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For Development of Integrated township schemes in urban areas of State

संसाधन विकास विभाग द्वारा जारी की गई जानकारी के अनुसार

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**DRAFT**  
Government of Rajasthan  
( Urban Development Department )

UD/3/2002

Jaipur Dated :- 10.08.05

**DRAFT NOTIFICATION**

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 and 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.-

**5. Integrated Township Schemes of PRIVATE DEVELOPERS:-**

1. Minimum area for Integrated township shall be 100 acres in Jaipur, 50 Acres in other Divisional Head Quarters except Bharatpur and 25 Acres in other Municipal Towns including Bharatpur.
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 help in procurement and consolidation of land. Chunks of lands available with local authorities / R.H.B., whether by transfer or acquisition, can be offered for development in joint venture.
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. The local Authority shall facilitate land consolidation in such cases if developer owns substantial land parcel, i.e. At least 2/3rd of the minimum prescribed area for that city/ town. 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.

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## 7. The following Land use distribution shall be ensured at schema level:-

1.	Residential	40% - 50%	Plotted & Apartments (5% Land of the scheme area be reserved for E.W.S./ Informal sector)
2.	Commercial	5% - 10%	Available to developer for disposal.
3.	Institutional (Educational/ Medical)	10 % - 15%	Available to developer for disposal.
4.	Facilities (Roads, parks & open spaces )	Not less than 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.

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

8. Out of the 5% land proposed for E.W.S., 1/2 % shall be reserved under "Jan Sathi" scheme for convenient shopping/ Kiosks / Informal sector. E.W.S. and Informal sector areas shall be developed by the developer & 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.
9. 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.
10. Action under 90 B of Land Revenue Act shall be taken and the conversion charges for township development shall be as under:-

S.No.	Use	City( amount in rupees per sq m.)			
		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/-

11. Separate Building Regulations shall be framed for integrated township projects. Suggested points for inclusion in the Building Regulations are at Appendix-2. The Local Authority shall prepare / amend Building Regulations accordingly.
12. Urban Local Bodies shall identified suitable large pockets of land for Integrated Township Development in their jurisdiction.
13. Where ever necessary, land use of such pockets shall be changed from peripheral Control Belt / Rural / Ecological Belt to urban uses by following due process of law.
14. Time limit shall be prescribed for approval of the project. It would be ensured that the project is cleared within 3 months from the date of receipt of project proposal. In case land consolidation is involved the local authority shall clear the project within 6 months.
15. Safeguarding 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

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surrender deed to this effect.

16. 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-3
17. Parameters for Internal / External development.
  - o (i) Charges for external development to be deposited by the developer shall be calculated on the basis of actuals and shall include Construction of Roads, Drainage, Sewerage including outfall 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.
  - o (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.
18. An "Eco-cess" at the rate of Rs. 1/5 per Sq.m. shall be charged by the local bodies for the lands to be developed under this scheme which shall be utilised for greening the city.
19. The design of the township shall aim at water and energy conservation. This would mean.
  - o Proper orientation of building blocks.
  - o Use of appropriate building material.
  - o Use of non conventional energy sources, particularly solar energy.
  - o Recycling of waste water and water harvesting.
  - o Additional F.A.R. would be given as incentive for encouraging the above provisions.

#### **R. 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. 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. 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, fitting in the external development of local authority. Conversion Charges shall be levied as per point no. 9 of "A"
6. 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 03.03.2003). Conversion Charges shall be levied as per point no. 10 of "A".

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7. The concept of sector roads along with commercial strips equal to half the road width on either side of road, shall be adopted to ensure major road network. In this model, out of the total Land surrendered for road and commercial strips, 25% Land is to be returned back to khatedar in the form of developed commercial strip along one side of the road.

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8. After deducting area of Sector Road, commercial strips, developer's land and FDI pockets from the project area, the redistribution of the available area shall be done in the following manner.

Use	Percentage	Detailed Break up.
Residential/ Plotted	60%	35% To be made available to khatedar in his own land or in the vicinity. 15% To be retained by local authority towards cost of Internal Dev. 5% To be retained by local authority towards External Development / augmentation of Infrastructure 5% To be developed by local authority for EWS / LIG housing. Out of this, 1/2 % would be reserved for convenient shopping / kiosks / Informal sector under "Jan Sathi" scheme.
Internal Roads	20%	
Sectoral facilities	10%	
Local/level facilities / open spaces/ parks	10%	

9. 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. Cases in which orders for 90 B have already been issued shall be dealt according to the earlier policy.
2. Pipe line cases applied under Nijl Khatedar / Township Scheme in which layout plans have been approved by the local authorities, but action under Section 90 B is pending will be dealt as per new directions.
3. Cases of Nijl Khatedar / Township Schemes in which NOCs have been issued by the local authorities but no further action is taken and NCC has lapsed, such cases are to be dealt as per the new directions.

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7. 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. 10 of "A":-
- o I. Jaipur - Rs. 200/- per Sq.m.
  - o II. Div. Hq. Rs. 150/- per Sq.m. (Except Bharatpur Division Head quarter)
  - o III. All other Rs. 100/- per Sq.m. cities & Municipal town.

