

कार्यालय नम्बर विभाग
शासन सचिवालय
डायरी क्रमांक 5585...
दिनांक 18.5.16...

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राजस्थान सरकार

कार्यालय विशेषाधिकारी/परामर्शी, नगरीय विकास विभाग, राजस्थान
(नगर नियोजन भवन, जे.एल.एन. मार्ग, जयपुर-302004)

विषय :- Rajasthan Improvement Trust (Disposal of Urban Land)
Rules, 1974 (यथासंशोधित) की प्रति विभागीय वेबसाइट पर
प्रदर्शित करने बाबत।

Rajasthan Improvement Trust (Disposal of Urban Land)
Rules, 1974 की मूल अधिसूचना दिनांक 07.03.1975 की राजपत्र की
प्रति तथा इसमें समय समय पर हुये संशोधनों की राजपत्र की प्रतियां
विधि विभाग (शासन सचिवालय), माननीय उच्च न्यायालय तथा
विधानसभा सचिवालय के पुस्तकालयों में तथा राजकीय केन्द्रीय
मुद्रणालय में सम्पर्क कर प्राप्त की गई है, जिनकी सूची Flag-A पर
संलग्न है।

उक्त नियमों की मूल अधिसूचना एवं इसमें दिनांक 13.04.2016
तक किये गये 41 संशोधनों से संबंधित राजपत्र की प्रतियां (कुल 42)
Flag-C पर संलग्न है, जिनके आधार पर Rajasthan Improvement
Trust (Disposal of Urban Land) Rules, 1974 की आदिनांक प्रति तैयार
की है जो Flag-B पर है। इस प्रति में नियमों में समय समय पर हुये
संशोधनों (दिनांक 13.04.2016 तक) को यथा-स्थान समाविष्ट करते हुये
संबंधित पृष्ठ पर फुटनोट के रूप में भी दर्शाया गया है।

उक्त नियमों की अद्यतन की गयी प्रति को विभागीय वेबसाइट
पर प्रदर्शित कराया जाना उचित रहेगा।

अतः उपरोक्तानुसार प्रस्तुत हैं।

उत्तराधिकारी/परामर्शी
12.5.2016

अतिरिक्त मुख्य सचिव,
नगरीय विकास विभाग

(आर.के.पारीक)

विशेषाधिकारी/परामर्शी
नगरीय विकास विभाग

JS II

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Ashokra
ACS, UDI

Dr. Durgabai

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**List of Notifications with details of Gazette publication of Rajasthan
Improvement Trust (Disposal of Urban Land) Rules, 1974 and
amendment rules thereof**

Sr. No.	Part of Gazette	Gazt. Date & Page No.	Notifi. No. & date	Rules/ amendment rules
✓ 1	Ex.O. IV-C(1)	19.5.1975 page 641	F-7(11)TP/74, GSR 191 dt. 7.3.1975.	Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974.
✓ 2	Ex.O. IV-C(1)	23-10-1975 page 530(143)	F-7(11)TP/74, GSR 158(81) dt.20-10-1975	Amendment in Raj. I.T. (Disposal of Urban Land) Rules, 1974
✓ 3	Ex.O. IV-C(1)	08-07-1976 page 162(200)	F-7(11)TP-II/74, GSR 15 (77) dt.3/7/1976	-do-
✓ 4	Ex.O. IV-C(1)	17-11-1977 page 627	F-7(11)TP/II/74, GSR 212 dt. 14-11-1977	-do-
✓ 5	Ex.O. IV-C(1)	9/11/1978 page 281	f-5(46)UDH/77, GSR 55 dt. 7-11-1978	-do-
✓ 6	Ex.O. IV-C(1)	27-09-1979 page 338	F-5(46)UDH/77, GSR 108 dt. 19-09-1979	-do-
✓ 7	Ex.O. IV-C(1)	28-01-1982 page 423	f-9(63)UDH-2/81, GSR 151 dt. 23-01-1982	-do-
✓ 8	Ex.O. IV-C(1)	30-03-1982 Page 461	f-9(63)UDH-2/81, GSR 128 dt. 29-03-1982	-do-
✓ 9	Ex.O. IV-C(1)	13-05-1982 page 92	f-5(46)UDH/II/77, GSR 19 dt. 30-04-1982	-do-
✓ 10	Ex.O. IV-C(1)	25-08-1982 page 157	F-9(63)UDH-II/81, GSR 59 dt. 24-08-1982	-do-
✓ 11	Ex.O. IV-C(1)	02-09-1982 page 323	f-9(63)UDH-2/81, GSR 62 dt. 23-08-1982	-do-
✓ 12	Ex.O. IV-C(1)	11-08-1983 page 461	f-9(63)UDH-8/81, GSR 88 dt. 29-07-1983	-do-
✓ 13	Ex.O. 6(c)	16-08-1984 page 64	F-3(179)UDH/83 dt.24-03-1984	-do-
✓ 14	Ex.O. IV-C(1)	03-06-1985 page 120	F-9(63)UDH-3/81, GSR 22 dt. 29-05-1985	-do-
✓ 15	Ex.O. IV-C(1)	02-04-1987 page 13	F-9(8)UDH-3/86, GSR 03 dt. 19-02-1987	-do-
✓ 16	Ex.O. IV-C(1)	28-01-1988 page 432	f-9(3)UDH-3/85, GSR 115 dt. 25-09-1987	-do-
✓ 17	Ex.O. IV-C(1)	01-03-1990 page 286	F-3(234)UDH/83, GSR 104 dt.22-12-1989	-do-
✓ 18	Ex.O. IV-C(1)	14-06-1990 page 37	f-3(316)UDH-3/85, GSR 16 dt. 24-05-1990	-do-
✓ 19	Ex.O. IV-C(1)	23-04-1992 page 28	F-3(191)UDH-3/89/pt-, GSR 18 dt. 06-04-1991	-do-

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Sr. No.	Part of Gazette	Gazt. Date & Page No.	Notifi. No. & date	Rules/ amendment rules
✓ 20	Ex.O. IV-C(1)	23-04-1992 page 29	F-3(234)UDH/III/89, GSR 19 dt. 26-11-1990	Amendment in Raj. I.T. (Disposal of Urban Land) Rules, 1974
✓ 21	Ex.O. IV-C(1)	07-05-1992 page 133	F-9(63)UDH/3/81, GSR 63 dt. 23-03-1991	-do-
22	Ex.O. IV-C(1)		F-3(279)UDH/92 dt. 14-03-1995	-do-
✓ 23	Ex.O. IV-C(1)	19-02-1997 page 251(2)	F-3(5)UDH/94/GSR-136 dt. 30-11-1996	-do-
✓ 24	Ex.O. 6(b)	8-07-1997 page 62	F-7(7)UDH-3/96, dt. 30-06-1997	-do-
✓ 25	Ex.O. IV-C(1)	06-11-1997 page 375	F-7(7)UDH/3/96 SO 254 dt. 25-10-1997	-do-
✓ 26	Ex.O. IV-C(1)	19-11-1997 page 130	F-9(63)UDH/81, dt. 18-11-1997	-do-
✓ 27	Ex.O. IV-C(1)	18-10-2000 page 116(1)	F-9(63)UDH-3/81, dt. 22-09-2000	-do-
✓ 28	Ex.O. 6(B)	02-11-2000 page 7	F-9(63)UDH/3/81, dt. 28-10-2000	-do-
✓ 29	Ex.O. IV-C(1)	29-01-2001 page 181	F-9(63)UDH-3/8 /01 dt. 20-01-2001	-do-
✓ 30	Ex.O. IV-C(1)	21-04-2001 page 3(1)	F-9(63)UDH-3/81/pt-dt. 13-04-2001	-do-
✓ 31	Ex.O. IV-C(1)	24-08-2001 page 99	F-9(2)UDH-3/01 dt. 16-08-2001	-do-
✓ 32	Ex.O. IV-C(1)	10-05-2002 page 29	F-9(15)UDH-3/2001 dt. 7-05-2002	-do-
✓ 33	Ex.O. 6(b)	29-07-2002 page 59(1)	F-9(15)UDH-3/2001 dt. 15-01-2002	-do-
✓ 34	Ex.O. IV-C(1)	15-02-2005 page 145(3)	F-9(63)UDH-3/81 dt. 27-01-2005	-do-
✓ 35	Ex.O. IV-C(1)	08-04-2005 page 5	F-9(63)UDH/3/81 dt. 05-04-2005	-do-
✓ 36	Ex.O. IV-C(1)	8/3/2006 Page 534	F-12(14)UDH/06/149 dt. 08-03-2006	-do-
✓ 37	Ex.O. IV-C(1)	22-05-2007 Page 21	F-4(11)UD/2004, GSR 10 dt. 11-05-2007	-do-
✓ 38	Ex.O. IV-C(1)	05-06-2000 Page 17(1)	F-9(63)UDH/03/81, GSR 11 dt. 29-05-2009	-do-
39	Ex.O. IV-C(1)		F-9(63)UDH/81, dt. 28-05-2010	-do-
20/8/15 ✓ 40	Ex.O. 6(b)	12/6/2012	F-9(63)UDH/3/81 dt. 11-06-2012	-do-
✓ 41	Ex.O. 6(b)	01-09-2015 Page 75	F-2(38)UDH/Gen./3/2014 dt. 20-08-2015	-do-
✓ 42	Ex.O. 6(b)	13-04-2016 Page 5(1)	F-2(38)UDH/3/2012 dt. 13-04-2016	-do-

The Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974

Notification No. F.7 (11) TP/74, G.S.R 191 dated March 7, 1975.—In exercise of the powers conferred under section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No.35 of 1959), the State Government hereby makes the following Rules, the same having been previously published as required by under sub-section (2) of section 74 of the said Act, in the Rajasthan Rajpatra, part III (B) Dated 9th January, 1975 namely: —

1. *Short title and commencement.*— (1) These Rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974.

(2) These rules shall come into force from the date of their publication in the ¹official gazette.

2. *Definition.*— In these rules, unless the context otherwise requires:—

(1) 'Act' means the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959).

²[(1A) "Allotment" means allotment of land or building under these rules and shall also include the regularization of land or building made under these rules.]

(2) 'Urban Land' means any land —

(a) which has become vested in a Trust.

(b) which is a Nazul Land as defined in Section 3 of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956); or

(c) which may be placed at the disposal of a Trust by the State Government.

(3) 'Trust' means an Improvement Trust constituted under section 9 of the Act.

(4) 'Building line' means building line as defined under Rajasthan Municipalities Act, 1959 (Act No. 38 of 1959).

(5) 'Chairman' means the Chairman of the Improvement Trust.

(6) 'Chief Town Planner' means Chief Town Planner & Architectural Adviser to Government of Rajasthan, Jaipur.

²(6-A) "Commercial Purpose" means use of any land or premises for any trade or business and where use thereof is partly for commercial and partially for other purpose, in such cases the area, actually used for commercial purpose, shall be treated as commercial purpose and shall also include use of any such land or premises for shops, business offices, show-rooms, restaurants, banks, cinema and petrol pumps or for any other purposes as notified by the State Government from time to time;

(6-B) "District Level Committee" means the committee constituted by the State Government for a district from time to time under clause (J) of sub-rule (1) of rule 2 of the Rajasthan Stamp Rules, 1955;

¹ Published in the Raj. Gaz., E.O., Pt IV-C(1) dt. 19-03-1975 (Pg. 641)

² Inserted vide Notfn. No. F.9(15) UD/3/2001 dt. 15-01-2002 published in the Raj. Gaz., E.O., Pt. 6(kha) dt. 29-07-02. 33
(Pg.59)

- 1[(6-BB) "Free hold" means a tenure in perpetuity with right of inheritance and alienation;]
- (6-C) "Government" & "State" means respectively the Government of Rajasthan and State of Rajasthan;
- (6-D) "Land Revenue Act" means the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956);
- (6-E) "Lease" means a lease executed under these rules;
- (6-F) "Land under Acquisition" means the land notified under section 4 of the Land Acquisition Act, 1894 (Central Act No. 1 of 1894);
- (6-G) "Institution" means an establishment, organization utility or association, formed for the promotion of some object especially one of public or general utility, religious, charitable, educational or like nature etc;
- (6-H) "Master Plan Area" means the area covered by the Master Plan prepared and approved for any Urban area in accordance with the provisions of the Rajasthan Urban Improvement Act, 1959, (Act No.35 of 1959) and the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982);
- (6-I) "Medical Facilities" shall include hospitals, diagnostic centers and nursing homes;
- (6-J) "Periphery belt" means the peripheral belt as indicated in the master plan or master development plan of a city or a town prepared under any law for the time being in force, and where there is no master plan or master development plan or where peripheral belt is not indicated in such plan, the area as may be notified by the State Government from time to time. Where any part of a village falls within the peripheral belt, the whole village shall be deemed to be within the peripheral belt;
- (6-K) "Public Utility Purpose" means use of any premises or open land or play ground for a school, college, hostel, dharmashala, public guest house, religious place, gaushala, public park or any other place of public utility excluding use of medical facilities;
- (6-L) "Semi Commercial Purpose" means use of any land or premises exclusively for godowns, Medical facilities, tourism purpose;
- (6-M) "Society" means a Housing Co-operative Society formed and registered under the Rajasthan Co-operative Societies Act, 1965 (Act NO.13 of 1965);
- (6-N) "Tourism Purpose" means use of any land or premises establishment of Tourism Unit;
- (6-O) "Residential Purpose" means use of any premises for dwelling of human beings ;]
- (7) 'Secretary' means the Secretary of the Improvement Trust;

¹ Inserted vide notfn. No. F3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz. E.O., Pt.-6 (kha) dt.13.04.2016 42
(Pg. 5(1)).

(8) 'Having jurisdiction' means Nazul land transferred to and lands acquired by a Trust;

(9) 'Reserve price/fixed price, minimum premium (Nazrana)' carry the same meaning and shall be fixed by the ¹[Trust] under provision of Rule 6 and 12 of these rules;

²[(10) 'Sale and disposal of land' means transfer of land either on free hold basis or on lease hold basis;]

³[(10-A) 'Dwelling Unit' means one room with kitchen, bath room and latrine.]

⁴[(10-B) 'Tourism Unit' means a tourism project approved by the Department of Tourism, Government of India or by Department of Tourism, Government of Rajasthan and shall includes;

- (a) Heritage Hotel;
- (b) Any other Hotel;
- (c) Motel which provides wayside facilities under one roof, such as accommodation, food, repair shop and the like;
- (d) Camping site with furnished tented accommodation having atleast fifty tents alongwith bathroom and toilet facilities;
- (e) Restaurant;
- (f) Holiday resort providing sports and recreational facilities, riding, swimming and social amenities with boarding and lodging arrangements, in cottages;
- (g) Amusement park providing various types of rides, games and amusement for children as well as adults;
- (h) Safari park developed with the permission of the Forest Department;
- (i) Aerial ropeway established under the prevailing rules and regulations.]

⁵[(10-C) 'Multiplex units' means a building which contains one or more than one cinema hall, meeting space along with recreation and commercial activity units.

(10-D) 'Auditorium' means a hall for performing meeting, cultural activities and exhibitions.]

⁶[(10-E) 'Urbanisable Limit' means that limit of the area specified as such in the Master Plan of a town or city in respect of which Master Plan has been notified and where there is no master plan, it is municipal limit of the area.]

(11) Words and expressions used but not defined in these rules shall carry the meanings assigned to them under Rajasthan Urban Improvement Act, 1959.

⁷[3. Land to be transferred either on free hold basis or on lease hold basis.— (1) Any transfer of land under these rules shall be either on free hold basis or on lease hold basis.

¹ Subs. vide Notfn. No. F.9(15) UD//2001 dt. 07-05-2002, published in the Raj. Gaz., E.O., Pt.-IV-C dt.10.05.2002. 3 2
(Pg.30)

² Subs. vide Notfn. No. F.3(1061) UD//3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha)
dt.13.04.2016 (Pg. 5(1)). 4 2

³ Added vide Notfn. No. F-9(63) UDH-II/81 dt. 23.01.1982, published in the Raj. Gaz., E.O., Pt.- IV-C dt.28.01.1982.
(Pg. 423) 7

⁴ Added vide Notfn. No. F.7(7)UD/3/96 dt. 30.06.1997, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.08-07-1997.
(Pg. 62) 2 4

⁵ Added vide Notfn. No. F.9(63) UD/3/81 dt.20-01-2001, published in the Raj. Gaz., E.O.,Pt.-IV-C date 29-01-2001.
(Pg. 181) 2 9

⁶ Added vide Notfn. No. F-9(15) UD/3/2001 dt. 15-01-2002, published in the Raj. Gaz., E.O., Pt.-6 (kha) dt.29-07-2002.
(Pg. 59) 3 3

⁷ Subs. vide Notfn. No. F.3(1061) UD//3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha)
dt.13.04.2016 (Pg. 5 (1)). 4 2

(2) Any allottee or lessee or sub-lessee to whom full rights have been transferred by lessee and who holds land for residential or commercial purpose only on lease hold basis may get his tenure and status of holding converted from lease hold basis to free hold basis on payment of 1.25 times and 1.50 times of one time lease, respectively.

Provided that the lessees who have already paid urban assessment or ground rent under and in accordance with the onetime assessment scheme and those lessees are no longer required to pay any ground rent for remainder of the tenure of the lease, may avail the option of converting their tenure and status from lease hold basis to free hold basis on payment of twenty five percent of total one time lease amount in case of residential and fifty percent total onetime lease amount in case of commercial.

(3) An application for conversion of tenure and status of land from lease hold basis to free hold basis may be presented by the allottee or lessee or sub-lessee:

Provided that all outstanding dues, if any, required to be deposited, would be deposited first for conversion from lease hold basis to free hold basis.

(4) The deed evidencing the conversion of tenure and status of land from lease hold basis to free hold basis under sub-rule (2) shall be prepared in appropriate form of conveyance duly approved by the State Government in accordance with the provisions of rule 26 of these rules.

(5) Any urban land conveyed, regularized or otherwise transferred for,-

- (a) specified or limited purposes for a specified duration only; or
- (b) time bound short term projects of departments of the Central/State Government or their agencies/instrumentalities covered under rule 15-B of these rules ; or
- (c) non-residential or non-commercial purposes on concessional rates with special conditions attached thereto to any institution, anybody or person; or
- (d) any purpose other than residential or commercial outside the sanctioned scheme governed by rule 16 of these rule ; or
- (e) use of public and charitable institutions or Group Housing Societies under rule 18, 18-A and 18-B of these rules, on cost price, reduced price or token price (i.e. free of cost); or
- (f) joint venture schemes under rule 18-C of these rules ; or

(g) use of institutions other than charitable and public institutions under rule 19 of these rules, shall invariably be on lease hold basis for a limited period not exceeding 99 years duration and in no case on free hold basis :

Provided that urban land required for use under the long term projects of the Central Government or the State Government or required by their departments or their instrumentalities shall invariably be conveyed on free hold basis under and in accordance with provisions of these rules.

(6) All lands and properties which are important sites/structures from historical or cultural point of view or which are valuable heritage sites whether natural or manmade such as lakes, hill, hillocks, mansions, forts, gardens etc. if and when assigned to

anybody, institution on or any person for up keep, maintenance or use for promotion of tourism etc. shall invariably be transferred on lease hold basis for a specific purpose and for specified period not exceeding 99 years of tenure.

(7) Before allotting or converting any of the urban lands and properties specified under sub-rule (6) or lands/properties of like nature on lease hold basis, the Trust shall seek prior sanction of the State Government and the State Government may impose such special terms and conditions as it may deem fit and the deed evidencing special terms and conditions, if any, shall be duly approved by the State Government in accordance with rule 26 of these rules.]

¹[4. *Tenure of lease and attributes of free hold.*— (1) Allotment and sale of lease hold rights in any land and/or building shall be for a period not exceeding 99 years :

Provided that in case land covered under sub-rules (6) and (7) of rule 3 of these rules, the Trust may with the previous sanction of the State Government grant lease of a lesser period on such terms and conditions as may be determined by the State Government.

(2) Allotment and sale of free hold rights in any land and/or building shall be for tenure in perpetuity with rights of inheritance and alienation.]

5. *Prohibition for temporary leasing out etc.* .—The Trust shall not let out any land on rent or by lease for temporary use or otherwise except by sale of land on lease hold basis ²[or on free hold basis] only in accordance with the provisions of these rules :

Provided that land for petrol pump, cinema or hotel shall be sold in accordance with the directions of the State Government that may be issued from time to time.

