Universities or other statutory or non-statutory bodies under Government orders.

3[(3) If any institution has been allotted land under sub-rule (1) and has not construct the building within a period of two years from the date of allotment then the land so allotted shall be cancelled and the institution will be refunded the cost of land deposited by it without any interest :

Provided that the Chairman may regularise such cancellation of land and extend the period of construction of the building upto a period of three years from the date of such cancellation if the institution is prepared to pay penalty at the rate upto 5% of sale price of the land. If the institution fails to construct the building within this extended period, then the allotment of land shall stand cancelled as provided in the rule :

1. Added vide Notification No. F. 7 (11) TP/II/74 dated 14.11.1977, published in Raj. Gazette Part 4 (C) (I) dated 17.11.1977, page 627.
2. Added vide Notification No. F. 9 (63) UD/3/81 dated 22.9.2000, published in Raj. Gazette E.O. Part 4 (C) (I) dated 18.10.2000, page 116 (1) with immediate effect.
3. Added vide Notification No. F. 9(63) UDH/III/81 dated 23.3.1991, published in Raj. Gazette Part-IV-C(I) dated 7.5.1992, page 133.

this extended period, then the allotment of the land shall stand cancelled as provided in the rule:

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of land and extend the period of construction of building for such period as it deems fit, if the institution is prepared to pay penalty at the rate upto 5% of the sale price of land for every year of default of construction].

[19-B. Power and duties of the trust to undertake housing schemes.- (1) Trust may with previous sanction of the State Government may prepare scheme and erect residential houses or commercial-cum-residential houses or commercial buildings and disposed of them.

(2) The scheme may be of one of the following types or combination of any two or more of such types or of any special features hereof namely:-

(a) housing scheme with special emphasis for the scheduled castes, scheduled tribes and other economically backward classes;

(b) housing scheme for higher income group or lower income group of persons;

(c) commercial or commercial-cum-residential scheme.

(d) urban renewal scheme including of slum clearance of slum improvement schemes;

(e) subsidized industrial housing scheme; and

(f) any other scheme with the approval of the State Government.]

[20. Grant of sale deed.- Sale deed for the land shall be executed by the trust when the purchaser/allottee deposits the full cost of land. The possession of land shall be handed over only when sale deed has been issued to the purchaser/allottee by the concerned trust].

21. Reversion.- In case the land is not utilised for the purpose for which it has been allotted within a period of two years from the date of allotment after depositing the full cost of plot, the land together

1. Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect.
2. Substituted vide Notification No. F. 3(5) JDH/94, G.S.R. 136 dated 30.11.1996, published in Raj. Gazette E.O. Part IV-(C) (I) dated 19.2.1997, page 251 (2).

with the building constructed thereon shall revert the Trust with no claim of compensation.

22. Reservation of lands on either side of National and State Highway.- Following lands vesting in and belonging to the Trust shall be reserved in the public interest:-

(1) Land lying within 100 feet on both sides or centre line of any National Highway when passing through the municipal limits.

(2) Land lying within 50 feet on both sides from centre line of any State Highway falling within the municipal limits and maintained by the P.W.D. of the State and/or the Board or the Trust provided that land so reserved shall neither be sold, leased or otherwise transferred nor shall be let out to any person by the Trust.

(23.) Strips of land.- [(1) **Strips of land to be sold at double the reserve price.-** Small strips of land which are not fit to be disposed of as plots shall be sold to the owners of the adjoining plots at the rate of double the reserve price. Such strips of land shall be disposed of [on free hold basis] if the adjoining property is free hold, and leased out if the adjoining property owner has only lease-hold rights].

(2) **Auction.-** Where two or more persons are interested in the strip, there shall be auction only between those whose plots or building adjoining the strip of land provided that before auctioning such strip of land a public notice shall be issued.

(3) **Land use.-** These strips of land may be sold for such purpose as is permissible under the rules, regulating sale of land in the area and for such construction as is permissible under those rules; provided that before disposing any strip of land, building line shall be demarcated which shall be maintained.

Explanation.- (1) **Definition.-** A strip of land shall mean a piece of land adjoining an existing plot which cannot put to independent use and which shall in no case exceed 100 sq. yds. in area. No strip of land shall be sold:-

- (i) if it endangers public safety or is against traffic regulation; and
- (ii) if it is to be used for a purpose other than the building to which such strip is adjacent;
- (iii) unit a building line is established.