8. Provisions of this also will apply in the entire N.C.R. Region of Rajasthan State.

By order

(Dr. Lalit . K. Panwar)  
Principal Secretary  
Urban Development Department

Note:- Objections/Suggestions are invited through e-mail and by post within one month. Postal addressee is Principal Secretary Urban Development Department Room No. 240 Secretariat Jaipur Rajasthan, Deputy Secretary to Government

Copy for information & necessary action to the following :-

1. Secretary to the Hon'ble Chief Minister Government of Rajasthan Jaipur.
2. S.A to Minister Urban development, and Local Self Department Jaipur.
3. P.S. to Chief Secretary, Jaipur.
4. P.S. to Pr. Secretary, Revenue Deptt. Jaipur.
5. P.S. to Secretary LSG, Jaipur.
6. Commissioner, Jaipur Development Authority Jaipur.
7. Commissioner, Rajasthan Housing Board, Jaipur.
8. Director Local Bodies Rajasthan Jaipur.
9. Chief Town planner, Rajasthan Jaipur.
10. Superintendent, Government Central Press, Jaipur for publication of the Notification in a extraordinary issue of Gazette immediately. A copy of the Gazette may kindly be sent to this Department.
11. All Chairmen/Secretaries, Urban Improvement Trusts of Rajasthan.
12. Guard File.

Deputy Secretary to Government

Appendix-1

Suggested Criteria for Registration of the developers by the local authority.



4. Cases where Khatedar 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 break up would be as provided under point No. 8 of "B". Development of such areas would be taken up by the local authority.
5. Directions will be Issued separately to give prospective effect to 90-B
6. 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.

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Area	Minimum annual turn over in Crores Rs.
100 Acres( Jaipur )	50
50 Acres( Div. Hq. )	25
25 Acres ( Other Municipal towns)	10

\* If a developer is registered for developing township projects of minimum 100 Acres with any of the following States, he would automatically be eligible for getting licence in the State of Rajasthan.

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

#### Appendix-2

##### Building Regulations

Building regulations for integrated township projects to include-

- ii. High rise constructions to be allowed subject to Airport restrictions and areas covered under Heritage Zones.
- iii. Structural safety, Fire safety and earthquakes resistance would be ensured.
- iv. Parking norms to be reviewed and 3 basements may be allowed if used for parking on larger plots (>2500sq.m.) sun/ender conditions to be imposed.
- v. Group housing projects to be encouraged.
- vi. In Group Housing projects, all provisions for a decent community living would be ensured, such as Security arrangements, power / water backup, shops for daily needs, provision for service class, space for community gatherings, gyms, Health Club etc.
- vii. All public areas to have provisions for physically challenged.
- viii. Rain water harvesting provisions compulsory in all Group Housing projects and alternate power arrangements shall also be made.
- ix. Separate regulations for Malls to be proposed (larger plot area, more parking requirements, more ground coverage.)

#### Appendix-3

##### Time limit for completion of project

No.	Type	Minimum annual turn over in Crores Rs.
		Up to 100 acres - 4 years
		25% development by the end of IInd year.
		50% development by the end of IIIrd year.
1	Land development with respect to Roads, drains, sewerage, power & water supply etc.	100% development by the end of IVth

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		For more than 100 acres -One additional year for each additional 100 Acre.
2	Land development & construction works (minimum of 25% on every earmarked plot)	<p>Up to 100 acres - 5 years</p> <p>25% development by the end of IInd year.</p> <p>50% development by the end of IIIrd year.</p> <p>75% development by the end of IVth year.</p> <p>100% development by the end of Vth year.</p> <p>For more than 100 acres -One additional year for each additional 100 Acre.</p>

**Note:**

- Development works to be started within a period of six months from the date of sanction of plans.
- Booking of plots / Apartments can be done by the licensed developer only after the sanction of the plans.

**Schedule of parallel Actions Required for directions for the Integrated Townships.**

1. Amendment in Section 90-B of L.R. Act according to new Policy ( by UDH & Revenue Department )
2. Amendments in relevant Sections of J.D.A. Act, U.I. Act & Municipal Act. ( by J.D.A., UDH & LSG ).
3. Amendments in Building Byelaws -2000 ( by Director Town Planning, JDA & Chief Town Planner, Rajasthan, Jaipur )
4. Amendment in section 4 of U.I. Act for Township schemes. ( by Chief Town Planner Rajasthan, Jaipur. )
5. Directions for sector road concepts and allotment of 25 % commercial strip along the road. ( by UDH and JDA )
6. Disposal of urban land on Free hold basis instead of lease hold basis. ( by UG )
7. Preparation of Salient features of directions & Advertisement in Newspapers ( by UG and J.D.A. )
8. Follow up executive orders / application formats etc. ( by UG & J.D.A. )
9. Orientation camps of Officers of J.D.A. , U.I.Ts & U.L.Bs. ( by UDH & LSG through J.D.A. )

**Schedule of Implementation of directions for Integrated Townships in Rajasthan.**

1. Submission of new direction by the Committee to -4th July 2005 the State Government
2. Approval of direction by Department through Pindpal -5th July 2005 Secretary U.G. & Hon'ble Minister UDH.
3. Submission & vetting of Direction by the -5th July 2005 Finance Department (parallel file) . to 6th July 2005
4. Submission of direction to Hon'ble Chief Minister for -7th July 2005 approval .
5. Announcement & issuing of directions. -8th July 2005



6. Advertisement or Salient features or directions in National / State level Newspapers.  
-9th July 2005

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