³[Provided further that if a complete scheme is made, temporary allotment of plots to labourers and economically weaker sections of society may be let out with the specific permission of the State Government.]

⁴[5-A. Notwithstanding anything contained in these rules, the State Government in public interest may regularize the tenancies created through rent, ground-rent or use and occupancy on short term basis or otherwise up to 31.12.1990, for a period of 99 years from the date of initial tenancy/license on such premium and lease money as determined and in accordance with procedure as laid down by the Government from time to time.]

⁵[6. *Determination of Premium.*— (1) The premium (nazrana) shall ordinarily be determined by public auction but the amount of reserve or the minimum premium shall be the reserve price which shall be decided by the ⁶[Trust].

(2) The minimum premium (reserve price or fixed price) shall be worked out after adding the following items;

¹ Subs. vide Notfn. No. F.3(1061) UDH//3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). 42

² Subs. vide Notfn. dt.13.04.2016, *ibid.* 42

³ Added vide Notfn. No. F7(11)TP/74 Dt. 20.10.1975, published in the Raj. Gaz., E.O., Pt-IV-(C) (1) dt.23-10-1975. (Pg. 530(143)) 2

⁴ New rule 5A Inserted vide Notfn. No. F-9 (2) UD/3/2001 dt. 16-08-2001, published in the Raj. Gaz., E.O., Pt.-IV (Ga) (1) dt.24-08-2001. (Pg.99) 31

⁵ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt. 15-01-2002, published in the Raj. Gaz., E.O., Pt.- 6(Kha) dt.29-07-2002. (Pg.59) 33

⁶ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt. 07-05-2002, published in the Raj. Gaz., E.O., Pt.- IV (Ga) dt.10-05-2002. (Pg.29) 32

- (i) cost of undeveloped land this would be subject to change to the extent of final cost of compensation determined by the competent court;
- (ii) cost of development based on the prevailing PWD Schedule of rates for the area;
- (iii) ¹[20%] of the item (i) and (ii), to cover administrative and establishment charges; and
- (iv) 20% of the items (i), (ii) and (iii), to cover maintenance costs for a period up to five years.

(3) An extra 10% and 20% of the price/premium shall be payable for "preferential" and "special preferential" plots respectively.

Note: For the purpose of this rule preferential and special preferential plots means the plots which are demarcated as such by the Trust.]

²[6-A. Urban Improvement Trust shall transfer 15% share of the sale/allotment/regularization price of the land to the Municipal Corporation / Council/Municipalities, as the cases may be, for maintenance of scheme of the Urban Improvement Trust:

Provided that in the case of land placed at the disposal of Urban Improvement Trust under Section 102A of the Rajasthan Land Revenue Act, 1956 after depositing the 40% of DLC land rate, the above 15% share shall be calculated after deducting the above deposited amount.]

7. *Liability for urban Assessment or Ground Rent.*— ³[(1) Rate - Urban Assessment or ground rent shall be fixed on the basis of the reserve price at 2½% in case of land given on lease for residential, educational, social and charitable institutions. ⁴[medical clinics and nursing homes], ⁵[Tourism unit, Multiplex unit and Auditorium] purposes and 5% in case of land given on lease for commercial and other purposes.]

⁶[Provided that the State Government shall have powers to permit charging urban assessment on such rates, terms and conditions as may be specified by the State Government on merits of each case, where the land is allotted under Rule 18.]

(2) *Revision.*— The urban assessment or ground rent once fixed under these rules shall be liable to revision after every 15 years and also at such transfer by sale or gift or otherwise and such increase shall at each stage be 25% of the urban assessment or ground rent at the time of such revision or transfer, as the case may be.

⁷[Provided that if the land/building allotted under rule 18-B and 18-C has been transferred by way of sub-lease by lessee, the above provision of increase on transfer in urban assessment shall not be applicable.]

¹ Subs. vide Notfn. No. F.3(1061) UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). *AV*

² New rule 6A inserted vide notn. dt.27.01.2005 published in the Raj. Gaz. E.O., Pt.-IV-C dt.15.02.2005 and subs. vide Notfn. No. F.12(14) UDH/06-149 dt. 08.03.2006, published in the Raj. Gaz., E.O., Pt.-IV-C dt.08-03-2006. (Pg.534)

³ Subs. vide Notfn. No. F.9(3) UDH/Gr.3/85 dt. 25.09.1987, published in the Raj. Gaz., E.O., Pt.-IV-C dt.28-01-1988 (Pg.431)

⁴ Inserted vide Notfn. No. F.3(316) UDH/3/89 dt.24.05.1990, published in the Raj. Gaz., E.O., Pt.-IV-C dt.14.06.1990. (Pg.37) *18*

⁵ Inserted vide Notfn. No. F.9(63) UD/3/8/Pt. dt.20.01.2001, published in the Raj. Gaz., E.O., Pt.-IV-C dt.29.01.2001. (Pg.181) *29*

⁶ Added vide Notfn. No. F.9(63) UD/3/8/Pt. dt.22.09.2000, published in the Raj. Gaz., E.O., Pt.-IV-C dt.18.10.2000. (Pg.116) *27*

⁷ Inserted vide Notfn. No. F-9(15) UD/3/2001 dt.15-01-2002, published in the Raj. Gaz., E.O., Pt-6 (kha) dt.29-07-2002. (Pg.59). *33*

¹[3.(i) The urban assessment shall be charged from the date, on which the possession of the plot/building shall be given.

(ii) Full urban assessment shall be charged on the plot after five years before which the construction of a house or a building shall be completed, for the first five years only half of the urban assessment shall be charged.]

(4) *Urban Assessment (Ground Rent) to be credited to the consolidated fund of the Government.*— The urban assessment or ground rent shall be deposited with the Trust by the 31st of March each year to be credited to the consolidated fund of the Government provided that (a) 10% rebate shall be admissible on the assessed amount of urban assessment or ground rent in case of payment by an assessee before the expiry of the date of payment (b) ¹[40% of the collected amount] may be retained by the Trust by way of service charge for the collection of urban assessment or ground rent ²[xxx]:

¹[Provided further that the assessee may, if he so desires, deposit one time urban assessment or ground rent which would be equal to eight times of full yearly urban assessment, including the year in which the payment is made. Such a payment would exempt the assessee or transferee from further liability of payment of urban assessment on the leased property. Forty percent of the collected amount may be retained by the Trust as a service charge for the collection and sixty percent amount shall be deposited with Government as Government receipts.]

³[(5) *Interest on late payment of Urban Assessment (ground rent).*— If the Urban Assessment or ground rent is not deposited in time, then the interest at the rate of ⁴(12% per annum) shall be charged.

⁵[xxx]

(6) *Recovery of Urban Assessment (ground rent).*— The arrears of Urban Assessment or ground rent together with interest shall be recovered under the provisions of the Rajasthan Public Demands Recovery Act, 1952].

⁶[7-A. *Power to reduce or remit urban assessment, interest or penalty.*— Notwithstanding anything contained in these rules, the State Government may in appropriate cases reduce or remit urban assessment and interest or penalty thereon, by a general order.]

8. *Preparation of Schemes by the Trust.*— (1) Before disposing of the land, every Trust shall prepare a scheme for all land exceeding 1500 sq. yds. in area and exercising jurisdiction thereon, showing sub-division of land into plots of various sizes for residential purpose and indicate lands for parks and play-grounds, educational institutions, hospitals, dispensaries, cinemas, markets and such other amenities and facilities as may be required. ⁷[xxx].

¹ Subs. vide Notfn No. F-9(15) UD/3/2001 dt.15-01-2002, published in the Raj. Gaz., E.O., Pt-6 (Kha) dt.29-07-2002. (Pg.59). 33

² Deleted vide Notfn. No. F.3(234) UDH/III/89 dt.26.11.1990, published in the Raj. Gaz., E.O., Pt-IV-C dt.23.04.1992. (Pg.29) 19

³ Sub rules (5) & (6) added vide Notfn. No.F.5(46)UDH/77 dt.07.11.1978, published in the Raj. Gaz., E.O., Pt-IV-C dt.09.11.1978. (Pg.281) 5

⁴ Subs. vide Notfn. No.F.5(46)UDH/II/77 dt.30.04.1982, published in the Raj. Gaz., E.O., Pt-IV-C dt.13.05.1982. (Pg.92) - 9

⁵ Proviso added vide Notfn. dt.20.01.2001 published in the Raj. Gaz., E.O., Pt. IV-C dt.29.01.2001 and deleted vide Notfn. No. F.9(15) UD/3/2001 dt. 15-01-2002, published in the Raj. Gaz., E.O., Pt-6 (Kha) dt. 29-07-02(Pg.59) - 33

⁶ Inserted. vide Notfn. No. F.9(15) UD/3/2001 dt. 15-01-2002, published in the Raj. Gaz., E.O., Pt-6 (Kha) dt.29-07-02 (Pg.59) - 33

⁷ Deleted vide Notfn. No. F.9(63) UDH/81 dt. 29.07.1983, published in the Raj. Gaz., E.O., Pt-IV-C dt.11.08.1983. (Pg.461) 12

(11)

¹[(2) In the scheme, the plots for allotment and sale by auction shall be clearly indicated and 25% of the total saleable area of the residential plots shall be reserved for auction. ²[xxx].

9. *Approval of the Schemes by the Chief Town Planner.*— The scheme so prepared under rule 8 shall be submitted to the Chief Town Planner & Architectural Adviser, Rajasthan or his representative authorised by him in this behalf, who shall on receipt of such a Scheme scrutinize it keeping in view the provisions of master plan of that city or town, if any, and in the absence of the master plan, he shall ensure that the scheme shall conform to the overall development plan of that city or town to be prepared at a later date and return the same technically approved to the Trust concerned with or without modifications, within a period of ninety days from the date of receipt failing which the scheme shall be deemed to have been technically approved by him.

10. *Reservation of residential plots for allotment at concessional rates to specified categories of persons.*— In the scheme so prepared and technically approved by the Chief Town Planner or his representative authorised in this behalf, the Trust shall reserve with the prior approval of the State Government residential plots for allotment at concessional rates to the specified categories of persons referred to in rule 17 and on terms and conditions prescribed under the provisions of these rules; provided that the person concerned (wife or husband) or any member of his family dependent upon him who own in full or part any residential house or plot of land or free-hold or lease-hold basis ³[in any town in Rajasthan having a population of more than 50,000] shall not be entitled for allotment.

11. *Reservation of Non-residential land.*— In the Scheme, approved by the Chief Town Planner or his representative authorised by him in this behalf, plot of land indicated for parks and playgrounds, educational institutions, hospitals, dispensaries, cinemas, markets and such other use shall be reserved for the purpose it has been earmarked and shall not be put to any other used.

⁴[12. *Fixing of Minimum Premium (Reserve price or fixed price).*—
(1) Minimum premium (Reserve price or fixed price) of urban land shall be determined by the Trust after considering the cost of development.

(2) The reserve price (minimum premium) determined by the Trust for disposal of land shall be the sanctioned reserved price or the scheme price (minimum premium) at which the land shall be disposed of by the Trust:

Provided that the reserve price of the land meant for commercial use shall not be less than twice the reserve price determined for land meant for residential use.

(3) The reserve prices fixed under sub-rule (1) shall be valid for a period not exceeding three years and no sale or allotment of land shall be done after the expiry of 3 years unless the reserve price has been re-fixed by the Trust. The Trust concerned shall before expiry of three years take action to get the reserve price re-fixed:

Provided that if no such re-fixation has been done within three years, an automatic upward revision of 10% shall be assumed and reserve price re-fixed accordingly for the next three years or upto the date when price is re-fixed by the Trust whichever is earlier.

¹ Subs. vide Notfn. No. F.9(63) UDH/81 dt. 29.07.1983, published in the Raj. Gaz., E.O., Pt-IV-C dt.11.08.1983. ✓
and again subs. vide Notfn. No. F.9(3) UDH/Gr.3/85 dt.25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.28.01.1988.(Pg.431) 1/6

² Deleted vide Notfn. No. F.9(15) UD/3/2001 dt.15-01-2002, published in the Raj. Gaz., E.O., Pt- 6 Kha) dt.29-07-2002. — 2/3
(Pg.59)

³ Subs. vide Notfn. No. F.9(3) UDH/Gr.3/85 dt.25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.28.01.1988. — 1/6
(Pg.431)

⁴ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt.07.05.2002, published in the Raj. Gaz. E.O Pt-(Ga)(1) dt.10.05.2002 — 2/3
(Pg.29)

(4) A copy of the proceedings of meeting of the Trust shall be sent of the Secretary to the Government in the Urban Development Department.]

13. *Improvement and demarcation of plots and supervision.*— Once the scheme is sanctioned by the ¹[Trust], the improvement of land and demarcation of plots shall be carried out in accordance with the approved scheme under the control and supervision of the Trust concerned.

²[14. *Sale of residential plots through public auction.*— Residential plots not reserved for allotment shall be disposed of through public auction in the manner prescribed in Annexure-A.]

³[14-A. *Additional charges on failure to construct the building, transfer and surrender of land purchased through auction.*— ⁴[(1) If a person who purchases the land through public auction for residential or commercial purposes, has not constructed a building within,-

- (i) 3 years in case of plot size up to 1000 square meters ; or
- (ii) 5 years in case of plot size more than 1000 square meters but up to 5000 square meters; or
- (iii) 7 years in case of plot size more than 5000 square meters,

from the date on which possession of land is handed over, he shall pay levy at the rate of one percent per year of the present prevailing reserve price to the concerned trust up to three years and if building has still not been constructed, the lease of the land shall stand cancelled.]

(2) The land purchased through auction shall not be transferred without giving information of such transfer to the trust and before such transfer all dues of trust shall be paid].

⁵[14-B *Disposal of land by inviting tenders or on fix rate.*— Notwithstanding anything contained in these rules, the Trust may with the previous approval of the State Government, -

- (1) allot land in scheme area, on such terms and conditions as it may deem fit to any association, company or developer for execution of any scheme on behalf of the Trust;
- (2) dispose of its land by inviting tenders, on such terms and conditions as may be decided by the State Government; and
- (3) prepare scheme for allotment on fixed rate;
 - (a) for establishing a market for and trade or business; or
 - (b) for shifting any trade or business from congested area of the city; or
 - (c) for rehabilitation of persons displaced from any area as a result of any development work in that area.]

¹ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt. 07.05.2002, published in the Raj. Gaz. E.O Pt-(Ga) dt.10.05.2002 (Pg.29) — 32
² Rule 14 deleted vide Notfn. No. F.9(63) UDH/81 dt. 29.07.1983, published in the Raj. Gaz., E.O., Pt-IV-C dt.11.08.1983 and again inserted vide Notfn. No. F.9(3) UDH/Gr.3/85 dt. 25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt. 28.01.1988. (Pg.431) — 16 + 1 ✓

³ Rule 14-A added vide Notfn. dt.23.03.1991 published in the Raj. Gaz. on 07.05.1992, deleted vide Notfn. dt.30.06.1997 published in the Raj. Gaz. on dt.08.07.1997 and again inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15-01-2002, published in the Raj. Gaz., E.O., Pt- 6 (kha) dt.29-07-2002 (Pg.59) — 33 + 21 + 24

⁴ Subs. vide Notfn. No. 2(38) UDH/General/3/2014 dt.20.08.2015. published in Raj. Gaz., E.O. 6(b) dt. 1-9-15 — 4
⁵ Inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15-01-2002, published in Raj. Gaz., E.O., Pt-6 (kha) dt.29-07-2002 (Pg.59) — 33

✓15. Allotment and sale of Non-residential Land.— Land for non-residential purposes shall be allotted to public and charitable institutions on terms and conditions prescribed under these rules provided that lands of commercial nature shall be disposed of by public auction in the manner: ¹[as prescribed in Annexure A] provided further that lands reserved for cinemas, ²[Luxury hotels, ³[Film Studios and Amusement Parks], ⁴[hospital, Diagnostic Centre, Nursing Homes and Tourism Unit], petrol pumps and for setting up godowns by ⁵[xxx] persons having authorised agencies of domestic gas allotted to them] shall be disposed of in accordance with the directions of the State Government that may be issued from time to time:

⁶[Provided that plots of land for consumer Co-operative Stores duly certified to be registered with the Assistant Registrar, Co-operative Societies of the concerned District, shall be allotted in the commercial areas on the reserve price of the scheme. The price shall be recovered in four equal annual installments:

Provided further that the number and size of such plots shall be determined by the Trust in consultation with the Government.]

⁷[Provided further also that the price for allotment of land for gas godowns to be set up by War widows, member of Scheduled Castes and Scheduled Tribes and handicapped persons shall be the reserve price determined for land meant for commercial use in the scheme and for other category of persons the price shall be double the reserve price determined for land meant for commercial use in the scheme].

⁸[Provided also that 30% of the land for shops and constructed shops/kiosks shall be reserved for the members of the Scheduled Caste and Scheduled Tribes.]

⁹[xxx]

¹⁰[15-B. Notwithstanding anything contained in these rules, land may be allotted with the prior approval of the State Government for infrastructure projects which includes the establishment of stadium for sports having National and International importance.] ¹¹[establishment of stadium for sports having National and International importance, power-plant, telecommunication, transport facilities, tourism unit, public utilities, information technology, water supply, technical educational institutions, waste disposal project, on such terms and conditions and at such rates as may be determined ¹²[by the State Government for each category or case, as the case may be, by general or specific order].]

16. Lands outside the Sanctioned Schemes.— Before any allotment or sale of land is made by the Trust outside the sanctioned scheme, the Chief Town Planner or his nominee authorised in this behalf shall be consulted, so that it is ensured that the land so allotted or sold for such purpose shall be in conformity with the Master Plan for that area, if any, and in the absence of a Master Plan the allotment or sale of land shall fit in with the overall development plan for that area.

¹ Subs. vide Notfn. No. F.3(63) UDH/81 dt.29.07.1983, published in the Raj. Gaz., E.O., Pt-IV-C dt.11.08.1983 (Pg.461) ✓
² Subs. vide Notfn. No. F.9(63) UDH/81 dt.29.03.1982, published in the Raj. Gaz., E.O., Pt-IV-C dt.30.03.1982 ✓

³ Inserted vide Notfn. No. F.3(279) UDH/92 dt.14.03.1995 — 22
⁴ Inserted vide Notfn. No.F.7(7) UD/3/96 dt.30.06.1997, published in the Raj. Gaz., E.O., Pt- 6(kha)dt.08.07.1997(Pg.62) — 24

⁵ Omitted vide Notfn. No.F.9(63) UDH/81 dt.23.08.1982, published in the Raj. Gaz., E.O., Pt-IV-Cdt.02.09.1982 (Pg.323) — 11
⁶ Added vide Notfn.No.F.5(46)UDH/11/77 dt.19.09.1979, published in the Raj. Gaz., E.O., Pt-IV-C dt.27.09.1979(Pg.338) — 6

⁷ Added vide Notfn. No. F.9(63) UDH/81 dt.23.08.1982, published in the Raj. Gaz., E.O., Pt-IV-C dt.02.09.1982 (Pg.323) — 11
⁸ Added vide Notfn. No.F.4(11) UD/2004. dt.11.05.2007, published in the Raj. Gaz., E.O., Pt- IV-C dt.22.05.2007(Pg.21) — 37

⁹ Rule 15-A inserted vide Notfn. No. F.9(63) UD/81 dt. 04.02.2000 and deleted vide Notfn. No. f.9(63) UDH/3/81 dt.11.06.2012, published in the Raj. Gaz., E. O., Pt.6(kha) dt.12.06.2012. — 40
¹⁰ Inserted vide Notfn. No. F.9(63) UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O., Pt- IV-C dt.21.04.2001 — 30

¹¹ (Pg.3)
¹² Inserted vide Notfn. No.F.9(63) UDH/81 dt.28.05.2010. — 39
Subs. vide Notfn. No.F.9(63) UDH/81 dt.28.05.2010. — 39

area, if any, and in the absence of a Master Plan the allotment or sale of land shall fit in with the overall development plan for that area.

17. *Allotment of Residential plots at concessional rates - Procedure, categories, priority, plot size, price, recoveries etc.* - (1) Every person entitled for allotment shall get himself registered with the Trust concerned where by making any application in the form prescribed by the Government obtainable from the Trust concerned on payment of such registration fee as may be fixed by the Trust from time to time.

(2) The following categories of persons who are bonafide resident of Rajasthan shall be entitled for allotment of a residential plot for construction of a house at concessional rates if such a person does not own a plot of land or house in any town in Rajasthan¹[having population of²[more than one Lakh.]]

