

## Salient Features of Land Pooling Scheme (LPS) at village Achrawala, Jaisinghpura urf Tejawala and Abhayapura, Diggi-Malpura Road, Jaipur

The Land Pooling Scheme (LPS) is an implementation mechanism for the proposals identified in the Master Development Plan and Zonal Development Plan. Instead of the acquisition of the whole land parcel, a proportion of land is appropriated from the landowners to provide for amenities like roads, gardens, parks, social and physical infrastructure amenities, housing for economically weaker sections, etc. and the remaining land is returned to the landowner, which is of a proper shape, size, buildable and has minimum one access. Rajasthan Land Pooling Scheme Act 2016 (RLPS Act 2016) provides provision for the preparation of the same statewide. The mechanism allows the development of the peripheral areas of the town in a planned manner with the provision of basic infrastructure and amenities.

### Some of the salient features of a Land Pooling Scheme are

- The whole land is not acquired (like under acquisition through LARR); thus, the landowners reap the advantages of appreciation in land value.
- The provisions in the Act make the process very consultative and involve public participation at multiple stages.
- Provision of civic and social amenities in the neighborhood.
- The landowners get a developable land parcel with access to roads, water supply, and drainage.

### Specific features of the Land Pooling Scheme

- A well-laid-out road network with no dead ends comprising of RoW 18mt and above. A few shorter length roads with RoW 9mt and 12mt are provided to connect the blocks.
- Landowners with land under the HT line reservation / ZDP Roads / Restricted land uses as per revenue records get a developable land parcel.
- Every landowner gets a developable plot of good shape and size with a minimum of one-access.
- Every landowner gets a park/garden, school, dispensaries, and other civic amenities within 10–15 minutes of walking distance.
- One-on-one meetings will happen with every landowner, and their suggestions and objections will be considered during the preparation of the preliminary scheme.
- A contribution of 51% of the land is taken out (Final Plot is provided at 49% of the Original Plot's Revenue Area) of which almost 21% is used for roads, appx. 15% is used for the provision of amenities like parks, schools, dispensaries, civic centers, etc., 5% is used for the provision of housing for the economically weaker sections and lower income groups and 10% is reserved for sale for the Authority to generate revenue for the expenses incurred for the implementation of the scheme.
- A 30 mt. plantation buffer is to be maintained as front set back along the 90 mt. wide Diggi-Malpura Road SH12

- Building permission on final plots (FPs) shall be given as per the JDA Building Byelaws 2020.
- Parameters for subdivision/reconstitution of final plots will be as per the directives from the State government.
- Plots earmarked for physical infrastructure shall be developed for uses like electric substation, water supply, WTPs, STPs, ESRs, solid waste management, telecom facilities etc.
- Plots earmarked for social amenities shall be developed for uses like police station, fire station, community halls, schools, hospitals etc.
- Commercial usage along Diggi road / SH 12 will be allowed upto 135 mt. depth and along other ZDP roads of the scheme, the depth for commercial usage will be as per half of the RoW. A land use change charge will be applicable as per the land use rules.

### Valuation

Incremental Value is the increase in value of land considering the development activities contemplated in the scheme have taken place. Incremental Factor play a critical role in determining the final plot (FP) rate from the original plot (OP) rate. The following parameters are considered to determine the Incremental Factor:

#### 1. Highest Right of Way (ROW)

- Values: Less than 12, 12, 18, 24, More than 30
- This factor considers the highest right of way which impacts accessibility and hence the value of the plot.
- Weightage - 40%

#### 2. Number of Access Roads

- Values: 1, 2, 3, 4
- The number of access roads affects the connectivity of the plot.
- Weightage - 20%

#### 3. Proximity to Greens

- Categories: Same block, Adjacent, None
- Proximity to green spaces enhances the desirability of a plot, thereby affecting its value.
- Weightage - 15%

#### 4. Proximity to Amenities

- Categories: Same block, Adjacent, None
- Closeness to social amenities such as schools, markets, and hospitals is a significant factor in determining the plot's value.
- Weightage - 10%

#### 5. Increase in Development Potentiality

- Categories: Applicable (APP), Not Applicable (NA).
- Applicable to the plots where buildability has increased due to this Land Pooling Scheme. This factor will be applicable in the following cases,
  - If more than 50% of the plot was going under ZDP road or under HT line buffer
  - Plots having access ROW 24 mt. and above will be considered under sector commercial
- Weightage: 15%

## Area statement

Sr. No.	Category	Area (Ha)	Percentage	Minimum Provision as per RLPS Act 2016
1	Zonal Development Plan (ZDP) and Land Pooling Scheme (LPS) roads	35.73	20.70%	15%
2	Amenities	26.98	15.63%	15%
2.1	Parks and gardens	9.54	5.53%	
2.2	HT line buffer green	1.24	0.72%	
2.3	Physical Infrastructure	2.60	1.50%	
2.4	Social Infrastructure	13.60	7.88%	
3	Land for Sale and Provision for EWS Housing	26.35	15.26%	15%
3.1	EWS and LIG Housing	8.85	5.13%	
3.2	Land for sale	17.50	10.14%	
4	Remaining Area (Final plots - Private and Public)	83.55	48.41%	NA
4.1	Residential	81.34	47.13%	
4.2	Public Semi-Public	2.21	1.28%	
5	Total LPS Area	172.61	100.00%	

**Note:** The Total site area as per the survey is **172.61** Ha while the Revenue area for the LPS is **170.8**. There is a 1% variation in Survey and Revenue Area. The FPs have been provided as per the revenue areas of OP/Khasras.

This implies that the total FP area as marked in Sr. No. 4 in the above table is **48.9%** of the total revenue area of the LPS.

No FPs have been provided for the following-

- Where the OP area is less than the minimum buildable plot size of 112.5 sq.mt.
- Restricted plots falling under ZDP road area

## Contents of Publication of LPS under Section 7 of RLPS Act 2016 and Rule 5 of RLPS Rules 2020

### Maps

- Index Map / Base Map
  - Administrative Boundary
  - Topographic survey data capturing existing natural and man-made features,
  - Reconciled with the latest revenue records
- Original Plots (OP) Map
  - All the layers of the Base map
  - Location and demarcation of all the original plots based on Khasra
  - OP number of all the OPs
  - Khasra numbers and Khasra boundaries
- Final Plot (FP) Map
  - Proposed road network – Including ZDP and LPS roads
  - Location and number of final plots
  - Location of all the reserved land parcels for parks, gardens, social and physical infrastructure
- OP-FP Map
  - All the layers of OP and FP maps
- Proposed Land Use Map
  - Part Proposed land use plan as per the ZDP 16

### Forms and Statements

- Valuation and Redistribution Statement – Form B
  - Khasra wise OP Area, FP Area
  - OP Value, Semifinal value, and FP (Final Plot) value
  - Contribution / Compensation to be given/taken from every landowner
  - Net demand
- Estimated financial expenditure of LPS – Form C
- Cost Estimates – Worked on thumb rule basis  
(The actual quantities are taken from drawing and the rates are taken from JDA BSR 2016)
  - Road Network
  - Physical Infrastructure works (Water supply, drainage, and rainwater harvesting structures)