1. Substituted vide Notification No. F. 3 (179) UDH/83 dated 24.03.1984, published in Raj. Gazette Part 6 (Ga) dated 16.8.1984, page 64.
2. Substituted vide Notification No. F. 3 (1061)/UDH/3/2012 dated 13.4.2016, published in Raj. Gazette E.O. Part 3 (ख) dated 13.4.2016, come into force at once for 'on an out right sale'.

Explanation.- (2) disputes and decisions of Government.- A particular area whether or otherwise is a strip of land shall be decided by the particular Trust in consultation with the Chief Town Planner and Architectural Adviser or his nominee not below the rank of Asstt. Town Planner. In case of difference of opinion, the decision of the State Government shall be final.

24. Stray Plots.- (1) Individual or stray plots which are lying vacant shall be disposed of by public auction ¹[in the manner as prescribed in Annexure (A)] subject to the following conditions:-

(a) The Trust concerned shall prepare a list in the register prescribed in Annexure-C;

(b) The building line shall be determined before disposal of such plots; and

(c) Obtain prior approval of the Collector concerned;

(d) The land use shall normally be the same as of the adjoining plots.

(2) any stray plot having an area less than 1,500 sq. meters and not covered by the scheme aforesaid or any other scheme shall not be sold, leased or otherwise transferred in any manner other than by public auction ¹[in the manner as prescribed in Annexure (A)] of these rules. the Trust shall prepare a list of all such stray plots in their jurisdiction and record and authenticate the same in a register kept for the purpose in the form prescribed in Annexure-C.

²[25. x x x]

26. Documentary evidence of allotment or sale of land.- For every allotment or disposal by auction under these rules a document evidencing the same shall be prepared in the manner prescribed in appropriate forms as may be prescribed by the State Government which shall be signed and for and on behalf of Governor of the State by the Chairman and Secretary of the Trust and shall be duly stamped and registered at the expense of the allottee or the purchaser.

1. Substituted vide Notification No. F. 9 (63) UDH/81 dated 29.7.1983, published in Raj. Gazette Part-IV (C) (I) dated 11.8.1983, page 461
2. Rule 25 omitted vide Notification No.F. 3 (234) UDH/III/89 dated 22.12.1989, published in Raj. Gazette Part IV-C(I) dated 1.3.1990, page 286.

27. Power to lay more conditions.- The lands allotted or disposed by public auction on payment of premium shall further be subject to levy of such imposed by way of rent, revenue, assessment, betterment tax and development charges and shall be further subject to such terms and conditions and restrictions as the State Government may impose or order under Rajasthan Land Revenue Act, 1956, Rajasthan Municipalities Act, 1959 or any other law or enactment of in accordance with the rules made thereunder in this regard.

28. Repeal and savings.- (1) All notifications/circulars, orders issued by the State Government from time to time in relation to matters covered by these rules shall stand superseded as from the date of the commencement of these rules.

(2) Any action taken or orders issued under superseded notification/ circular prior to coming into force of these rules shall be deemed to have been taken or issued under these rules.

29. Transitory promotions.- For the purpose of facilitating the working of these rules, the State Government may be order in writing give such directions as may appear to be necessary.

¹[30.] Proceedings of transfer can be stayed pending examination.- (1) The ²[Divisional Commissioner] for the purpose of satisfying itself as to the correctness legality or propriety of any transfer of land made under the provisions of these rules by auction or allotment by any Trust call for the relevant record and may while doing so direct that pending the examination of the matter, such transfer of land shall be withheld.

(2) If, after examining the record and after affording a reasonable opportunity of explanation to the parties concerned, the ²[Divisional Commissioner] is satisfied that the transfer of land by the Trust by auction or allotment is not in accordance with or is in contravention of these rules, may cancel or rescind wholly or in part any action or proceeding taken or contract entered into by the Trust regarding such

1. Rule 30 deleted and Rule 31 renumbered as Rule 30 vide Notification dated 3.7.1976, published in Raj. Gazette Part 4 (C) (I) dated 8.7.1976, page 162.
2. Substituted vide Notification No. F. 3 (191) UDH/3/89 dated 6.4.1991, published in Raj. Gazette Part IV-C (I) dated 23.4.1992, page 28.