³[Provided that if an allottee transfers his plot / house after allotment by sale or otherwise then such allottee shall not be entitled for allotment in future and an affidavit to this effect shall be taken from the applicant;]

(a)	Low income group people.	Whose income does not exceed Rs. ⁹ [15000.00] p.m. at the time of allotment
(b)	Rajasthan State Govt. servants including employees of local authorities and statutory bodies of the State.	Whose income does not exceed Rs. ⁹ [85000.00] p.m. at the time of allotment.
⁴ [(bb)]	Widows of Government servants upto a period of 10 years after the death of the Government servant.	Whose husband's income did not exceed Rs. ⁹ [20000.00] p.m. at the time of his death.]
(c)	Central Govt. employees who applied for allotment of residential plot before 9 th May 1963	Whose income does not exceed Rs. ⁹ [85000.00] p.m. at the time of allotment.
(d)	Army personnel including ex-servicemen and their families ⁵ [and Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel.]	whose income does not exceed Rs. ⁹ [85000.00] p.m. at the time of allotment.
⁶ [(e)]	Persons belonging to Scheduled Castes and Scheduled Tribes.	Whose income does not exceed Rs. ⁹ [85000.00] p.m. at the time of allotment.]
⁷ [(f)]	Accredited Journalists.	Whose income does not exceed Rs. ⁹ [85000.00] p.m. at the time of allotment.]
⁸ [(g)]	Handicap Persons	Whose income does not exceeds

¹ Inserted vide Notfn. No. F.9(3)UDH/Gr.3/85 dt. 25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.28.01.1988. (Pg.431) - 16

² Subs. vide Notfn. No. F.3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). - 42

³ Inserted vide Notfn. No. F.3(5)UDH/94, G.S.R. 136 dt.30.11.1996, published in the Raj. Gaz. E.O Pt-IV-C dt.19.02.1997. and subs. vide Notfn. dt.13.04.2016, *ibid.* - 23 + 42

⁴ Inserted/added vide Notfn. No. F7(11) TP/74 dt.20.10.1975, published in the Raj. Gaz., E.O., Pt.- IV-C dt.23.10.1975 (Pg.530(143)) - 2

⁵ Inserted vide Notfn. No. F.9(63)UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O., Pt.- IV-C dt.21.04.01(Pg.3) - 30

⁶ Inserted/added vide Notfn. No. F7(11) TP/74 dt.20.10.1975, published in the Raj. Gaz., E.O., Pt.- IV-C dt.23.10.1975 (Pg.530(143)) - 2

⁷ Added vide Notfn. No.F.9(63)UDH/Gr. III/81 dt.29.05.1985, published in the Raj. Gaz. E.O. Pt-IV-C dt.03.06.1985. (Pg.120) - 14

⁸ Added vide Notfn. No.F.3(191)UDH/3/89, dt.06.04.1991,published in the Raj. Gaz. E.O Pt-IV-C dt.23.04.1992. (Pg.28) - 19

		Rs. ¹ [85000.00] per annum at the time of allotment.]
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²[xxx]

(3) The residential plots shall be reserved and allotted to the categories of persons in the following proportion:-

³[(a) ⁴[10%] of the plots reserved for allotment shall be allotted to the persons entitled under Categories in clauses (b) and (c) referred to in sub-rule (2) on the basis of lottery according to procedure specified in Annexure-B.]

(b) 10% of the plots reserved for allotment shall be allotted to defence personnel including ex-servicemen and their families ⁵[and Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel], provided that the priority for allotment of plot amongst them shall be fixed in following order;

(i) to the widows and dependents of army personnel who have lost their lives while defending borders of the country ⁴[and to the widows and dependents of Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel, who have lost their lives while performing their duties]

(ii) to disabled army, ⁴[Border Security Force, Central Industrial Security Force and Central Reserve Police Force] personnel.

(iii) other army, ⁴[Border Security Force, Central Industrial Security Force and Central Reserve Police Force] personnel.

(c) ⁶[68%] of the plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (a) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure- B provided always that 15% of the reserved plots shall be reserved and allotted to the persons belonging to the Scheduled Castes and Scheduled Tribes and shall be allotted on the basis of lottery according to the procedure specified in Annexure-B.

⁷[(d) 2% of the plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (f) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure -B.]

⁸[(d) 15% of the total plots of the size of 200 Sq. meters, in middle income group category, and 270 Sq. meters, in higher income group category, shall be reserved for allotment to the persons for whom no reservation has been made.]

¹ Subs. vide Notfn. No.F.9(63) UDH/3/81 published in the Raj. Gaz. E.O. Pt-IV-C dt.05.06.2009 (Pg.17) - 34
² Proviso added vide Notfn. dt. 03.07.1976, published in the Raj. Gaz. E.O Pt-IV-C(1) dt. 08.07.1976 and deleted vide Notfn. No. F.7(11) TP/II/74 dt.14.11.1977, published in the Raj. Gaz. Pt-IV(c) dt.17.11.77. (Pg.627) 3 + 4
³ Subs. vide Notfn. No. F.9(63) UDH/Gr. III/81 dt.29.05.1985, published in the Raj. Gaz. E.O Pt-IV-C dt.03.06.1985. (Pg.120) - 14
⁴ Subs. vide Notfn. No.F.3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj.Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). - 42
⁵ Inserted vide Notfn. No.F.9(63)UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O., Pt.- IV-C dt.21.04.2001. (Pg.3) - 30
⁶ Subs. vide Notfn. No. F.3(191) UDH/3/89, dt.06.04.1991, published in the Raj. Gaz. E.O Pt-IV-C dt.23.04.1992. (Pg.28) - 19
⁷ Added vide Notfn. No. F.9(63) UDH/Gr. III/81 dt.29.05.1985, published in the Raj. Gaz. E.O Pt-IV-C dt.03.06.1985. (Pg.120) - 14
⁸ Inserted vide Notfn. No. F.9(3) UDH/Gr. III/85 dt.25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.28.01.1988. (Pg.431) - 16

16

¹[(e) ²[3%] of plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (g) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure-B.]

(4) ³[Category of person, plots size and price].- The size of the plot and price to be charged from various categories of people entitled for allotment under these rules shall be in accordance with the Schedule attached to these rules.

⁴(5) Recovery of cost of land.- (i) The cost of land shall be recovered from the allottee within a period of thirty days from the date of receipt of intimation for depositing the amount:

Provided that the allottee may deposit the said amount within the next ⁵[60 days] but an interest @ 15% per annum shall be charged with effect from the date of allotment failing which the allotment of land shall automatically stand cancelled :

⁶[Provided further that the Chairman may regularize such allotment of land withdrawing the automatic cancellation within a period of one year from the date of said automatic cancellation if the allottee is prepared to pay the full amount of cost of land plus interest @15% per annum upto the date of regularization of allotment of land and in addition also an amount of penalty at the following rates :-

(a)	upto Six months	5%	of the amount
(b)	more than Six months	⁷ [10%]	remaining unpaid.]

⁸[(ii) After the expiry of the period one year from the date of the said automatic cancellation, the Chairman shall have no power to regularize 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.]

⁹[(iii) If the trust in its interest refers the case to the State Government for such regularization or an allottee applies to the Government stating the facts in detail for such regularization, the State Government may permit such regularization on payment by the allottee the cost of land and expenses, if any, plus interest and penalty, as provided in clause (i) above]]

(6) Resale of plot - condition thereof.- ¹⁰[(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.

¹¹[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

¹ Added vide Notfn. No. F.3(191)UDH/3/89, dt.06.04.1991, published in the Raj. Gaz.E.O Pt-IV-C dt.23.04.1992. (Pg.28) - 19

² Subs. vide Notfn. No. F.3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). - 11.2

³ Subs. vide Notfn. No. F.9(63) UDH/II/81, dt.27.01.2005, published in the Raj. Gaz. E.O Pt-IV-C dt.15.02.2005 (Pg.145) - 34

⁴ Subs. vide Notfn. No. F.9(63) UDH/II/81, dt.24.08.1982, published in the Raj. Gaz. E.O Pt-IV-C dt.25.08.1982.(Pg.157) - 10

⁵ Subs. vide Notfn. No. F.9(63) UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O., Pt.- IV-C dt.21.04.01. (Pg.3) - 30

⁶ Subs. vide Notfn. No.F.9(63)UDH/Gr. III/86 dt.19.02.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.02.04.1987.(Pg.13) - 15

⁷ Subs. vide Notfn. No.F.9(63)UDH/Gr. III/86 dt.19.02.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.02.04.1987.(Pg.13) - 30

⁸ Clause (iii) of sub-rule-5 deleted vide Notfn. dt.19.02.1987 published in the Raj. Gaz. on dt.02.04.1987 and again inserted vide Notfn. No. F.9(63)UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O., Pt.- IV-C dt.21.04.2001.(Pg.3) - 15 + 30

⁹ Subs. vide Notfn. No.F.3(5)UDH/94, G.S.R. 136 dt.30.11.1996, published in the Raj. Gaz. E.O Pt-IV-C t.19.02.1997. (Pg.251) - 15

¹⁰ Subs. vide Notfn. No.F.3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). - 42

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].

¹[(b)] if person who has not constructed a building within ²[five 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.

³[Provided that the Chairman may regularize 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 regularize such cancellation of 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 year of default of construction.]

⁴[xxx]

⁵[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 ⁶[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 (ii) Mahaveer Chakra (iii) Veer Chakra, Ashok Chakra, Shaurya Chakra, Kirti Chakra	220 Sqr Mtrs. maximum 220 Sqr Mtrs. maximum 220 Sqr Mtrs. maximum	⁷ [50%] of the reserve price ⁷ [50%] of the reserve price 50% of the reserve price
3.	Medal Winners : (i) ⁸ [Player who gets medal in Olympics or in Para Olympics] (ii) Player who gets medal in Asiad or Commonwealth or Arjun Award holders	220 Sqr Mtrs. maximum 220 Sqr Mtrs. maximum	⁷ [50%] of the reserve price 50% of the reserve price

¹ Clause (b) deleted and existing clause (c) renumbered as clause (b) vide Notfn. No. F.3(5) UD/94, G.S.R. 136 dt.30.11.1996, published in the Raj. Gaz. E.O Pt-IV-C(1) dt. 19.02.1997 (Pg.251)

² Subs. vide Notfn. No. F.9(63) UD/81, dt.18.11.1997, published in the Raj. Gaz. E.O Pt-IV-C dt.19.11.1997. (Pg.130) - 26

³ Added vide Notfn. No. F.9(63) UD/Gr. III/81 dt.23.03.1991, published in the Raj. Gaz. E.O Pt-IV-C dt.07.05.1992. - 2

⁴ New sub-rule(7) inserted vide Nofn. No. F9(63)UD/3/8 Pt. dt.13.04.2001 published in the Raj Gaz. on dt.21.04.2001 - 30
and thereafter deleted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in the Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. (Pg.59) - 33

⁵ New rules -17A & 17B inserted vide Notfn. No. F.9(63) UD/3/8/Pt. dt.13.04.2001, published in the Raj. Gaz., E.O.,Pt.-IV- C dt.21.04.2001. (Pg.3) - 30

⁶ Inserted vide Notfn. No.F.9(15)UD/3/2001 dt.15.01.2002, published in the Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. (Pg.59) - 33

⁷ Subs. vide Notfn. dt.15.01.2002, ibid. - 33

⁸ Subs. vide Notfn. No. F.9(63) UD/3/81, dt.05.04.2005, published in Raj. Gaz. E.O Pt-IV-C dt.08.04.2005 (Pg.5). - 35

4.	President Awardee Teachers	Upto 200 Sqr Mtrs.	Reserve price
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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.

¹[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 or reserve price fixed by the ²[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 ³[that land for public and charitable institutions may be allotted by the trust on payment of residential reserve price].

⁴[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 :-

- Cost of land, if the land was acquired by the Trust by making compensation and Cost of development of plus 20% to cover administrative and other establishment charges to the Trust.
- 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.
- If the land required by the Government was already developed before it was transferred to Trust, no development charge 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.

⁵[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).]

- Above mentioned principles 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.

⁶[(3) If any institution has been allotted land under sub-rule (1) and has not constructed 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:

¹ Inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. (Pg.59) — 33

² Subs. vide Notfn. No. F.9(15) UD/3/2001 dt.07.05.2002, published in Raj. Gaz. E.O Pt- IV-C dt.10.05.2002. (Pg.29) — 32

³ Subs. vide Notfn. No. F.9(63) UD/3/8/Pt. dt.13.04.2001, published in Raj. Gaz., E.O., Pt- IV-C dt.21.04.2001. (Pg.3) — 30

⁴ Added. vide Notfn. No. F.7(11) TP/II/74, dt.14.11.1977, published in Raj. Gaz. E.O Pt-IV-C dt.17.11.1977. (Pg.627) — 4

⁵ Added vide Notfn. No. F.9(63) UD/81, dt.22.09.2000, published in Raj. Gaz. E.O Pt-IV-C dt.18.10.2000. (Pg.116) — 27

⁶ Added vide Notfn. No. F.9(63) UDH/III/81, dt.23.03.1991, published in Raj. Gaz. E.O Pt-IV-C dt.07.05.1992 (Pg.133) — 24

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 :

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularize such cancellation of the 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 sale price of land for every year of default of construction.]

¹[18-A. Allotment of undeveloped land to Public, Charitable and other institution.— (1) The Trust may with the previous sanction of the State Government, -

- (a) allot any land acquired by the State Government and transferred to the Trust, or
- (b) allot any land purchased by the Trust;

without undertaking or carrying on any improvement thereon, to Public and Charitable or any other institution on the following terms and conditions:-

- (i) that the institution shall be registered under the Rajasthan Co-operative Societies Act, 1965 (Act No. 13 of 1965) or the Rajasthan Public Trust Act, 1959;
- (ii) that the land shall be allotted to such institution on payment of the following price.-
 - (a) cost of land;
 - (b) 20 percent of the cost of land to cover administrative charges to the Trust; and
 - (c) cost of development, if any development has been undertaken by the Trust.
- (iii) that no land shall be allotted in the area which have commercial utility;
- (iv) that the land so allotted shall not be transferable either by sale or otherwise to any one;
- (v) that the institution shall complete the construction of the building for which the land is allotted within a period of two years from the date of handing over possession of the land;
- (vi) that where constructions not completed within the time prescribed under clause (v), allotment shall be liable to be cancelled. On cancellation of allotment such institution shall surrender the land back to the Trust immediately and the Trust may refund 3/4th of the cost of such land paid by the allottee and such institution shall not eligible for allotment in future;
- (vii) that the land shall not be put to any commercial utility;
- (viii) that the institution to whom land is allotted has not acquired land either by allotment or otherwise at any place in the State; and
- (ix) that on violation of any of the above conditions, allotment shall stand cancelled and land shall revert to the Trust.

¹ New rules 18-A, 18-B & 18-C inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002 (Pg.59) — 33

Provided that the Chairman may regularize 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 the penalty at the rate of 5% of the price of land. If the institution fails to construct the building within such extended period, then the allotment of the land shall stand cancelled:

Provided further that in appropriate cases where construction is not completed in above extended period, 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 price of land for every years from initial date of default of construction.

18-B. Allotment of land for Group Housing Scheme etc. — (1) Trust may with the prior approval of the State Government on such condition as may be determined by it, allot land to group of persons or a society or an association or a company or a builder for construction of houses for the sections of the society on reserve price and on the lease hold basis for the period of 99 years.

Provided that State Government may reduce the price on the merit of each individual case.

(2) After the 25% of the cost of the land is deposited by the allottee, the possession of the land shall be handed over to him for development.

(3) The lessee may further sub-let the developed land at the terms & conditions and other provisions contained in the rules in so far as they relate to Trust, shall *mutatis mutandis* apply to sub-lessee also, as if the land in question has been let out to them by the Trust.

(4) The periods of the sub-lease by the lessee shall be determined by it, but shall not exceed in any case 99 years or period of original lease whichever is less.

(5) The sub-leases shall continue to be governed by all other terms and conditions prescribed in these rules or orders that may be issued in this behalf by the State Government from time to time.

18-C. Allotment of land for Joint Venture Scheme.— (1) With the prior approval of the State Government on such conditions as determined by it, the Trust may allot land to a society or an association or a company or a builder or organization for construction of houses for different categories of plot size on the basis of income group on the mutual agreement with the Trust on reserve price and on basis of lease hold for the period of 99 years:

Provided that State Government may reduce the price in appropriate case.

(2) The lessee may further sub-let the developed land at the terms and conditions and other provisions contained in the rules and in agreement shall *mutatis mutandis* apply to sub-lessee also, as if the land in question has been let out to them by the Trust.

(3) The periods of the sub-lease by the lessee shall be determined by it but shall not exceed in any case 99 years or period of original lease whichever is less.

(4) The sub-leases shall be governed by all other terms and conditions prescribed in these rules or orders that may be issued in this behalf by the State Government from time to time.]

19. Allotment of land to Institutions other than Charitable and Public Institutions.— Land shall be allotted to Institutions other than public and charitable institutions on the

following terms and conditions provided that the land shall revert to the Trust in case these conditions are not fulfilled by the allottee;

(1) That the institution shall be registered under the Societies Registration Act, 1960 (Act No. 20 of 1960).

(2) That the institution is a non-commercial concern and does not intend to derive any commercial benefit out of the land allotted to it or out of the building constructed over the plot so allotted.

(3) That the land shall be allotted to such institution ¹[on the residential reserve price plus 25% of such reserve price or at such rate as decided by the State Government in each case.]

(4) The land so allotted shall not be put to any commercial utility.

(5) That the institution to whom such land is allotted has not acquired any land either by allotment or otherwise at the place in the State where the land is proposed to be allotted.

(6) That no land shall be allotted in the area which have commercial utility.

(7) That the institution shall complete the construction of the building for which the land is allotted within a period of two years from the date of which it is allotted.

(8) That the land so allotted shall not be transferable either by sale or otherwise to any one, or liable to any encumbrances before or after the completion of the building without permission of the Trust.

(9) That where no construction is completed within the time prescribed under condition No. (7) the allotment shall be liable to cancellation or such institution shall surrender the land back immediately and the Trust may refund 3/4th of the cost of such land paid by the allottee.

²[19-A. That where no construction is completed within the time prescribed under condition No.7 of rule 19, the allotment shall be cancelled and the institution will be refunded the cost of land deposited by it without 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 the 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 the land shall stand cancelled as provided in the rule:

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularize 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.]

³[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 :—

¹ Subs. vide Notfn. No. F.9(63) UD/3/81/Pt. dt.13.04.2001, published in Raj. Gaz., E.O., Pt.- IV-C dt.21.04.2001 (Pg.3) — 30
² Added vide Notfn. No. F.9(63) UDH/III/81, dt.23.03.1991, published in Raj. Gaz. E.O Pt IV-C dt.07.05.1992 (Pg.133) — 21
³ Inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. — 33 (Pg.59)

- (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.]

¹[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 utilized for the purpose for which it has been allotted within a period of two years from the date of allotment after deposition the full cost of plot, the land together with the building constructed thereon shall revert to 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.*— ²[(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 ³[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 be 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 regulations; and

¹ Subs. vide Notfn. No. F.3(5) UDH/94, G.S.R. 136 dt.30.11.1996, published in Raj. Gaz. E.O Pt-IV-C dt.19.02.1997. (Pg.251) — 15

² Subs. vide Notfn. No. F.3(179) UDH/83, dt.24.03.1984, published in Raj. Gaz. E.O Pt-6 (Ga) dt.16.08.1984. (Pg.64)

³ Subs. vide Notfn. No. F.3(1061)UDH/3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt-6(kha) dt.13.04.2016 (Pg. 5(1)). — 19

- (ii) If it is to be used for a purpose other than the building to which such strip is adjacent;
- (iii) until a building line is established.

Explanation:— (2) *disputes and decisions of Govt.*— 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 to be kept for the purpose in the form prescribed in Annexure-C.

²[25.xxx]

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.

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 impost 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 or 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 issues under superseded notification/circular prior to coming into force of these rules shall be deemed to have been taken or issued under these rules.

