

LOCAL SELF GOVERNMENT, URBAN DEVELOPMENT & HOUSING DEPARTMENT
NOTIFICATION

Jaipur, May 31, 2012

No. F. 3(50) UDH/3/2012.—In exercise of the powers conferred by clause (xi-a) of sub-section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No.15 of 1956), section 54-B and 95 of the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982), section 49 and 95 of the Jodhpur Development Authority Act, 2009 (Act No. 2 of 2009), section 60 and 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and section 71 and 337 of the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009), and all other powers enabling it in this behalf, the State Government hereby makes the following rules, and orders with reference to proviso to sub-section (2) of section 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) that the previous publication of these rules is

dispensed with as the State Government, in public interest, considers that they should be brought into force at once, namely:-

CHAPTER 1

Preliminary

1. Short title, extent and commencement.- (1) These rules may be called the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-agricultural Purposes and Allotment) Rules, 2012.

(2) They shall extent to the urban areas situated in the State of Rajasthan.

(3) They shall come into force at once.

2. Definitions. - (1) In these rules, unless the context otherwise requires,-

- (i) "Act" means the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982), the Jodhpur Development Authority Act, 2009 (Act No. 2 of 2009), the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) and the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009) as the case may be;
- (ii) "Authorised Officer" means an officer specially authorised by the State Government, by notification to grant permission for using agricultural land for non-agricultural purposes in urban area;
- (iii) "Commercial purpose" means use of land or premises for the purpose of trade or commerce or business whether retail or wholesale, which shall include a shop, shopping complex, marriage hall, marriage garden, conference hall, bank, restaurant, hotel, depot, godown, printing press, auto service station, show-room, cinema, multiplex, explosive magazine, weigh bridge, workshop, dhaba (whether pucca or temporary structure) petrol pump and such other purposes or any other activity, notified by the State Government, from time to time, as commercial purpose and shall also include the use thereof partly for residential and partly for commercial purposes but shall not include tourism units;
- (iv) "Converted land" means land for which permission under section 90-A of the Rajasthan Land Revenue Act, 1956 is granted for use of agricultural land for non-agricultural purposes and placed at the disposal of a local authority ;
- (v) "External development works" means and includes road, water supply, sewerage and drainage system, electric supply or any other works which may have to be executed in the periphery of, or outside, a colony for its benefit;
- (vi) "Farm house" means any plot measuring 2500 sqm. or more being developed in ecological area / rural belt / periphery belt or any other zone of the master plan having built up area not more than 10% of the plot area or 500 sqm., whichever is less ;
- (vii) "Form" means a form appended to these rules;
- (viii) "Government" and "State" means the Government and State of Rajasthan;
- (ix) "Industrial area" means an area of land to be developed by any person, for setting up an industry or industries including essential welfare and supporting services within the industrial area e.g. residential colony for employees, entrepreneurs, staff of Industrial units. The facilities in the specified permissible facility area may include some of the facilities like recreational facilities, educational institutions, convenient shopping complex, Warehouse, Cold storage, Medical facilities, Bank, post office, Police Station, pollution control treatment plant, Electric Power Station, Water-supply and sewerage facilities, Fire-fighting Station, Weigh bridge, etc.;