¹ Subs. vide Notfn. No. F.9(63) UDH/81, dt.29.07.1983, published in Raj. Gaz. E.O Pt-IV-C dt.11.08.1983. (Pg.461) - 12
² Rule 25 deleted vide Notfn. No. F.3(234) UDH/III/89, dt.22.12.1989, published in Raj. Gaz. E.O Pt-IV- C dt.01.3.1990. - 17
(Pg. 286)

29. *Transitory provisions.*— For the purpose of facilitating the working of these rules, the State Government may by order in writing give such directions as may appear to it 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 ³[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 transfer of land or may revise or modify the order or give any other direction as it may deem fit.

⁴[31. *Power to relax rules.*— In exceptional cases where the State Government is satisfied that operation of these rules causes hardship in any particular case or where the State Government is of the opinion that it is necessary or expedient in public interest to do so, may relax the provisions of these rules in respect of the price, interest, ⁵[penalty, conditions imposed in relation to any allotment and] size of plot/strip of land to such extend and subject to such conditions as it may consider necessary for dealing with the case in a just and equitable manner.]

ANNEXURE (A)

⁶[(Rule 14)]

The following procedure shall be adopted for sale of plots by public auction:-

(a) Wide publicity of the auction shall be given by publishing the notice of auction in Newspapers and by describing the plots proposed to be sold together with their dimensions and area so completely that the description may enable their identification and by notifying the date and time of auction and the conditions thereof.

(b) Auction shall be held by an auctioneer appointed by the trust and under the supervision of an officer of the Trust authorized in this behalf, and the Collector concerned or his representative :

Provided that, where an auctioneer has not been so appointed or is not present, the auction shall be held by an officer of the Trust appointed in this behalf by the Trust.

(c) Conditions of bidding shall be read out before the auction starts.

¹ Rule 30 deleted and Rule 31 renumbered as rule 30 vide Notfn.F.7(11)TP/II/74 dt. 03.07.1976 published in Raj. Gaz. E.O Pt-IV- C dt.08.07.1976 (Pg.162(200)) — 3

² Subs. vide Notfn. No. F.3(191) UDH/3/89, dt.06.04.1991, published in Raj. Gaz. E.O Pt-IV-C dt.23.04.1992. (Pg.28) — 19

³ Subs. vide Notfn. No. F.3(191) UDH/3/89, dt.06.04.1991, published in Raj. Gaz. E.O Pt-IV-C dt.23.04.1992. (Pg.28) — 19

⁴ Inserted. vide Notfn. No.F.9(2)UDH/III/2001, dt.16.08.2001, published in the Raj. Gaz. E.O Pt-IV-(Ga) dt.24.08.2001. — 31 (Pg.99)

⁵ Inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in the Raj. Gaz. E.O Pt-6 (Kha)dt.29.07.2002. — 33 (Pg.59)

⁶ Subs. vide Notfn. No. 9(63)UDH/81 dt.29.07.1983 published in the Raj. Gaz. on dt.11.08.1983 and again subs. vide Notfn. No. F.9 (3) UDH/Gr., 3/85 dt.25.09.1987, published in the Raj. Gaz. E.O Pt-IV-C dt.28.01.1988.(Pg.431) 12 + 16

- (d) Every bidder shall be required before being permitted to bid in auction to deposit an amount ¹[as fixed by the concerned trust] which shall be refunded to him at the close of the bid or adjusted against premium in case of successful bidder:-

²[xxx]

- (e) Proceeding shall be drawn up stating the name of every bidder and the amount for which he bade.

- ³[(f) (i) The successful bidder shall be required to deposit one-fourth of the amount of his bid forth with on the acceptance of the bid and the remaining three fourth of the amount of the bid shall be deposited by him within one month of the acceptance of the bid and in case of failure to deposit within the next ⁴[60 days], interest @15% per annum shall be charged retrospectively from the date of acceptance of the bid:

Provided that in case of default in depositing the three-fourth amount of bid within the period prescribed above, the one-fourth of the amount of the bid deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled:

⁵[Provided further that the Chairman may regularize such auction of land withdrawing the automatic cancellation within a period of one year from the date of such automatic cancellation if the successful bidder is prepared to pay the 3/4th amount of the bid money plus interest @ 15% per annum upto the date of regularization of auction of land and in addition also an amount of penalty at the following rates:-

(a) Upto Six months	5%	of the amount
(b) more than Six months	10%	remaining unpaid

- ⁶[(ii) After the expiry of the period of one year from the date of the said automatic cancellation, the Chairman shall have no power to regularize such auction of land, but the Trust will have power to extend this period by one year more on payment by the bidder, the outstanding amount of bid plus interest and penalty as provided in sub clause (i) above.]

- ⁷[(iii) If the trust in its interest refers the case to the State Government for such regularization or a purchaser applies to the Government stating the facts in detail for such regularization, the State Government may permit such regularization on payment by the bidder, the outstanding amount of bid plus interest and penalty as provided in sub- clause (i) above.]]

¹ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in the Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. (Pg.59) — 33

² Sub clauses (i) to (iii) of clause (d) deleted vide Notfn. dt.15.01.2002, ibid. — 33

³ Subs. vide Notfn. No. F.9(63) UDH/III/81, dt.24.08.1982, published in the Raj. Gaz. E.O Pt-IV-C dt.25.08.1982. — 10 (Pg.157)

⁴ Subs. vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha) dt.29.07.2002. (Pg.59) — 33

⁵ Subs. vide Notfn. No. F.9(8) UDH/Gr., III/86, dt.19.02.1987, published in Raj. Gaz. E.O Pt-IV-C dt.02.04.1987. (Pg.13) — 15

⁶ Subs. vide Notfn. dt.19.02.1987, ibid. — 15

⁷ Sub caluse (iii) deleted vide Notfn. dt.19.02.1987, published in the Raj. gaz. on dt.02.04.1987 and again inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha)dt.29.07.2002 (Pg.59) 15 + 33

- (g) The bid shall be subject to the sanction of the Chairman of the Trust in whom are reserved the rights to accept or reject any bid without assigning any reason thereof.
- (h) Attempt shall be made to ensure that rings are not formed.
- (i) The officer holding or supervising the auction may at any time cancel bid if he finds it is not free and competitive.

ANNEXURE (B)

(RULE 17)

1. The lots will be drawn ¹[manually or by computer] by the Committee appointed by the Trust
2. The lots will be drawn on the date, time and place as may be fixed by the Trust and such lots shall be drawn by one of the persons selected at random from amongst the spectators.
3. The date, time and place fixed for the draw of lots will be given wide publicity.
4. Lots will be drawn separately for different sizes of plots in each scheme, and for different categories of applicants.
5. List of all eligible applicants will be prepared in the following form lot-wise after scrutinizing that each applicant is eligible for allotment of a plot under the scheme:-

Name of the Scheme.....

List No.

Size of the plot.....

Category of Applicant.....

S. No.	Name of the applicant with address	Number of the application form as printed on it	Identification number of the applicant	Remarks
1	2	3	4	5

Signature of Secretary.

6. For the purpose of drawing lots ¹[manually] two boxes of suitable sizes (Box No. 1 & Box No.2) will be taken. Box No. 1 will contain paper slips (Rounded up in the shape of balls) bearing the number of the eligible applicants and Box No.2 will contain paper slips (Rounded up in the shape of balls) bearing the number of the plots to be allotted.

Specimen of Slip for Box No.1.

1. Name of the applicant.
2. Number of applications as printed thereon.
3. List No.
4. Serial No. of the applicant on the list.

¹ Inserted vide Notfn. No. F.9(15) UD/3/2001 dt.15.01.2002, published in Raj. Gaz. E.O Pt-6 (Kha)dt.29.07.2002 (Pg.59) - 33

Specimen of Slip for Box No.2.

1. Name of the Scheme.
2. Size of the plot.
3. Number of the plot.
7. After the Trust Committee has satisfied itself that slips have been duly prepared for all eligible applicants and the available plots for a particular draw, all slips would be converted into balls and will be put into the respective boxes, thereafter the lots will be drawn as per para 2 above. Two slips (one from each of the two boxes) will be drawn simultaneously. Separate numbered boxes would be used for the eligible applicants belonging to each category and the boxes would be labelled accordingly.
8. In a draw of lots in which the number of eligible applicants is larger than the number of plots, a statement in Form 'A' given below will be used for recording the result of the draw. Columns First and Second of the statement will be completed before the draw takes place. Columns 2 to 5 will be completed in respect of each plot as soon as it is drawn in the lots.
9. The successful drawee in respect of each plot will also be announced simultaneously before the gathering. It shall, however, be made clear that the plots will be allotted to the successful applicants after approval of the Trust.
In respect of a draw of lots in which the number of applicants is less than the number of plot available statement in Form 'B' given below will be used for recording the result of draw of lots.
10. As soon as a particular draw of lots is over the Chairman of the Trust will sign the result of the draw to the same, the case will be submitted to the Trust for according approval to the allotment of the plots.
11. After the proposal has been approved by the Trust each successful allottee will be informed of the plot allotted to him, and he will be required to pay the premium etc. under the terms and conditions relating to the allotment.

Form 'A'

Name of the Scheme.....
Size of the plot.....
Category of the applicant.....
Total number of plots available.....
Number of eligible applicants.....

S. No.	Serial No. of plot	Name of the successful drawee in whose favour plot mentioned in col. No. 2 has been drawn	Printed No. of the application of the drawee concerned	Identification number of the application of the drawee concerned	Signature of Chairman
1	2	3	4	5	6

Form 'B'

Name of the Scheme.....
 Size of the plots.....
 Category of the applicant.....
 Total number of the plots available.....
 Number of eligible applicants.....

S. No.	Name of the eligible applicants	Printed No. on the application of the applicant	Identification No. of the application of the applicant	No. of the plot drawn	Signature of the Chairman
1	2	3	4	5	6

Municipality/Trust

ANNEXURE 'C'

Register for Stray plots

S.No.	Ward where plot is situated	Location of the plot	Boundaries and descriptions	Area with length of each side	Remarks
1	2	3	4	5	6

¹[SCHEDULE TO RULE 17 (4)]

S. No.	Category of person	Plot size not exceeding in Sq. meters.	Rate to be charged.
1.	Low Income Group 'A' (economically weaker section) whose income does not exceed Rs.10,000/- per month	45	25% of the reserve price.
2.	Low Income Group 'B' Whose income is Rs.10,001/- to Rs.15,000/- per month	46-90	60% of the reserve price
3.	Middle Income Group whose income is Rs.15,001/- to Rs.30,000/- per month	91 - 220	Reserve price
4.	Middle Income Group 'A' whose Income is Rs.30,001/- to Rs.45,000/- per month	221- 350	105% of the Reserve price
5.	Middle Income Group 'B' whose Income is Rs.45,001/- to Rs.65,000/- per month	351 -500	110% of the Reserve price
6.	Higher Income Group whose Income is Rs.65,001/- and above per month	501- 550	120% of the Reserve price]

¹ Subs. vide Notfn. No. F.3(1061)UDH//3/2012 dt.13.04.2016, published in the Raj. Gaz., E.O., Pt.-6(kha) dt.13.04.2016 (Pg. 5(1)). - 42



सत्यमेव जयते

राजस्थान राज-पत्र	Reyd. No. RJ. 2539.
विशेषांक	RAJASTHAN GAZETTE
साधिकार-प्रकाशित	Extraordinary
फाल्गुन 28, बुधवार, शके 1896—मार्च 19, 1975	
Phalguna 28, Wednesday, Saka 1896—March 19, 1975.	

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा प्रभा राज्य-आधिकारियों द्वारा जारी किये गये (सामान्य नगरों
उप-विधियों प्रावि को सम्मिलित करते हुए) सामान्य कानूनी नियम ।

TOWN PLANNING (Gr. II) DEPARTMENT

Jaipur, March 7, 1975.

G. S. R. 191.—In exercise of the powers conferred under section 4 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following Rules, the same having been previously published as required by under sub-section (2) of section 74 of the said Act, in the Rajasthan Rajpatra, part III (B) Dated 9th January, 1975 namely:—

1. *Short title and commencement.*—(1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974.

(2) These rules shall come into force from the date of their publication in the official gazette.

2. *Definition.*—In these rules, unless the context otherwise requires:—

(1) 'Act' means the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959).

(2) 'Urban Land' means any land—

(a) which has become vested in a Trust.

(b) which is a Nazul Land as defined in Section 3 of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956); or

(c) which may be placed at the disposal of a Trust by the State Government.

(3) 'Trust' means an Improvement Trust constituted under section 9 of the Act.

(4) 'Building line' means building line as defined under Rules

- (5) 'Chairman' means the Chairman of the Improvement Trust.
 (6) 'Chief Town Planner' means Chief Town Planner & Architectural Adviser to Government of Rajasthan, Jaipur.
 (7) 'Secretary' means the Secretary of the Improvement Trust.
 (8) 'Having Jurisdiction' means Nazool land transferred to and lands acquired by a Trust.
 (9) 'Reserve price/fixed price, minimum premium (Nazrana)' carry the same meaning and shall be fixed by the Committee under Provision of Rule 6 and 12 of these rules.
 (10) 'Sale of or disposal of land' means transfer of lease hold rights only.
 (11) Words and expressions used but not defined in these rules shall carry the meanings assigned to them under Rajasthan Urban Improvement Act, 1959.

3. *Land to be sold on lease hold basis.*—The outright sale of land in all towns having a Trust shall be wholly abandoned and instead there shall be sale of lease hold rights only on payment of premium referred to in rule 6 or at concessional rate under these rules with further liability to pay annual urban assessment or ground rent.

4. *Tenure of lease.*—Sale of lease hold rights in land shall be for a period of 99 years.

5. *Prohibition for temporary leasing out etc.*—The Trust shall not let out any land on rent or by lease for temporary use or otherwise except by sale of land on leasehold basis or by outright sale only in accordance with the provisions of these rules;

Provided that land for petrol pump, cinema or hotel shall be sold in accordance with the directions of the State Government that may be issued from time to time.

6. *Determination of Premium.*—The premium (Nazarana) shall ordinarily be determined by public auction but the amount of reserve or the minimum premium shall be the reserve price which shall be decided by the Committee referred to in rule 12 of these rules.

Explanation.—The minimum premium (reserve price or fixed price) shall be worked out after adding the following items:

1. Cost of undeveloped land.
2. Cost of development, and
3. 20% of the item No. (2) to cover administrative and establishment charges.

Subject to the following conditions:—

- (a) Minimum of Rs. 5.00 per sq. meter where underground sewerage is provided.

- (b) Minimum of Rs. 3.25 per sq. meter in all other cases.

7. *Liability for Urban Assessment or Ground Rent.*—

- (1) *Rate.*—Urban assessment or ground rent shall be fixed on the basis of the reserve price at 2-1/2 % in case of residential plots and 5% in case of land given on lease for commercial and other purposes.
- (2) *Revision.*—The urban assessment or ground rent once fixed under these rules shall be liable to revision after every 15 years and also at each transfer by sale or gift or otherwise and such increase shall at each stage be 25% of the urban assessment or ground rent at the time of such revision or transfer, as the case may be.
- (3) *Half the urban assessment (ground rent) during first three years.*—Full urban assessment shall be charged on the plot after 3rd year before which the construction of a house or a building shall be completed. For the first 3 years only half of the urban assessment shall be charged.
- (4) *Urban Assessment (Ground Rent) to be credited to the consolidated fund of the Government.*—The urban assessment or ground rent shall be deposited with the Trust by the 31st of March each Year to be credited to the Consolidated fund of the Government provided that (a) 10% rebate shall be admissible on the assessed amount of urban assessment or ground rent in case of payment by an assessee before the expiry of the date of payment (b) 10% of the collected amount may be retained by the Trust by way of service charge for collection of urban assessment or ground rent provided the recovery made constitutes at least 50% of total amount due in a year.
8. *Preparation of Schemes by the Trust.*—
- (1) Before disposing of the land, every Trust shall prepare a scheme for all land exceeding 1500 sq. yds. in area and exercising jurisdiction thereon, showing sub-division of land into plots of various sizes for residential purpose and indicate lands for parks and play-grounds, educational institutions, hospitals, dispensaries, cinemas, markets and such other amenities and facilities as may be required provided that plots for residential purposes shall generally be restricted to the maximum of 800 sq. yards.
- (2) In the Scheme the plots for allotment and sale by auction shall be clearly indicated and the area of such residential plots for allotment shall not exceed 300 sq. yds.

9. *Approval of the Scheme by the Chief Town Planner.*—The Scheme so prepared under Rule 8 shall be submitted to the Chief Town Planner for his approval.

a Scheme for utilising it keeping in view the provisions of master plan of that city or town. If any, and in the absence of the master plan, he shall ensure that the scheme shall conform to the overall development plan of that city or town to be prepared at a later date and return the same technically approved to the Trust concerned with or without modifications, within a period of ninety days from the date of receipt failing which the scheme shall be deemed to have been technically approved by him.

10. *Reservation of residential plots for allotment at concessional rates to specified categories of persons.*—In the scheme so prepared and technically approved by the Chief Town Planner or his representative authorised in this behalf, the Trust shall reserve with the prior approval of the State Government residential plots for allotment at concessional rates to the specified categories of persons referred to in rule 17 and on terms and conditions prescribed under the provisions of these rules; provided that the person concerned (wife or husband) or any member of his family dependent upon him who own in full or part any residential house or plot of land or free hold or leasehold basis anywhere in the State of Rajasthan shall not be entitled for allotment.

11. *Reservation of Non-residential land.*—In the Scheme, approved by the Chief Town Planner or his representative authorised by him in this behalf, plot of land indicated for parks and playgrounds, educational institutions, hospitals, dispensaries, cinemas, markets and such other use shall be reserved for the purpose it has been earmarked and shall not be put to any other use.

12. *Fixing of Minimum Premium (Reserve Price or Fixed Price).*—

- (1) *Sanction of Scheme and reserve price by Committee.*—The scheme approved by Chief Town Planner together with a Statement of development cost etc. determining the reserve price (minimum premium) at which plots of land are proposed to be disposed of shall be submitted by the Trust for the sanction of the State Government in the prescribed proforma and such proposals shall be examined by a Committee consisting of the following members:
- (i) Secretary to the Govt. Town Planning & L.S.G. Chairman
- (ii) The Chief Town Planner & Architectural Adviser, Rajasthan, or his representative not below the rank of Deputy Town Planner. Member
- (iii) A representative of Finance Department not below the rank of Deputy Secretary to the Govt. Member
- (iv) Collector of the District concerned.
- (v) Chairman of the Trust concerned. Member

(vi) Secretary of the Trust concerned.

Member.

The Secretary of the Trust shall be Member Secretary of the Committee. Any three members including the Secretary to the Government (Chairman) shall constitute the quorum.

(2) The Committee shall meet as and when required to consider the proposals.

(3) The Committee may sanction the proposals with or without any modification or may return them to the Trust concerned together with such suggestions and modifications which the Committee may deem fit and expedient in the implementation of the scheme according to which the Trust shall modify and resubmit the scheme for the scrutiny of the Committee.

(4) The reserve price (minimum premium) finally approved by the Committee for disposal of land shall be the sanctioned reserve price or the scheme price (minimum premium) for that scheme at which the land shall be disposed of by the Trust.

(5) The reserve prices fixed shall be valid for a period not exceeding three years and no sale or allotment of land shall be done after the expiry of 3 years unless the reserve price has been refixed by the Committee. The Trust concerned shall before expiry of three years take action to get the reserved price refixed.

(6) A copy of the proceeding of the Committee shall be sent to the Secretary to the Government in the Town Planning & L.S.G. Department and Director Local Bodies, Rajasthan.

13. *Improvement and demarcation of plots and supervision.*—Once the scheme is sanctioned by the Committee, the improvement of land and demarcation of plots shall be carried out in accordance with the approved scheme under the control and supervision of the Trust concerned.

14. *Sale of Residential plots through Public Auction.*—Residential plots not reserved for allotment shall be disposed of through public auction in the manner prescribed in Annexure-A, and the Collector concerned or his nominee shall be associated when the auction takes place.

15. *Allotment and sale of Non-residential Land.*—Land for non-residential purposes shall be allotted to public and charitable

public auction in the manner referred to in rule 14 provided further that lands reserved for cinemas luxury hotels and petrol pumps shall be disposed of in accordance with the directions of the State Government that may be issued from time to time.

16. *Lands outside the Sanctioned Schemes.*—Before any allotment or sale of land is made by the Trust outside the sanctioned scheme, the Chief Town Planner or his nominee authorised in this behalf shall be consulted, so that it is ensured that the land so allotted or sold for such purpose shall be in conformity with the Master Plan for that area, if any, and in the absence of a Master Plan the allotment or sale of land shall fit in with the overall development plan for that area.

17. *Allotment of Residential Plots at concessional rates Procedure, categorise, priority, plot size, price, recoveries etc.*—(1) Every person entitled for allotment shall get himself registered with the Trust concerned where by making any application in the form prescribed by the Government obtainable from the Trust concerned on payment of such registration fee as may be fixed by the Trust from time to time.

(2) The following categories of persons who are bonafide resident of Rajasthan shall be entitled for allotment of a residential plot for construction of a house at concessional rates if such a person does not own a plot of land or house in any town in Rajasthan.

- | | |
|--|--|
| (a) Low income group people. | Whose income does not exceed Rs. 400/- p.m. at the time of allotment. |
| (b) Rajasthan State Govt. servants including employees of local authorities and statutory bodies of the State. | Whose income does not exceed Rs. 1000/- p.m. at the time of allotment. |
| (c) Central Govt. employees who applied for allotment of residential plot before 9th May, 1963 | Whose income does not exceed Rs. 1000/- p.m. at the time of allotment. |
| (d) Army personnel including ex-servicemen and their families. | Whose income does not exceed Rs. 1000/- p.m. at the time of allotment |

(3) The residential plots shall be reserved and allotted to the categories of persons in the following proportion:—

- (a) 20% of the plots reserved for allotment shall be allotted

(b) 10% of the plots reserved for allotment shall be allotted to defence personnel including ex-service men and their families provided that the priority for allotment of plot amongst them shall be fixed in following order;

- (i) to the widows and dependents of army personnel who have lost their lives while defending borders of the country.
- (ii) to disabled army personnel.
- (iii) other army personnel.

(c) 70% of the plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (a) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure B provided always that 15% of the reserved plots shall be reserved and allotted to the persons belonging to the Scheduled Castes and Scheduled Tribes and shall be allotted on the basis of lottery according to the procedure specified in Annexure-B.

(1) *Plots size and price.*—The size of the plot and price to be charged from various categories of people entitled for allotment under these rules shall be in accordance with the Schedule attached to these rules.

(i) *Recovery of cost of land.*—(a) The cost of land shall be recovered from the allottee within a period of thirty days from the date of receipt of intimation for depositing the amount provided that the allottees may deposit the amount within the next 60 days but an interest @ 12% per annum shall be charged with effect from the date of allotment.

(b) In case of failure to deposit the amount within the period aforesaid, the plot shall revert to the Trust concerned and the allottee shall not be entitled for allotment of a plot in future.

(1) *Resale of plot condition thereof.*—(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 and transfer after the expiry of 10 years shall be subject to such levy or impost as may be prescribed from time to time by the Government in this behalf.

(b) If any person has sold his plot in contravention of the provisions of these rules, by whatever method, the plot shall stand forfeited to the Trust without any liability for compensation and allottee shall not be eligible for allotment of a plot in future.

(c) If a person who has not constructed a building within two 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.

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 that lands for schools and other public and charitable institutions may be allotted on payment of 50% of the sanctioned reserve price.

(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 plus 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 charge 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.

(d) Above mentioned principles 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.

19. Allotment of land to Institutions other than Charitable and Public Institutions.—Land shall be allotted to Institutions other than public and charitable institutions on the following terms and conditions provided that the land shall revert to the Trust in case these conditions are not fulfilled by the allottee;

(1) That the institution shall be registered under the Societies

(2) That the institution is a non-commercial concern and does not intend to derive any commercial benefit out of the land allotted to it or out of the building constructed over the plot so allotted.

(3) That the land shall be allotted to such institution on the reserve price.

(4) The land so allotted shall not be put to any commercial utility.

(5) That the institution to whom such land is allotted has not acquired any land either by allotment or otherwise at the place in the State where the land is proposed to be allotted.

(6) That no land shall be allotted in the area which have commercial utility.

(7) That the institution shall complete the construction of the building for which the land is allotted within a period of two years from the date of which it is allotted.

(8) That the land so allotted shall not be transferrable either by sale or otherwise to any one, or liable to any encumbrances before or after the completion of the building without permission of the Trust.

(9) That where no construction is completed within the time prescribed under condition No. (7) the allottee shall be liable to cancellation or such institution shall surrender the land back immediately and the Trust may refund 3/4th of the cost of such land paid by the allottee.

20. Grant of sale deed and licence.—(a) Sale deed for the lands shall be issued by the Trust only when terms and conditions of the lease agreement have been complied with by the purchaser/allottee and that 2/3rd of the maximum permissible covered area has been constructed on ground floor.

(b) After the full cost of the plot is deposited by the allottee under sub-rule (5) of Rule 17, he shall be given a licence permitting him to enter into the land and construct a building thereon within the period specified under rule 21.

21. Reversion.—In case the land is not utilised for the purpose or 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 with the building thereon shall revert to the Trust.

22. *Reservation of land 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 high way 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) *Strip to be sold at Market value and its determination.*—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 market value to be calculated keeping in view the prevailing price of land as ascertained from the preceding sale of land in the area. Such strip of land shall be disposed of on an outright sale 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 can't be 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 regulations; and
- (ii) if it is to be used for a purpose other than the building to which such strip is adjacent;

Explanation:—(2) Disputes and decisions of Govt.—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 Asst. 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 in accordance with the procedure laid down in rule 14, 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.

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

(2) Any stray plot having an area less than 1500 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 in accordance with the procedure laid down in rule (14) 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 to be kept for the purpose in the form prescribed in Annexure C.

25. *Development Fund.*—(1) The State Government as soon as may be possible establish and constitute a development Fund for such Trust where no such fund exist and shall be operated upon in accordance with the provisions of these rules.

(2) Fifty percent of the total amount of receipts on account of sale by allotment or by public auction shall be credited to a development fund constituted under these rules, and 50% of the total amount be deposited with the Government and where no such fund exists, the amount of receipts shall be kept deposited in a bank doing treasury business in Rajasthan or with the post office saving bank as personal deposit designated a 'Development Fund' or in Government Treasury or Sub-Treasury and such funds can only be withdrawn (i.e. in case where no development fund exist) with the prior permission of the Collector in case of all the district headquarters and Sub-Divisional Officer in case of other towns and such development fund shall be governed and regulated by such rules as the State Government may make and shall be

The accounts relating to development fund shall be subject to audit by the Examiner, Local Fund Audit Department, Rajasthan, in accordance with the provisions of Rajasthan Local Fund Audit Act, 1954 and the rules made thereunder.

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.

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 imposts 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 or 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 provisions.*—For the purpose of facilitating the working of these rules, the State Government may by order in writing give such directions as may appear to it to be necessary.

30. *Prior sanction necessary before sale.*—(1) For every sale or disposal of urban land under these rules, prior sanction of the following authorities shall be obtained:—

- | | |
|--|--|
| (i) If the value of the land exceed Rs. 5,000/- | Collector of the District. |
| (ii) If the value of the land exceed Rs. 25,000/- | Secretary to the Govt.
Town Planning Deptt. |
| (iii) If the value of the land exceed Rs. 80,000/- | State Government, |

(2) While effecting the documentary evidence by way of sale deed under rule 27, a copy of sanction under these rules duly certified as to be true shall be annexed with the sale deed without which the sale deed shall not be legal and binding.

31. *Proceedings of transfer can be stayed pending examination.*—(1) The State Government 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 State Government 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 transfer of land or may revise or modify the order or give any other direction as it may deem fit.

No. F. 7 (11) TP/74J

By Order of the Governor,

तेज कुमार,

Secretary to the Government.

ANNEXURE (A)

(Rule 14)

The following procedure shall be adopted for sale of plots by public auction:—

- Wide publicity of the auction shall be given by publishing the notice of auction in Newspapers and by describing the plots proposed to be sold together with their dimensions and area so completely that the description may enable their identification and by notifying the date and time of auction and the conditions thereof.
- Auction shall be held by an auctioneer appointed by the trust and under the supervision of an officer of the Trust authorised in this behalf, and the Collector concerned or his representative:

Provided that, where an auctioneer has not been so appointed or is not present, the auction shall be held by an officer of the Trust appointed in this behalf by the Trust.

- Conditions of bidding shall be read out before the auction

- (d) Every bidder shall be required before being permitted to bid in auction to deposit an amount specified below which shall be refunded to him at the close of the bid or adjusted against premium in case of successful bidder:—
- in case of residential plots a sum equivalent to 5% of the cost of plot calculated on the basis of reserve price fixed for that scheme subject to minimum of Rs. 250/-;
 - in case of commercial plot other than Cinemas and Hotels, a sum equivalent to 5% of the cost of the plot calculated on the basis of reserve price fixed for that scheme; and
 - in case of cinemas and hotels 2% of the cost of the plot calculated on the reserve price of the plot.
- (e) Proceeding shall be drawn up stating the name of every bidder and the amount for which he bade.
- (f) The successful bidder shall be required to deposit one-fourth of the amount of his earnest money and the remaining three-fourth of such amount be deposited by him within one month of the acceptance of the bid and in case of failure within next 60 days, interest @ 12% per annum shall be charged retrospectively from the date of accepting the bid, provided that in case of default to do so the earnest money shall be forfeited.
- (g) The bid shall be subject to the sanction of the Chairman of the Trust in whom are reserved the rights to accept or reject any bid without assigning any reason thereof.
- (h) Attempt shall be made to ensure that rings are not formed.
- (i) The officer holding or supervising the auction may at any time cancel bid if he finds it is not free and competitive.

ANNEXURE (B)

(Rule 17)

- The lots will be drawn by the Committee appointed by the Trust.
- The lots will be drawn on the date, time and place as may be fixed by the Trust and such lots shall be drawn by one of the persons selected at random from amongst the spectators.

- The date, time and place fixed for the draw of lots will be given wide publicity.
- Lots will be drawn separately for different sizes of plots in each scheme, and for different categories of applicants.
- List of all eligible applicants will be prepared in the following form lot-wise after scrutinizing that each applicant is eligible for allotment of a plot under the scheme:—

List No.

Name of the Scheme.....

Size of the plot.....

Category of Applicant.....

S. No.	Name of the applicant with address	Number of the application form as printed on it	Identification number of the applicant	Remarks.
1	2	3	4	5

Signature of Secretary.

- For the purpose of drawing lots, two boxes of suitable sizes (Box No. 1 & Box No. 2) will be taken. Box No. 1 will contain paper slips (Rounded up in the shape of balls) bearing the number of the eligible applicants and Box No. 2 will contain paper slips (Rounded up in the shape of balls) bearing the number of the plots to be allotted.

Specimen of Slip for Box No. 1.

- Name of the applicant.
- Number of applications as printed thereon.
- List No.
- Serial No. of the applicant on the list.

Specimen of Slip for Box No. 2.

- Name of the Scheme.
- Size of the plot.

7. After the Trust Committee has satisfied itself that slips have been duly prepared for all eligible applicants and the available plots for a particular draw, all slips would be converted into balls and will be put into the respective boxes, thereafter the lots will be drawn as per para 2 above. Two slips (one from each of the two boxes) will be drawn simultaneously. Separate numbered boxes would be used for the eligible applicants belonging to each category and the boxes would be labelled accordingly.
8. In a draw of lots in which the number of eligible applicants is larger than the number of plots, a statement in Form 'A' given below will be used for recording the result of the draw. Columns First and Second of the statement will be completed before the draw takes place. Columns 2 to 5 will be completed in respect of each plot as soon as it is drawn in the lots.
9. The successful drawee in respect of each plot will also be announced simultaneously before the gathering. It shall, however, be made clear that the plots will be allotted to the successful applicants after approval of the Trust.
- In respect of a draw of lots in which the number of applicants is less than the number of plot available statement in Form 'B' given below will be used for recording the result of draw of lots.
10. As soon as a particular draw of lots is over the Chairman of the Trust will sign the result of the draw to the same, the case will be submitted to the Trust for according approval to the allotment of the plots.
11. After the proposal has been approved by the Trust each successful allottee will be informed of the plot allotted to him, and he will be required to pay the premium etc. under the terms and conditions relating to the allotment.

Form 'A'

Name of the Scheme.....

Size of the plot.....

Category of the applicant.....

Total number of plots available.....

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S. No.	Serial No. of plot	Name of the successful drawee in whose favour plot mentioned in col. No. 2 has been drawn	Printed No. of the application of the drawee concerned	Identification number of the application of the drawee concerned	Signature of Chairman
1	2	3	4	5	6

Form 'B'

Name of the Scheme.....

Size of the plots.....

Category of the applicant.....

Total number of the plots available.....

Number of eligible applications.....

S. No.	Name of the eligible applicants	Printed No. on the application of the applicant	Identification No. of the application of the applicant	No. of the plot drawn	Signature of the Chairman
1	2	3	4	5	6

ANNEXURE 'C'

Municipality/Trust

Register for Stray Plots

S. No.	Ward where plot is situated	Location of the plot	Boundaries and descriptions	Area with length of each side	Remarks.
1	2	3	4	5	6

Schedule to Rule 17(4)

S. No.	Category of persons	Plot size not exceeding in Sq. Yds.	Rate to be charged
1	2	3	4
1	50	25%	of the reserve

1	2	3	4
			minimum of Rs. 5/- per sq. yd.
2.	Income Rs. 150/- p. m. and above but less than Rs. 250/- p. m.	100	50% of the reserve price subject to a minimum of Rs. 8/- per sq. yd.
3.	Income Rs. 250/- p. m. and above but less than Rs. 400/-	150	75% of the reserve price subject to a minimum of Rs. 10/- per sq. yd.
4.	Income Rs. 400/- p. m. and above but less than Rs. 700/- p. m.	200	Reserve price.
5.	Income Rs. 700/- p. m. and above but less than Rs. 1000/- p. m.	300	Reserve price.
6.	Government employees who are eligible for allotment.	According to income group as above	Reserve price.



Government Central Press, Jaipur.

1	2	3	4
		100% by direct recruitment	Passed V class from a recognised school.
4.	(1) Peon.		
	(2) Cycle-Peon		
	(3) Orderly		
	(4) Waterman		
	(5) Chowkidar		
	(6) Farresh		
	(7) Equivalent posts sanctioned for office work in lowest scale.		

7

6

The appointing Authority may relax the qualification prescribed in Column 4

(i) if sufficient number of candidates belonging to scheduled castes and the scheduled tribes are not available.

(ii) if sufficient women candidates are not available for class IV Female posts.

EXPLANATION:—(i) "Equivalent posts sanctioned for office work in the scale of pay identical to the scale of pay sanctioned for field job, or factories or work-shop etc. provided e. g. Helpers, Mates, Insect Collectors, Lab. Boy etc."

(ii) If in any department the posts mentioned in Column 5 against S. No. 2 will be eligible for promotion to the post mentioned in Column 3 against S. No. 1.

(No. F. 4 (I) DOP/A-II/73)

By Order and the name of the Governor,
 श्री. बी. रसोनी,
 Special Secretary to Government.

(ग)

TOWN PLANNING DEPARTMENT (Gr. II)

NOTIFICATION

Jaipur, October 20, 1975.

G. S. R. 158(81).—In exercise of the powers conferred under section 34 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following amendment in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, the same having been previously published as required by sub-section (2) of section 74 of the said Act, in Rajasthan Gazette part III (D) dated 18th July, 1975, namely:—

AMENDMENTS

1. **Amendment of Rule 5.**—After proviso to rule 5, the following further proviso shall be added:—

"Provided further that if a complete scheme is made, temporary allotment of plots to labourers and economically weaker sections of society may be let out with the specific permission of the State Government."

2. **Amendment of Rule 12.**—In sub-rule (6) of rule 12, the words "Director Local Bodies, Rajasthan" shall be deleted.

3. **Amendment of Rule 17.**—(1) In sub-rule (2) of Rule 17 for the figures '400' and '1000' wherever occurring '600' and '1500' shall be substituted.

(2) In sub-rule (2) of rule 17 after existing entry (b), the following entry shall be inserted:—

(bb) Widows of Government servants whose husband's income did not upto a period of 10 years after exceed Rs. 1500/- p.m. at the death of the Government servant.

(3) In sub-rule (2) of rule 17 after the existing entry (d) the following entry shall be inserted:—

(e) Persons belonging to Scheduled Castes and Scheduled Tribes. Whose income does not exceed Rs. 1500/- p.m. at the time of allotment.

(4) **Amendment in the Schedule to Rule 17 (4).**—In the Schedule to rule 17(4) the following amendments shall be made:—

(1) In serial No. 3 and 4 the figures Rs. '400' and '700' appearing in column No. 2 shall be substituted by the figures Rs. '600' and '900'.

I hereby verify on oath that particulars of paras 1 & 2 of the above application are true to my personal knowledge and that I have stated the truth and have not suppressed any fact.

Signature of the Applicant.

+ Strike out that which is not applicable.

FORM 2

(See Rule 4)

Certificate of being an agricultural labourer a marginal farmer or a rural artisan

This is to certify that Shri. S/o.
Caste. Age. resident of. Tehsil.
District. is an agricultural labourer, a marginal farmer or a rural artisan as defined in the Rajasthan Scheduled Debtors (Liquidation of Indebtedness) Act, 1976 (Rajasthan Act 23 of 1976).

Given under my hand and seal of the Tehsildar/Naib-Tehsildar/
Inspector of Land Records.

*Signature of Tehsildar/Naib Tehsildar/
Inspector of Land Records.*

+ Strike out that which is not relevant

[No. F.2(3) Rev/Gr.4/75]

By Order of the Governor,

ए. एन. मिश्रा,

Dy. Secretary to the Government.

TOWN PLANNING (Gr. II) DEPARTMENT

NOTIFICATIONS

Jaipur, July 3, 1976

G.S.R.15(77).—In exercise of the powers conferred under section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) the State Government hereby makes the following amendments in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders, with reference to the proviso to section 74, that previous publication of this amendment is dispensed with as the State Government considers that amendment should be brought into force at once, namely:—

AMENDMENTS

In the said rules.

1. After sub-rule (2) of rule 17, the following proviso shall be added, namely:—

Provided that the allotment of residential plot at concessional rates shall not be made to a person with more than three children. This dis-

qualification will not apply to the following married persons:—

- Males above 55 years of age and females above 45 years of age.
- Males below 55 years of age who have gone in for sterilization for themselves or of their spouse.
- Females below 45 who have undergone sterilization or whose spouse has been sterilized.
- Married couples with children who had no children for 10 years preceding the date on which they seek the benefit of allotment of plots on the concessional rate.

EXPLANATION

- For the purpose of this sub-rule, a child shall include an adopted child or a step-child; and
- For claiming exemption under the above proviso the person shall have to produce a certificate either from a Registered Medical Practitioner or an affidavit to that effect.

2. Rule 30 shall be deleted and rule 31 shall be renumbered as rule 30.

(No. F. 7(11) TP/II/74.)

Jaipur, July 3, 1976

G.S.R.15(78).—In exercise of the powers conferred under Section 74 read with Section 73-A of the Rajasthan Urban Improvement Act, 1959, (Rajasthan Act No. 35 of 1959), the State Government makes the following amendment in the Rajasthan Urban Areas (Sub-Division, reconstitution and improvement of plots) Rules, 1975 and with reference to the proviso to sub-section (2) of Section 74 of the said Act, orders that previous publication of the amendment is dispensed with, as the State Government considers that the amendment should be brought into force at once, namely:—

AMENDMENT

In the said rules, after sub-rule (2) of rule 6 the following proviso shall be added, namely:—

Provided that if the applicant is a Housing Cooperative Society it shall pay a fee of Rs. 25/- per unit of housesite provided for or a sum of Rs. 1000/- whichever is more for cash contiguous are of housing projects."

(No. F. 7(6) TP/II/74.)

By Order of the GOVERNOR
मोहिन्दरी मिश्रा,
Secretary to the Government

Promotion against vacancies of earlier years) (Amendment) Rules, 1977.

(2) They shall come into force with effect from the 7th January, 1972.

2. *Amendment of rule 2.*—To the existing rule 2 of the Rajasthan Civil Services (Recruitment by Promotion against vacancies of earlier years) Rules, 1972, hereinafter referred to as the said rules, the following "Note" shall be added, namely:—

"Note:—The term "promotion" in case of Rajasthan Administrative Service shall include recruitment to the Service by "Selection" and by "Special Selection" also."

3. *Amendment of rule 6.*—After the existing rule 6 of the said rules, the following new rule shall be added, namely:—

"6A. Notwithstanding anything contained in the relevant Service Rules, persons who have been appointed to the relevant Service in accordance with the provisions of these rules shall be deemed to have been appointed to the relevant Service in the same year to which the quota relates for the purpose of counting their experience in the Service."

[No. F. 1 (7) Appts/(A-II)/71]

By Order and in the name of the Governor,

एस. एन. चतुर्वेदी,

Deputy Secretary to the Government.

REVENUE (Gr. IV) DEPARTMENT

CORRIGENDUM

Jaipur, November 14, 1977.

No. F. 6 (23) Rev/Gr. IV/73-II.—In this department notification of even number dated 22-9-77 regarding amendment in Rajasthan Land Revenue (Land Records) Rules, 1957, published in Rajasthan Rajpatra, Part IV (C), Extraordinary,

dated 29-9-1977 in Serial No. 8 of Rule 347-A for the word "assessment" the word "amendment" shall be read.

By Order of the Governor,

एस. एन. जोशी,

Special Secretary, Revenue.

REVENUE (COLONISATION) DEPARTMENT
NOTIFICATION

Jaipur, November 7, 1977.

G. S. R. 11.—In exercise of the powers conferred by sub-clause (a) of clause (1) of Section 2 of the Rajasthan Colonisation Act, 1954 (Rajasthan Act XXVII of 1954) the State Government hereby appoints the following officers to perform all the functions and exercise all the powers of the Collector under the said Act within their respective territorial jurisdictions noted against each in respect of Rajasthan Colonisation (Chambal Project Government Land Allotment and Sale) Rules, 1957 and Rajasthan Colonisation (Medium and Minor Irrigation Projects Government Lands Allotment) Rules, 1968, during the Revenue Campaign, 1977:—

1. Assistant Collector, Bundi I
2. Assistant Collector, Bundi II

Tehsil Bundi.

Tehsil Hindoll.

[No. F. 4 (16) Rev./Col/77]

By Order of the Governor,

बाळा सहाय,

Deputy Secretary to Government.

URBAN DEVELOPMENT & HOUSING DEPARTMENT
(Gr.-II)

NOTIFICATION

Jaipur, November 14, 1977.

G. S. R. 2/2.—In exercise of the powers

(4)

Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders, with reference to the proviso to section 74, that previous publication of this amendment be dispensed with as the State Govt. considers that amendment should be brought into force at once, namely:—

AMENDMENTS

1. *Short title and commencement.*—(i) These Rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Third Amendment) Rules, 1977.

(ii) These Rules shall come into force from the date of their publication in the official Gazette.

2. *Amendment of Rule 17.*—The proviso after sub-rule (2) of Rule 17 shall be deleted.

3. *Amendment of Rule 18.*—The (.) (full stop) after sub-rule (1) of Rule 18 shall be deleted and following words shall be added:—

✓ 'or with the prior permission of the State Government free of any charge or at concessional rates'

[No. F. 7 (11) TP/II/74]

By Order of the Governor,

मार्. एन. देवल,

Deputy Secretary to Government.

LOCAL SELF GOVERNMENT DEPARTMENT

NOTIFICATION

Jaipur, November 8, 1977.

G.S.R. 213.—In exercise of the powers conferred by clause (b) of sub-section (3) of Section 297 of the Rajasthan Municipalities Act, 1959 (Act No. 38 of 1959) read with clauses (b) and (c) of section 88 thereof and in pursuance of Rule 32 of the Rajasthan Municipal Services Rules, 1963, the State Government hereby makes the following amendments in the Rajasthan Municipal Service (New Pay Scales) Rules, 1976, namely:—

AMENDMENTS

In the said Rules:—

1. In Rule 2,

भाग 4 (ग)

राजस्थान राज-पत्र, नवम्बर 17, 1977

(b) in clause (i), the words "and appended to these Rules as Annexure-A" shall be deleted.

2. In Rule 3,

(a) in clause (a), for the existing words "The new pay scale Rules shall be payable" the words "these Rules shall apply" shall be substituted; and
(b) in clause (c) for the words "be payable" the word "apply" shall be substituted.

3. In clause (ii) of sub-rule (1) of Rule 6, the words "or less" shall be deleted.

4. In Rule 11,

(a) in sub-rule (1), the words "occurring to him" shall be deleted;
(b) the existing sub-rule (2) shall be substituted by the following:—

"(2) A member who is drawing pay below Rs. 485/- in the existing pay scale and who has completed 12 years of service on 1st April, 1973 as a member of the Service including the Service completed by him as a member of the Service defined in the Rajasthan Municipal (Subordinate and Ministerial Service) Rules, 1963 shall be granted one advance increment in the New Pay Scales after fixation of his initial pay under Rule 8:

Provided that the total benefit of increase in pay by fixation of pay in the New Pay Scale is equal to or less than the amount of next increment shall remain unchanged.

Provided further that the above advance increment shall not be granted to such member of the Service whom advance increment has already been granted under Sub-rule (1) of this Rule; and

(c) in sub-rule (3), the existing words "on the date when the New Pay Scales is opted by the member of the Service whichever is later" shall be deleted.

5. After Rule 11, the following new Rule 11A shall be inserted and shall always be deemed to have been inserted:—

"11-A. *Dearness Allowance etc.*—The rate of Dearness Allowance, Additional Dearness Allowance, Ad hoc Relief, Interim Relief and Addl. Dearness Allowance shall be at par with the rate applicable to Government servants.

Provided that the difference between Dearness Allowance admissible to a member of the Service in the existing pay scale and the amount of Dearness Allowance admissible in New Pay Scales on 1-4-1973 shall first be merged in pay in existing pay scale and then the pay so arrived at shall be considered for fixation of pay in New Pay Scale:

Provided further that the excess amount of Dearness Allowance, if any, so merged in the pay in the existing pay scale, shall not be considered for any benefit on account of Provident Fund, Gratuity, Travelling Allowance, House Rent Allowance, Conveyance Allowance and other such allowances."

In Rule 12,

(a) for the word "Quadruplicate" the word "quadruplicate" shall be substituted; and
(b) for the words "Director of Local Bodies" wherever these occur, the word "Director" shall be substituted.

In Form No. 2 of Schedule-II, appended with these Rules, the existing word "overdrawn" shall be substituted by the words "drawn in".

amendment in the Rajasthan Subordinate Accounts Service Rules, 1963, namely :-

Amendment of rules 27:

"For the expression "31st March, 1972" appearing in sub-rule (1) of rule 27 and in Explanation thereof of Rajasthan Subordinate Accounts Service Rules, 1963 the expression "31st December, 1977" shall be substituted."

(No. F. 2 (3) DOP(A-II)/78)

By Order and in the name of the Governor,

मदन कुमार,

Special Secretary to the Government.

Government Central Press, Jaipur.



समस्त राजपत्र

राजस्थान राजपत्र

विशेषांक

साधिकार प्रकाशित

Regd. No. RJ 2539

RAJASTHAN GAZETTE

Extraordinary

Published by Authority

कार्तिक 18, गुरुवार, साके 1900-नवम्बर 9, 1978
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भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT AND HOUSING DEPARTMENT
(Gr. II)

NOTIFICATION

Jaipur, November 7, 1978.

G. S. R. 55.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders, with reference to the proviso to section 74, that previous publication of these rules is dispensed with as the State Government considers that they should be brought into force at once, namely:—

(1) Short title and commencement.—(1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Fourth Amendment) Rules, 1978.

(2) They shall come into force from the date of their publication in the Official Gazette.

Amendment of rule 7.—After the existing sub-rule (4) of rule 7 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, the following sub-rules shall be added, namely:—

(5) Interest on late payment of Urban Assessment (ground rent).—If the Urban Assessment or ground rent is not deposited in time then the rate of 9% per annum shall be charged.

the rate of 9% per annum shall be charged

- (6) Recovery of Urban Assessment (ground rent).—The arrears of Urban Assessment or ground rent together with interest shall be recovered under the provisions of the Rajasthan Public Demands Recovery Act, 1952."

[No. F. 5 (46) UDH/77.]

By Order of the Governor,

जी. पी. नागर,

Deputy Secretary to Government.

Government Central Press, Jaipur.



संस्कृत गण

राजस्थान राजपत्र

विशेषांक

Regd. No. RJ. 2539
RAJASTHAN GAZETTE
Extraordinary

साधारण प्रकाशित

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कार्तिक 19, शुक्रवार, साके 1900-नवम्बर 10, 1978
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भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-शासिकाधिकारों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य धातनी नियम।

DEPARTMENT OF PERSONNEL & ADMINISTRATIVE REFORMS

(Department of Personnel-A-Gr. II)

NOTIFICATION

Jaipur, September 7, 1978.

G. S. R. 56.—In exercise of the powers conferred by the proviso to Article 309 of the Constitution of India, the Governor of Rajasthan hereby makes the following amendments to the Rajasthan Commercial Taxes Service Rules, 1971, namely:—

AMENDMENT

Amendment of Schedule III.—(i) In Schedule III appended to the said Rules after the existing rule 2 the following new rule shall be inserted, namely:—

"2A. any person who fails but obtains 45% or more marks in any subject (s) shall be exempted from appearing in that subject (s) at the subsequent examination."

(ii) For the figure '1%' occurring in NB (2) below paper No. 7 the figure '45%' shall be substituted.

[No. F. 1 (8) DCP/A-II/78.]

By Order and in the name of the Governor,

अदण कुमार,

Special Secretary to the Government.

in Group II of the schedule, the following expression shall be added, namely:—

"or Diploma in Mechanical Engineering".

- (2) after the existing expression "Technician (Laboratory)" occurring in Column 5 against S. No. 6 in Group II of the Schedule, the following expression shall be added, namely:—

"or Technician Grade I".

- (3) the existing expression "Matric with I.T.I. Certificate in the Trade," occurring in Column 4 against S. No. 8 in Group II of the Schedule, shall be substituted by the following, namely:—

"Secondary or equivalent with I.T.I. certificate in Fitter or Electrical Trade with some experience of Turbine Operation or Boiler Attendant Grade I with experience in Turbine Operation".

(No. F. 2 (7) DOP/L II/75).

By Order and in the name of the Governor

एस. एन. चतुर्वेदी,

Deputy Secretary to the Government.

URBAN DEVELOPMENT AND HOUSING DEPARTMENT (Gr. II)

NOTIFICATIONS

Jaipur, September 19, 1979.

G.S.R. 108.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following Rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and with reference to proviso to sub-section (2) of section 74 of the Rajasthan Urban Improvement Act, 1959 orders that previous publication of these Rules is dispensed with as the State Government considers that in public interest they should come into force at once, namely:—

AMENDMENT

1. *Short title and commencement.*—(i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974.

(ii) They shall come into force from the date of their publication in the Official Gazette.

2. *Amendment of Rule 15 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974.*—At the end of Rule 15 the punctuation mark

(" shall be substituted by the punctuation mark "!" and thereafter the following proviso shall be added, namely:—

"Provided that plots of land for consumer Co-operative Stores duly certified to be registered with the Assistant Registrar, Co-operative Societies of the concerned District, shall be allotted in the commercial areas on the reserve price of the scheme. The price shall be recovered in four equal annual instalments;

Provided further that the number and size of such plots shall be determined by the Trust in consultation with the Government."

(No. F. 5 (46) UDH/II/77).

Jaipur, September 21, 1979.

G.S. R. 109.—In exercise of the powers conferred under section 74 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959) the State Government hereby makes the following rules further to amend the Rajasthan Urban Improvement Trust (General) Rules, 1962 and with reference to the proviso to sub-section (2) of the said section, orders that previous publication of these rules is dispensed with, as the State Government considers that in public interest the amendment should be brought into force at once namely:—

1. *Short title and commencement.*—(i) These rules may be called the Rajasthan Urban Improvement Trust (General) (Amendment) Rules, 1979.

(ii) They shall come into force from the date of their publication in the official Gazette.

2. *Amendment of Rule 3.*—In sub-rule (1) of rule 3 of the Rajasthan Urban Improvement Trust (General) Rules, 1962, the figures '20' shall be substituted by the figures '30' and after expression "of the said notice," the following shall be added, namely:—

"If the officer or authority appointed under section 3 of the said Act is satisfied that response to the draft Master Plan has been inadequate, this period may be extended further for a maximum period of 30 days for enabling more persons to file their objections/suggestions with respect to the draft of the Master Plan."

(No. F. 7 (19) TP/II/76)

By Order of the Governor,

एस. एन. चतुर्वेदी,

Deputy Secretary to the Government.

ANNEXURE-III
DIRECTORATE OF INDUSTRIES, RAJASTHAN, UDYOG
BHAWAN, TILAK MARG, JAIPUR

ORDER

Sanction is hereby accorded for the payment of
Rs. (Rupees in words)
only to M/s.
on account of Diesel Generating
Diesel Generating

to head

A sum of Rs. (Rupees)
only is allotted to the
for making payments.

This sanction is valid upto 31st March, 198....

Director of Industries Rajasthan,
Jaipur.

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों,
उप विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम ।

URBAN DEVELOPMENT & HOUSING DEPARTMENT (Gr-II)

NOTIFICATION

Jaipur, January 23, 1982 ✓

G.S.R. 151.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

1. (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 1982.

(ii) They shall come into force on the date of publication in the Official Gazette.

2. After the existing clause (10) of rule 2 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules 1974, hereinafter referred as the said rules, the following clause shall be inserted, namely:—

“(10-A) ‘Dwelling unit’ means one room with kitchen, bath room and latrin.”

3. To sub-rule (a) of rule 2 of the said rules, the following proviso shall be added, namely:—

“Provided that in case of land sold by auction, the sale-deed shall be issued by the Trust on completion of one dwelling unit.”

(No. F. 9 (63) UDH-II/81)

By Order of the Governor,

जे. के. जैन,

Dy. Secretary to the Government.



राजस्थान राजपत्र

विशेषांक

अधिकार प्रकाशित

Regd. No. P.J. 2539

RAJASTHAN GAZETTE

Extraordinary

Published by Authority

दिनांक ९, मंगलवार, साके १९०४-मार्च ३०, १९८२
(Chaitra 9, Tuesday, Saka 1904—March 30, 1982)

भाग ४ (न)

खण्ड (१)

राज्य सरकार द्वारा राज्य-आधिकारियों द्वारा जारी किए गए (समाचार
पत्रों, उद्घोषों, आदि-को सम्मिलित करते हुए) सामान्य सूचना-विभाग।

URBAN DEVELOPMENT & HOUSING DEPARTMENT NOTIFICATION

Jaipur, March 29, 1982.

G. S. R. 128.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to sub-section (2) of section 74 of the said Act, that the previous publication of these rules is dispensed with as the State Government considered that they should, in public interest, be brought into force at once, namely:—

1. These rules may be called the Rajasthan Urban Improvement Trust (Disposal of Urban Land) (Second Amendment) Rules, 1982
2. In rule 15 of the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974, for the words "Luxury hotels and petrol pumps" the expression "Luxury hotels, petrol pumps and for setting up godowns by War widows, Scheduled Castes, Scheduled Tribes and handicapped persons having authorised agencies of domestic gas allotted to them" shall be substituted

[No. F. 9 (65) 110, P.J.]

By Order of the Government

जितेंद्र देव,

Dy. Secretary to the Government

- (3) धौलपुर की जिला परिसर में धौलपुर, राजालेखा, बाढी और बलेडी की पंचायत समितियां होंगी।

यह आदेश 15 अप्रैल, 1982 से प्रवृत्त होगा।

[संख्या एक. 4(एलजे) (7) सीटी वी 182/194]

राज्यपाल के आदेश से,
जे. एम. खान,
विविशिष्ट शासन सचिव।

स्वायत्त शासन विभाग

आदेश

जयपुर, अप्रैल 28, 1982

जी.एस.आर. 19:—नगरपालिका गांवों की नुमाई अनुसूची पर दिये गये स्वामित्व-आदेश सं. संख्या एक. 100(8) की एन. वी. 1871 6594-97 दिनांक 18-10-77 को राज्य सरकार एतद्वारा मुरत में भुक्त से प्रकाशित करती है।

(संख्या संख्या एक. 100. (8) डीएसटी 17 612868)

आज्ञा से,
रघुवीर सिंह,
शासन उप सचिव।

URBAN DEVELOPMENT & HOUSING (GR.III)
DEPARTMENT

NOTIFICATION

In force April 30, 1982

G.S.R. 19.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of Section 74 of the said Act, that previous publication of these rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

- (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Third Amendment) Rules, 1982.

(ii) They shall come into force on the date of their publication in the Official Gazette.

2. In sub-rule (5) of rule 7 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 for the expression "9% per annum" the expression "12% per annum" shall be substituted.

[No. F.5 (46)UDH/11/77.]

By Order of the Governor,
जे. के. खान,
Deputy Secretary to the Government.

namely:—

AMENDMENT

In rule 27 of the said rules, after the existing proviso the following proviso shall be added, namely:—

(xi-a) that notwithstanding anything contained to the contrary in substantive part of rule 27, in case of a person holding a post mentioned in sub-rule (2) of rule 6 of these rules in a Department and who has been transferred from one Department to another on the corresponding post in the cadre concerned at his own request in accordance with proviso (ii) to sub-rule (1) of rule 7 the transfer sentent, it such person is a member of the Department, his request shall be taken as transfer and his request shall be determined from the date he joins the new Department on the post concerned.

[No. F. 3 (13) DOP/A-II/80.]

By Order and in the name of the
Governor,

गणपत राय,

Special Secretary to the Government

Government Central Press, Jaipur.

राजस्थान राज्य	Regd. No.-RJ. 2539
विशेषांक	RAJASTHAN GAZETTE
वाचिकार प्रकाशित	Extraordinary
	Published by Authority
भाद्र ३, बुधवार, साके १९०४-अगस्त २५, १९८२ Bhadra 3, Wednesday, Saka 1904—August 25, 1982	

भाग ४ (ग)
खण्ड (१)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किए गये (साक्ष्य प्राप्त) विधियों का किन्हीं स्थानों पर प्रकाशित करने हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT & HOUSING (Gr. II) DEPARTMENT NOTIFICATION

Jaipur, August 24, 1982.

G.S.R. 59.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of the rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

1. (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Third Amendment) Rules, 1982.

(ii) They shall come into force on the date of their publication in the official Gazette.

2. For the existing sub-rule (5) of rule 17 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred as the said rules, the following shall be substituted, namely:—

"(5) Recovery of cost of land.—(1) The cost of land shall be recovered from the allottee within a period of thirty days from the date of receipt of

intimation for depositing the amount:

Provided that the allottee may deposit the amount within the next 30 days but an interest @15% per annum shall be charged with effect from the date of allotment failing which the allotment of land shall automatically stand cancelled:

Provided further that the Chairman may regularise such allotment of land withdrawing the automatic cancellation within a period of ten months from the date of said automatic cancellation if the allottee is prepared to pay the full amount of interest @15% per annum upto the date of regularisation of allotment of land and in addition also an amount of penalty at the following rates:—

Cost of land	Penalty after the date of cancellation.
(a) not exceeding Rs. 5,000/-	Rs. 250/- per month.
(b) exceeding Rs. 5,000/- and upto Rs. 10,000/-	Rs. 500/- per month.
(c) exceeding Rs. 10,000/-	Rs. 1,000/- per month.

(ii) After the expiry of the period of ten months from the date of the said automatic cancellation the Chairman shall have no power to regularise such allotment of land in any case.

(iii) The Chairman, if he considers necessary in the interest of Trust, may refer the case to the State Government even after the expiry of the period mentioned in clause (ii) above, for regularisation. The State Government, after considering the recommendations made by the Chairman, may permit such regularisation on payment by the allottee, the amount of cost of land plus interest and penalty as provided in clause (i) above, upto the month in which the case was referred to the State Government by the Chairman."

3. In Annexure (A) appended to the said Rules, for existing clause (f), the following clause shall be substituted, namely:—

"(f) (i) The successful bidder shall be required to deposit one-fourth of the amount of his bid forth with on the acceptance of the bid and the remaining three fourth of the amount of the bid shall be deposited by him within one month of the acceptance of the bid and in case of failure to deposit within the next 30 days interest @15% per annum shall be charged retrospectively from the date of acceptance of the bid:

Provided that in case of default in depositing the three-fourth amount of bid within the period prescribed, above, the one-fourth of the amount of the bid deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled:

Provided further that the Chairman may regularise such auction of land withdrawing the automatic cancellation within a period of ten months from the date of such automatic cancellation if the successful bidder is prepared to pay the 3/4th amount of the bid-money plus interest @15% per annum upto the date of regularisation of auction of land and in addition also an amount of penalty at the following rates:—

Amount of the bid money	Penalty after the date of automatic cancellation
(a) not exceeding Rs. 5,000/-	Rs. 250/- p.m.
(b) exceeding Rs. 5,000/- and upto Rs. 10,000/-	Rs. 500/- "
(c) exceeding Rs. 10,000/-	Rs. 1,000/- "

(ii) After the expiry of the period of ten months from the date of the said automatic cancellation, the Chairman shall have no power to regularise such auction of land in any case.

(iii) The Chairman, if he considers necessary in the interest of Trust, may refer the case to the State

Government for regularisation even after the expiry of the period mentioned in sub-clause (i) above. The State Government, after considering the recommendations made by the Chairman, may permit such regularisation on payment by the bidder, the amount of bid plus interest and penalty as provided in sub-clause (i) above upto the month in which the case was referred to the State Government by the Chairman.

[No. F. 9 (63) UDH/II/81.]

By Order of the Governor.

जिनेन्द्र जैन,

By Secretary to Government.

समाप्त विभाग राज-पत्र (मुद्र- II) विभाग

अधिसूचना

जयपुर, अगस्त 24, 1982

जी.एस.आर. 50:- राजस्थान नगर सुधार अधिनियम, 1959 (1959 का राजस्थान अधिनियम 35) की धारा 43 एवं 60 के साथ पठित धारा 74 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राजस्थान सुधार न्यास (नगरीय भूमि का निपटारा) नियम, 1974 को और संशोधित करने के लिए इसके द्वारा निम्नलिखित नियम बनाती है, तथा उक्त अधिनियम की धारा 74 की उप-धारा (2) के परन्तुक के संबंध में इन नियमों का पूर्व प्रकाशन अभिवृत्त करने का आदेश करती है क्योंकि राज्य सरकार यह समझती है कि लोक हित में इनको तुरन्त प्रवृत्त किया जाए, अर्थात् :-

1. (i) इन नियमों का नाम राजस्थान सुधार न्यास (नगरीय भूमि का निपटारा) (नृतीय संशोधन) नियम, 1982 है।

(ii) ये राज-पत्र में अपने प्रकाशन की तारीख से प्रवृत्त होंगे।

2. राजस्थान सुधार न्यास (नगरीय भूमि का निपटारा) नियम, 1974 जिसे उपर्युक्त संशोधन करने के लिए बनाया गया है के नियम 17 के विद्यमान उप-नियम (5) के अन्तर्गत निम्नलिखित शर्तों पर अद्यतन किया जाएगा, अर्थात्:-

(5) भूमि की कीमत की वसूली:- (1) आवंटित भूमि की कीमत रकम जमा करने की सूचना की प्राप्ति की तारीख से तीस दिन की कालावधि के भीतर भूमि की जायेगी।

परन्तु आवंटित उक्त रकम को अगले 30 दिन के भीतर जमा करा सकेगा किन्तु आवंटन की तारीख जिसका विफल रहने पर भूमि का आवंटन स्वतः ही रद्द हो जायेगा, से 15% प्रतिवर्ष की दर से व्याज प्रसारित किया जाएगा।

परन्तु यह और कि अध्यक्ष उक्त स्वतः रद्दकरण की तारीख से दस मास की कालावधि के भीतर स्वतः रद्दकरण की वापस लेकर भूमि के आवंटन को विनियमित कर

सकेगा यदि आवंटित भूमि के आवंटन के विनियमितीकरण की तारीख तक कीमत की पूरी रकम और 15% प्रतिवर्ष की दर से व्याज और शास्ति की रकम का संवय निम्नलिखित दरों पर करने की तैयार है:-

भूमि की कीमत

स्वतः रद्दकरण की तारीख के पश्चात् शास्ति

- (क) रु. 5000/- से अधिक
(ख) रु. 5000/- से अधिक
तथा रु. 10,000/- तक
(ग) रु. 10,000/- से अधिक

- रु. 250/- प्रतिमास
रु. 500/- प्रतिमास
रु. 1,000/- प्रतिमास

(ii) अध्यक्ष को उक्त स्वतः रद्दकरण की तारीख से दस मास की कालावधि की समाप्ति के पश्चात् भूमि के ऐसे आवंटन को विनियमित करने की किसी भी प्रथा की कोई शक्ति नहीं होगी।

(iii) अध्यक्ष, यदि वह न्यास के हित में आवश्यक तब तो मामले को निम्नलिखित करण के लिए उपर्युक्त खण्ड (ii) में उल्लिखित कालावधि के पश्चात् भी राज्य सरकार को भेज सकेगा। राज्य सरकार, अध्यक्ष द्वारा की गई सिफारिश पर विचार करने के पश्चात् आवंटित भूमि की कीमत व्याज तथा उपर्युक्त खण्ड (i) में दया उपबंधित शास्ति को उस महीने तक जिसमें अध्यक्ष द्वारा मामले राज्य सरकार को निदिष्ट किया गया था, जोड़कर ऐसे विनियमितीकरण की प्रथा देख सकेगी।

3. उक्त नियमों से संलग्न उपाबंध (क) में, विद्यमान खण्ड (च) के स्थान पर निम्नलिखित खण्ड प्रतिस्थापित किया जाएगा, अर्थात्:-

“(च) (i) सकल बोली लगाने वाले से, बोली का प्रतिग्रह करने पर, उसकी बोली की रकम का 1/4 तत्काल जमा कराने की आकांक्षा की जाएगी तथा बोली की अविशिष्ट रकम का 3/4 उसके द्वारा बोली के प्रतिग्रह से एक माह के भीतर जमा कराया जाएगा तथा अगले 30 दिन में जमा कराने में विफल रहने की दशा में 15% प्रतिवर्ष की दर से व्याज बोली के प्रतिग्रह की तारीख से वसूल करने प्रभाव से अद्यतित किया जाएगा।

परन्तु बोली की रकम का 3/4 अन्तर् विहित कालावधि के अन्तर् जमा कराने में व्यतिथि होने की दशा में बोली लगाने वाले के द्वारा जमा कराई गई रकम की 1/4 राशि समग्रहित हो जायेगी और भूमि की नीलामी स्वतः रद्द हो जायेगी।

परन्तु यह और कि अध्यक्ष भूमि की नीलामी को स्वतः रद्दकरण से स्वतः रद्दकरण की तारीख से दस मास की कालावधि के भीतर वापस लेकर विनियमित कर सकेगा यदि सकल बोली लगाने वाला भूमि की नीलामी का विनियमितीकरण करने की तारीख तक पूरी रकम तथा रु. 15% प्रतिवर्ष की दर से व्याज को जोड़कर बोली की धनराशि की 3/4 रकम और निम्नलिखित दर से शास्ति की रकम का भी संवय करने की तैयार हो जाता है:-

quent increments in the said scale or until he vacates post or ceases to draw pay in the said pay scale; and option was required to be exercised within the period of two months from the date of publication of the order in the Rajasthan Rajpatra.

3. It has been brought to the notice of the Government that some of the Senior Teachers exercised option allowed to them under the aforesaid order without proper understanding the implications of fixation of pay in revised scale, and consequently in many cases the exercise of option to elect to draw pay in the revised pay scale 620-1100 (Scale No. 17) proved disadvantageous to them.

4. With a view to mitigate hardship, the Government is therefore, pleased to order that Senior Teachers may be afforded fresh opportunity to exercise revised option under Finance Department Order dated 30-8-1979 referred to in para 1 above. The revised option may be exercised during the period of 3 months from the date of publication of this order in the Rajasthan Rajpatra.

[No. 11446) Edu./Gr. II/81.]

By Order of the Governor,

सचिव, कोठारी,

Dy. Secretary to Government.

HOME (Gr. II) DEPARTMENT

AMENDMENT

Jaipur, July 5, 1982.

Sub:—Police welfare and Canteen Fund Rules, 1954.

G.S.R. 61.—The Governor is pleased to make the following amendment in Rules for Police Welfare and Canteen Fund issued vide this department order No. F. 1(11)9/HE/4 dated 4-3-1955.

The existing Rules 11 and 21 of the said rules are substituted as under:—

S. No.	Authority	Recurring	Non-recurring
1	2	3	4

(Rule 11) Delegation of financial powers

1. Committee headed by S. P. as Ex-Officio

Rs. 100/- in each case. Rs. 1000/- in each case.

2	3	4
By I.G.P. Concerned	Rs. 500/- in each case	Rs. 3000/- in each case.
Addl. I.G.P. (Welfare)	Rs. 1000/- in each case	Rs. 5000/- in each case.
Inspector General of Police	Full Powers	Full Powers.
(Rule-21) Powers to write off of losses)		
Addl. I.G.P. (welfare)	Upto	Rs. 3000/- in each case.
Inspector General of Police	Upto	Rs. 1000/- in each case.
Asstt. of Police (Chairman of the Committee)	Upto	Rs. 500/- in each case.
Inspector General of Police will continue to exercise full powers		

This issues with the concurrence of the Finance Department vide I. D. No 222, dated 2-6-1982.

[No. F.12 (Ka) (1) Home-I/82]

By Order,

नरपतसिंह मेहता,

Deputy Secretary to Government.

URBAN DEVELOPMENT & HOUSING (GR. III) DEPARTMENT

NOTIFICATION

Jaipur, August 23, 1982.

G. S. R. 62.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with as the State Government considers that in

public interest they should be brought into force at
namely:—

1. (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 1982.

(ii) They shall come into force on the date of publication in the Official Gazette.

2. To sub-rule (4) of rule 12 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, hereinafter referred to as the said rules, the following proviso shall be added, namely:—

"Provided that the reserve price of the land meant for commercial use shall not be less than the reserve price determined for land meant for residential use in the scheme".

3. In rule 15 of the said rules:—

(a) The expression "War Widows, Scheduled Caste and Scheduled Tribes and handicapped" shall be omitted;

(b) At the end of the said rule, the following further proviso shall be added, namely:—

"Provided further also that the price of allotment of land for gas godowns to be set up by War widows, member of Scheduled Castes and Scheduled Tribes and handicapped persons shall be the reserve price determined for land meant for commercial use in the scheme and for other category of persons the price shall be double the reserve price determined for land meant for commercial use in the scheme".

[No. F. 9(63) UDH/81.]

By Order of the Governor,

जिला मंत्री,

Deputy Secretary to Government,

Government Central Press, Jaipur.

राजस्थान राज-पत्र

Regd. No. RJ. 2539.
RAJASTHAN GAZETTE

शक्ति पर प्रकाशित

Published by Authority

भाग 4, बुधवार, साके 1904— सितम्बर 9, 1982

Bhadr. 18, Thursday, Saka 1904—September 9, 1982

भाग 4 (ग)
उप-खण्ड (1)

यह सरकार तथा अन्य राज्य-शासिकाधिकारियों द्वारा जारी किये गये (सामान्य आदेशों) उपनिधियों आदि से सम्मिलित करते हुए सामान्य कानूनी नियम।

राजस्थान (गुप-4) विभाग

प्रधिसूचना

जयपुर, अप्रैल 9, 1980

संख्या प. 6(28) राजागुप-4175:—राजस्थान राजभाषा अधिनियम, 1956 (राजस्थान अधिनियम 47 स. 1956) की धारा 4 के अन्तर्गत के अनुसरण में बी.राजस्थान अधिनियम (संशोधन) (संशोधन) अधिनियम, 1980 जो कि राजस्थान राज-पत्र, विशेषांक भाग 4(सी), उप-खण्ड (1), पृष्ठ 553 (1) से 553 (36), दिनांक 12-2-80 में प्रकाशित हुए थे, का हिन्दी में नया संस्करण की सूचना प्रकाशित किया जाता है:—

राजस्थान भू-राजस्व अधिनियम, 1956 (1956 का राजस्थान अधिनियम संख्या 261 की धारा 261 की उप-धारा (2) द्वारा प्रवृत्त शक्तियों का प्रयोग करते हुए राज्य राजस्थान भू-राजस्व (भू-प्रभिलेख) अधिनियम, 1957 को और संशोधित करने के लिए द्वारा निम्नलिखित निम बनाती है, अर्थात्:—

1. संक्षिप्त नाम तथा प्रारम्भ:—इन नियमों का नाम राजस्थान भू-राजस्व (भू-प्रभिलेख) (संशोधन) अधिनियम, 1980 है।

(ii) ये राज-पत्र में इनके प्रकाशन की तारीख से प्रवृत्त होंगे।

2. नियम 4 का संशोधन:—राजस्थान भू-राजस्व (भू-प्रभिलेख) अधिनियम, 1957 जिन्हें इसमें इसके पश्चात् उक्त नियमों के रूप में निर्दिष्ट किया गया है, के नियम 4 अधिनियम (घ) हटा दिया जायेगा।

3. नियम 25, 42, 43 तथा 44 का शेष:—नियम 25, 42, 43 तथा 44 का शेष दिये जायेंगे।

4. नियम 48 का संशोधन:—नियम 48 में पदवारियों के रजिस्ट्रारों तथा अधिकारियों की दो नई शक्तियाँ में क्रम संख्या 2, 11, 12, 24, 25, 29, 30, 31 तथा 35 में विद्यमान प्रविष्टि हटा दी जायेंगी।

5. नियम 50, 51, 52, 53 तथा 54 का शेष:—नियम 50, 51, 52, 53 तथा 54 हटा दिये जायेंगे।

6. नियम 55 का संशोधन:—विद्यमान नियम 55 के अन्तर्गत पर निम्नलिखित नियम प्रतिस्थापित किया जायेगा, अर्थात् "55 कार्य-वाहरी का स्वरूप":—(i) कार्य-वाहरी वह

आय एवं भागीदार एवं वंशान

अधिसूचना

अधिसूचना 28, 1983

श्री. एल. आर. 86—सीमेंट-निष्पन्न आदेश, 1967 की धारा 10 के अन्तर्गत गतिशीलता का प्रयोग करने हुए सेवी सीमेंट की स्थापित के लिए कमी एवं परिवर्द्धन वर निम्न प्रकार निर्धारित की जाती है :—

कमीयम

(प्रतिलोडन स्ट्रिकिंग चार्जिंग, गोदान किराया तथा सामान्य प्रति) 20-रु. प्रति टन परिवर्द्धन—(प्र) रेल द्वारा

1. बोन से प्रतिलोडन एवं टुक में सीमेंट

41-रु. प्रति टन

2. रेलवे स्टेशन से गोदान तक परिवर्द्धन मात्र

51-रु. प्रति टन

11-10 कि. मी. से अधिक की दूरी के लिए

30 पैसा प्रति टन प्रति कि. मी.

नोट :—अधिक दूरी की फलानट प्रथम 10 कि. मी. पर 5 रु.

प्रति टन सेते हुए शेष दूरी के लिए 30 पैसा प्रति टन प्रति कि. मी. सीमेंट की दर से फलानट की जाने वाले पैसे 30 कि. मी. के लिए —

प्रथम 10 कि. मी. के लिए

5/-

शेष 20 कि. मी. के लिए

6/- रु.

कुल परिवर्द्धन अथवा

11-रु.

3. उपरोक्त के अलावा रेल परिवर्द्धन पर 10-रु. प्रति टन अतिरिक्त लागू होय होगी।

(ख) सड़क मार्ग—

1. प्रथम 50 कि. मी. तक

251-रु. प्रति टन

2. 51 से 200 कि. मी. तक

35 पैसा प्र. टन प्रति टन

3. 201 से 500 कि. मी. तक

30 पैसा प्र. टन प्रति टन

4. 500 से अधिक दूरी के लिए

25 पैसा प्र. टन प्रति टन

सड़क मार्ग से परिवर्द्धन पर उक्त दरों से शेष दूरी के लिए 30 पैसा प्रति टन अतिरिक्त लागू होगी।

नोट :—50 कि. मी. से अधिक की दूरी के लिए प्रथम 50 कि. मी. पर 251-रु. सेते हुए शेष दूरी पर निर्धारित दरों से गणना की जायेगी।

स्थापित की उक्त दरें राष्ट्रीय वंशान 82 से अमान्यता होगी तथा अमान्य-2 पर निर्धारित समान विवरण वर के अनुसार पर लागू राशि का होगा तथा अमान्यता वंशान गीय वर वर से किया जायेगा।

पद वर वर विभाग की जननी अमान्य विभागीय दायरी संख्या 1488

विवरण 23-7-83 वर नई संख्या से निर्धारित की गई है।

[संख्या एन. 43 (3) वर/सी/82]

श्री. आर. आर.

आर. सी. जे. के.

अतिरिक्त आयुक्त एवं वर वर,

उप राज्य सचिव।

राजस्थान (सू-7) विभाग

आज्ञा

अधिसूचना 30, 1983

श्री. एल. आर. 37—अमान्यता सीमेंट एल. के. वंशान, अतिरिक्त, विभाग सचिव, जोधपुर विभाग निर्धारित सचिव 7 के अनुसार पर सचिव, विभाग सचिव, जोधपुर के वर 13-7-79 से की गई थी, जो विभाग 4-4-84 के अनुसार से लागू अमान्यता की स्वीकृति से संचालित। किया जाता है।

[संख्या एन. 13(18) राजस्थान/79]

आज्ञा

श्री. गुरुदास रंजन,

राजस्थान वर सचिव।

LABOUR DEPARTMENT

CORRIGENDUM

Jaipur, August 2, 1983.

No. F. 4 (4) Shram/82.—In this department's Notification of even number dated 22-6-1983 (Published in Rajasthan Rajpatra Part IV (C), dated 7-7-1983 at pages 411-412) after the word "management" in line three of column 3 of caption 1, the words "through correct condense course" is hereby substituted.

By Order of the Governor,

श्री. वी. सी.

Special Secretary to the Government.

URBAN DEVELOPMENT & HOUSING DEPARTMENT

(Gr. III)

NOTIFICATION

Jaipur, July 29, 1983.

G. S. R. 88.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban

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राजस्थान राज-पत्र, अगस्त 11, 1983 भाग 4 (ग)
 Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

1. (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (First Amendment) Rules, 1983.

(ii) They shall come into force on the date of their publication in the Official Gazette.

2. In rule 8 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules:—

(i) in sub-rule (1), the expression "provided that plots for residential purposes shall generally be restricted to the maximum of 80' sq. yds." shall be deleted; and

(ii) for sub-rule (2), the following sub-rule shall be substituted, namely:—

"(2) Except as otherwise provided in these rules, in the scheme all residential plots shall be disposed of by allotment and the area of such plots shall not exceed 400 sq. yds."

3. For sub-rule (1) of rule 12 of the said rules, the following shall be substituted, namely:—

"(1) The scheme approved by Chief Town Planner together with a Statement of development cost etc. determining the reserve price (Minimum premium) at which plots of land are proposed to be disposed of shall be submitted by the Trust in the prescribed proforma for examination and sanction by a Committee consisting of the following members:—

(i) Collector of the District concerned. Chairman

(ii) Chairman of the Trust concerned. Member

(iii) Executive Engineer P.W.D. concerned -do-

(iv) Senior Town Planner or where there is no Senior Town Planner, the Dy. Town Planner with jurisdiction over the town. -do-

भाग 4 (ग)

राजस्थान राज-पत्र, अगस्त 11, 1983

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(v) Secretary of the Trust concerned. Member
 "The Secretary of the Trust shall be Member Secretary of the Committee. Any three members including the Chairman shall constitute the quorum."

4. The existing rule 14 of the said rules, shall be deleted.

5. In rule 15 of the said rules, for the expression "referred to in rule 14" the expression "as prescribed in Annexure (A)" shall be substituted.

6. In rule 24 of the said rules, for the expression "in accordance with the procedure laid down in rule (14)" wherever occurring the expression "in the manner as prescribed in Annexure (A)" shall be substituted.

7. In Annexure (A) appended to the said rules, for the expression "(Rule-14)" the expression "(Rule-15)" shall be substituted.

[No. F. 9 (63) UDH/81.]

By Order of Governor,

बी. एन. सिन्हा,

Deputy Secretary to the Government.

DEPARTMENT OF PERSONNEL AND ADMINISTRATIVE REFORMS

(Department of Personnel-A-Group. II)

ORDER

Jaipur, July 25, 1983.

G.S.R. 19:—After the existing sub-para (d) of para 6 of the Instructions relating to physical examination of candidates for admission into various State Services under the Government of Rajasthan issued by the Department of Personnel (A-Group-II) vide Order of even number dated the 1st January, 1975, published in the Rajasthan Rajpatra, Part 1 (B), dated the 4th April, 1975 at pages 12 (3) to 12 (12), the following sub-para (dd) is hereby inserted, namely:—

"(dd) For one eyed persons when considered suitable for selection on a particular post (Non-Technical), the maximum permissible refractive error will be 4.00 D inclusive of cylinder both for Myopia or Hypermetropia with corrected visual acuity 6/6 for distance and 0.6 for near."

[No. F. 15 (1) DOP/A-II/74.]

By Order,

बी. एन. सिन्हा,

Deputy Secretary to the Government.

1	2	3	4	5	6	7	8
137.	श्री पंजरसिंह।बलवंतसिंह	राज.	लाठी	487	—	—	—
138.	श्री हमीरसिंह।गुमानसिंह	राज.	लाठी	488	—	—	—
139.	श्री देवीसिंह।उत्तमसिंह	राज.	लाठी	489	—	—	—
140.	श्री पदार्नसिंह।गजसिंह	राजपूत	लाठी	490	—	—	—
141.	श्री राणाराम।सिराराम	वर्जी	लाठी	491	—	—	100.00
142.	श्री राधाकिशन चावडा	वर्जी	लाठी	492	60×60	3600	36.00
143.	श्री प्रहलाद शिवजी	भूतड़ा	लाठी	—	10×20	200	100.00

ललित कोठारी,
जिलाधीश, जैसलमेर ।

नगर विकास तथा आवासन विभाग

(ग्रुप-II)

अधिसूचनाएं

जयपुर, मार्च 24, 1984

संख्या एफ. 3 (179) डूडोएच।83:—राजस्थान नगर सुधार अधिनियम, 1959 (1959 का राजस्थान अधिनियम 35) की धारा 43 और 60 के साथ पठित धारा 74 द्वारा और नगर विकास प्राधिकरण, 1982 (1982 का राजस्थान अधिनियम 25) की धारा 101 के साथ पठित धारा 95 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राजस्थान नगर सुधार अधिनियम, 1959 (राजस्थान अधिनियम संख्या 35 सन् 1959) की धारा 32 की उप-धारा (2) (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार इस विभाग की विज्ञप्ति समसंख्या दिनांक 16-1-82 जो इयानन्द नगर योजना अलवर के संवन्ध में है कि प्रभावशीलता की अवधि दिनांक 16-7-85 के लिए और बढ़ाती है

राज्यपाल के आदेश से,
एच. डी. भार्गव,
नगर विकास अधिकारी ।

जयपुर, अगस्त 6, 1984

विज्ञप्ति

जयपुर, अगस्त 1, 1984

संख्या प. 10 (12) कृषि/ग्रुप-2:—राजस्थान कृषि उपज विपणि अधिनियम, 1961 की धारा 4 के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार पंचायत समिति छोटी सादड़ी की उपरोक्त 7 ग्राम पंचायतों क्रमशः पीथल बाड़ी, बम्बोरी, साठोला, करजू, मानपुरा, पीलीखेडी एवं जालोदा के क्षेत्र में सम्मिलित करने के अपने आशय की घोषणा की थी ।

अतः अब राजस्थान कृषि उपज विपणि अधिनियम, 1961 की धारा 4 के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार पंचायत समिति छोटी सादड़ी की उपरोक्त 7 ग्राम पंचायतों क्रमशः पीथलबाड़ी, बम्बोरी, साठोला, करजू, मानपुरा पीलीखेडी एवं जालोदा के क्षेत्र को कृषि उपज मंडी समिति, निम्बाहेड़ा के मंडी क्षेत्र में सम्मिलित करती है ।

आज्ञा से,
श्यामदाम मुदान,
उप शासन-सचिव ।

संशोधन

Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 के नियम 23 के विद्यमान उप-नियम (1) के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात्:—

"(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 or double the reserve price. Such strips of land shall be disposed of on an out-right sale if the adjoining property is free hold, and leased out if the adjoining property owner has only lease hold rights."

राज्य केन्द्रीय मुद्रणालय, जयपुर ।

- (ii) उप-नियम (3) के खण्ड (क) के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात् :-

“(क) आबंटन के लिए अरक्षित भू-खण्डों में से 18 % उप-नियम (2) में निर्दिष्ट खण्ड (ख) तथा (ग) के प्रवर्गों के अधीन हकदार व्यक्तियों को, उपबन्ध-ख में विनिर्दिष्ट प्रक्रिया के अनुसार लाटरी के आधार पर आवंटित किये जायेंगे।”

- (iii) उप-नियम (3) के खण्ड (ग) के पश्चात् निम्नलिखित खण्ड (घ) जोड़ा जायेगा, अर्थात् :-

“(घ) लाटरी द्वारा आबंटन के लिए अरक्षित भू-खण्डों में से 2 % उप-नियम (2) के खण्ड (क) के प्रवर्ग के अधीन हकदार व्यक्तियों को, उपबन्ध-ख में विनिर्दिष्ट प्रक्रिया के अनुसार लाटरी के आधार पर आवंटित किये जायेंगे।”

(संख्या एक. 9(63)यूडीएच/81)

राज्यपाल के आदेश से,
जी. एस. गुप्ता,
उप. शासन सचिव।

URBAN DEVELOPMENT & HOUSING DEPARTMENT
(Gr.-III)

NOTIFICATION

Jaipur, May 29, 1985

G.S.R. 22.—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

1. (i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 1985.
- (ii) They shall come into force on the date of their publication in the Official Gazette.
2. For the existing sub-rule (2) of rule 8 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, the following shall be substituted, namely:—

“(2) Except as otherwise provided in these rules, in the scheme all residential plots shall be disposed of by allotment and the area of such plots shall not exceed 300 sq. yards.”

- 3 In rule 17 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974:—

- (i) After clause (e) of sub-rule (2), the following new clause (f) shall be added, namely:—

(f) Accredited Journalists Whose income does not exceed Rs.1500/-P.M. at the time of allotment.

- (ii) In sub-rule (3) the clause (a) shall be substituted by the following, namely:—

“(a) 18% of the plots reserved for allotment shall be allotted to the persons entitled under Categories in clauses (b) and (c) referred to in sub-rule (2) on the basis of lottery according to procedure specified in Annexure-B.”

- iii) After clause (c) of sub-rule (3), the following clause (d) shall be added, namely:—

“(d) 2% of the plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (f) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure-B.”

(No.F:9 (63)UDH/Gr.III/81)

By Order of Governor,

जी. एस. गुप्ता,

Deputy Secretary to the Government.

Government Central Press, Jaipur.

प्रतिवर्ष की दर से भूमि के आवंटन के विनियमितकरण की तारीख तक का व्याज तथा इसके अतिरिक्त निम्नलिखित दरों पर शास्ति की रकम भी संवत् करने को तैयार हो:-

- (क) छह मास तक के लिए 5% असंवत् रही रकम का
(ख) छह मास से अधिक के लिए 10%

2. नियम 17 के उप-नियम (5) के विद्यमान खण्ड (ii) के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात्:-

"(ii) उक्त स्वतःभावी रद्दकरण की तारीख से एक वर्ष की कालावधि की समाप्ति के बाद से भूमि के ऐसे आवंटन को विनियमित करने की शक्ति नहीं होगी किन्तु भूमि को भविष्य की तारीख द्वारा उपर्युक्त खण्ड (i) में यथा उपबंधित भूमि को नियम की रकम और व्याज तथा शास्ति का संदाय किये जाने पर इस कालावधि को एक वर्ष तक और बढ़ाने की शक्ति होगी।"

3. नियम 17 के उप-नियम (5) के विद्यमान खण्ड (iii) को हटा दिया जायेगा।

4. उक्त नियमों से संलग्न उपाबंध (क) में खण्ड (च) के उप-खण्ड (i) के नीचे के विद्यमान द्वितीय परन्तुक के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात्:-

"परन्तु यह और कि अध्यक्ष, स्वतःभावी रद्दकरण को प्रत्याहृत करते हुए भूमि के ऐसे नीलाम को ऐसे स्वतःभावी रद्दकरण की तारीख से एक वर्ष की कालावधि के भीतर विनियमित कर सकेगा यदि सकल बोली लगाने वाला बोली/धन की रकम का 3/4 भाग और 15% प्रतिवर्ष की दर से भूमि के नीलाम के विनियमितकरण की तारीख तक का व्याज तथा इसके अतिरिक्त निम्नलिखित दरों पर शास्ति की रकम भी संवत् करने को तैयार हो:-

- (क) छह मास के लिए 5% असंवत् रही रकम का
(ख) छह मास से अधिक के लिए 10%

5. उक्त नियमों से संलग्न उपाबंध (क) में खण्ड (च) के विद्यमान उप-खण्ड (ii) के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात्:-

"(ii) उक्त स्वतःभावी रद्दकरण की तारीख से एक वर्ष की कालावधि की समाप्ति के बाद से भूमि के ऐसे नीलाम को विनियमित करने की शक्ति नहीं होगी किन्तु भूमि को भविष्य की तारीख द्वारा उपर्युक्त उप-खण्ड (i) में यथा उपबंधित बोली को सकाया रकम और व्याज तथा शास्ति का संदाय किये जाने पर कालावधि को एक वर्ष तक और बढ़ाने की शक्ति होगी।"

6. उक्त नियमों से संलग्न उपाबंध (क) में, खण्ड (च) के विद्यमान उप-खण्ड (iii) को हटा दिया जायेगा।

(संख्या एक. 9(8) यू. डी. एसायुप-III। 86)

राजस्थान के आदेश से,
बी. के. रातोणी,
उप-शासन सचिव।

URBAN DEVELOPMENT & HOUSING (Gr.-III) DEPARTMENT

NOTIFICATION

Jaipur, February 19, 1987

G. S. R. 3 :—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said rules:—

1. For the existing second proviso below sub-rule (5) (i) of rule 17, the following shall be substituted, namely:—

"Provided further that the Chairman may regularise such allotment of land withdrawing the automatic cancellation within a period of one year from the date of said automatic cancellation if the allottee is prepared to pay the full amount of cost of land plus interest @ 15% per annum upto the date of regularisation of allotment of land and in addition also an amount of penalty at the following rates:—

- | | | |
|--------------------------|------|--------------------|
| (a) Upto Six months | 5 % | of the amount |
| (b) more than Six months | 10 % | remaining unpaid." |

2. For the existing clauses (ii) of sub-rule (5) of rule 17, the following shall be substituted, namely:—

"(ii) after the expiry of the period of one year from the date of the said automatic cancellation, the Chairman shall have 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. The existing clause (iii) of sub-rule (5) of rule 17, shall be deleted.

4. For the existing second proviso below sub-clause (i) of clause (f) in Annexure (A), appended to the said rules, the following shall be substituted, namely:—

"Provided further that the Chairman may regularise such auction of land withdrawing the automatic cancellation within a period of one year from the date of such automatic cancellation, if the

successful bidder is prepared to pay the 3/4 th amount of the bid-money plus interest @15 % per annum upto the date of regularisation of auction of land and in addition also an amount of penalty at the following rates:—

- (a) Upto Six months 5 % of the amount
(b) more than Six months 10 % remaining unpaid."

5. For the existing sub-clause (ii) of clause (f) in Annexure (A) appended to the said rules, the following shall be substituted, namely:—

"(ii) After the expiry of the period of one year from the date of the said automatic cancellation, the Chairman shall have no power to regularise such auction of land, but the Trust will have power to extend this period by one year more on payment by the bidder, the outstanding amount of bid plus interest and penalty as provided in sub-clause (i) above."

5. The existing sub-clause (iii) of clause (f) in Annexure (A), appended to the said rules, shall be deleted.

[No. F. 9 (8) UDH/Gr. III/86]

By Order of the Governor,
वी. के. रस्तोगी,
Dy. Secretary to Government.

परिवहन निगम

अधिवक्ता

जयपुर, फरवरी 4, 1987

जी. एस. आर-4: सड़क परिवहन निगम अधिनियम, 1950 (1950 का केन्द्रीय अधिनियम 64) की धारा 44 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राजस्थान राज्य सड़क परिवहन निगम नियम, 1984 में इसके द्वारा निम्नलिखित संशोधन करती है, अर्थात्:—

संशोधन

- अध्याय-II के शीर्षक में शब्द "निगम" के स्थान पर शब्द "बोर्ड" प्रतिस्थापित किया जायेगा।
- (i) नियम 3 के उप-नियम (1) में शब्द "निगम" के स्थान पर शब्द "बोर्ड" प्रतिस्थापित किया जायेगा।
(ii) नियम 3 के उप-नियम (1) के खण्ड (ख) और (ग) में शब्द "सदस्य" के स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

(iii) नियम 3 के उप-नियम (2) में शब्द "सदस्य" के स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

(iv) नियम 3 के उप-नियम (3) में शब्द "सदस्य" के स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

3. नियम 4 में शब्दों "सदस्यों से भिन्न सदस्य" के स्थान पर शब्द "निदेशकों से भिन्न निदेशक" प्रतिस्थापित किये जायेंगे।

4. नियम 5 और उसके शीर्षक में जहाँ कहीं भी शब्द "सदस्यों" और "सदस्य" आया हो, उसके स्थान पर क्रमशः "निदेशकों" और "निदेशक" प्रतिस्थापित किये जायेंगे।

5. (i) नियम 6 के उप-नियम (1) में शब्दों "सदस्य" और "सदस्यों" के स्थान पर क्रमशः शब्द "निदेशक" और "निदेशकों" प्रतिस्थापित किये जायेंगे।

(ii) नियम 6 के उप-नियम (2) में शब्दों "सदस्य" और "सदस्यों" के स्थान पर शब्द "निदेशक" और "निदेशकों" प्रतिस्थापित किये जायेंगे।

(iii) नियम 6 के उप-नियम (2) के परन्तुकों में, जहाँ कहीं भी शब्द "सदस्य" आया है, उसके स्थान पर शब्द "निदेशक" और शब्द "निगम" के स्थान पर शब्द "बोर्ड" प्रतिस्थापित किया जायेगा।

(iv) नियम 6 के उप-नियम (3) में,—

(क) जहाँ कहीं भी शब्द "सदस्य" आया है, उसके स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

(ख) अभिव्यक्ति "प्रत्येक दिन के लिए जब वह" और अभिव्यक्ति "की या धारा 12 के अधीन" के बीच में आये शब्द "निगम" के स्थान पर शब्द "बोर्ड" प्रतिस्थापित किया जायेगा।

(ग) अभिव्यक्ति "धानिगम के या उक्त समिति के सदस्य" के स्थान पर अभिव्यक्ति "या बोर्ड के निदेशक या उक्त समिति के सदस्य" प्रतिस्थापित की जायेगी।

6. नियम 6 के उप-नियम (4) में जहाँ कहीं भी शब्द "सदस्य" आया है उसके स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

7. नियम 6 के उप-नियम (5) में,—

(क) जहाँ कहीं भी शब्द "सदस्य" आया है, उसके स्थान पर शब्द "निदेशक" प्रतिस्थापित किया जायेगा।

(b) The dealer covered under this scheme shall be subject to all provisions of RST Act, 1994 and Rules made thereunder and the terms and conditions contained in this Notification.

(c) If the dealer violates any of the conditions of the scheme, the Assessing Authority, after affording him a reasonable opportunity of being heard, may cancel the certificate with immediate effect.

FORM LT-1

COMPOSITION CERTIFICATE UNDER THE "COMPOUNDED LEVY SCHEME FOR LOTTERIES HAVING BUMPER DRAWS"

Book No.

Circle:

S. No.

Ward:

On being satisfied I hereby permit M/s who holds R. C. No. Under RST Act, 1994 to pay composition amount in lieu of tax on the sale of lottery tickets of the Bumper Lottery Scheme of the Government of in Rajasthan in accordance with the provisions of the compounded levy scheme for Lotteries having bumper draws.

This certificate shall remain valid upto 31.3.1998

Place:

Signature

Date:

Designation

[No. F. 4(42)FD/Tax Disn./94-156]

By order of the Governor,
Vinod Kapoor
Deputy Secretary to Govt.



राजस्थान राज-पत्र

Regd. No. RI. 2777/93
RAJASTHAN GAZETTE

विशेष

Extraordinary

साधारण प्रकाशित

Published by Authority

कार्तिक 15, गुरुवार शाके 1919--नवम्बर 6, 1997

Kartika 15, Thursday, Saka 1919--November 6, 1997

भाग 4 (ग)

उप-खण्ड (II)

यस्य अन्तर्गत राज्य-प्राधिकारियों द्वारा जारी किए गये
कानूनी दायरा तथा प्राप्ति-काल

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, October 25, 1997

10.251 - In exercise of powers conferred by section 74 read with section 13 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government makes the following amendment in the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the provision in sub-section (2) of section 74 of the said Act, that previous publication of these Rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:-

AMENDMENT

In the said Rules--

1. In the existing clause (a), (b), (c), (d), (e), (f) and (g) of sub-rule (2) of rule 17, for the expression "Rs. 2650" in clause (a) and the expression "Rs. 10,000" in clause (b) to (g) the expression "Rs. 4000" & "Rs. 40,000" shall be substituted respectively.

(b) The dealer covered under this scheme shall be subject to all provisions of RST Act, 1994 and Rules made thereunder and the terms and conditions contained in this Notification.

(c) If the dealer violates any of the conditions of the scheme, the Assessing Authority, after affording him a reasonable opportunity of being heard, may cancel the certificate with immediate effect.

FORM IT-1

COMPOSITION CERTIFICATE UNDER THE "COMPOUNDED LEVY SCHEME FOR LOTTERIES HAVING BUMPER DRAWS"

Book No.

Circle:

S. No.

Ward:

On being satisfied I hereby permit M/s who holds R. C. No Under RST Act, 1994 to pay composition amount in lieu of tax on the sale of lottery tickets of the Bumper Lottery Scheme of the Government of in Rajasthan in accordance with the provisions of the compounded levy scheme for Lotteries having bumper draws.

This certificate shall remain valid upto 31.3.1998

Place:

Signature

Date:

Designation

[No. F. 4(42)FD/Tax Dirn./94-156]

By order of the Governor,
Vinod Kapoor
Deputy Secretary to Govt.



राजस्थान राज-पत्र

विशेष

साधिकार प्रकाशित

Regd. No. RJ. 2777/93
RAJASTHAN GAZETTE

Extraordinary

Published by Authority

कार्तिक 15, गुरुवार साके 1919--नवम्बर 6, 1997

Kartika 15, Thursday, Saka 1919--November 6, 1997

भाग 4 (ग)

उप-खण्ड (II)

यस प्रकार तथा अन्य राज्य-साधिकारियों द्वारा जारी किए गये
कानूनी आदेश तथा प्राधिकरण ।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, October, 25, 1997

10.93) - In exercise of powers conferred by section 74 read with section 13 and 69 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government makes the following amendment in the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the provision in sub-section (2) of section 74 of the said Act, that provision publication of these Rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, from ...

AMENDMENT

In the said Rules—

1. In the existing clause (a), (b), (c), (d), (e), (f) and (g) of sub-rule (2) of rule 17, for the expression "Rs. 26500" in clause (a) and the expression "Rs. 10,000" in clause (b) to (g) the expression "Rs. 40000" & "Rs. 40,000" shall be substituted respectively.

- (ii) क्रम सं. 2 की सब संख्या (ii) (ख) तथा (iii) के सामने, स्तम्भ 3 में निम्नलिखित चिह्न "(...)" के स्थान पर शीर्ष और शब्द "28-45 वर्ष" प्रतिस्थापित किये जायेंगे।

(संख्या एक. 5(21) डी.ओ.पी.ए-III/84)

राज्यपाल के आदेश और नाम 1.

एस. डी. श्रीवास्तव,

जिम्मेदार शासन सचिव।



भारत गणराज्य

राजस्थान राज-पत्र

Regd. No. RJ. 2
RAJASTHAN GAZ.

साधिकार प्रकाशित

Published by Authority.

माघ 8, गुरुवार साके 1909—जनवरी 28, 1988
Magha 8, Thursday, Saka 1909—January 28, 1988

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-साधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों या विधियों को सम्मिलित करते हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT & HOUSING DEPARTMENT (GROUP III)

NOTIFICATION

Jaipur, September 25, 1987

G. S. R. 115.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act that previous publication of these rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said rules,—

1. for the existing sub-rule (1) of 7, the following shall be substituted, namely:—

“(1) Rate—Urban Assessment or ground rent shall be fixed on the basis of the reserve price at 2½% in case of land given on lease for residential, educational, social and charitable institutions purposes and 5% in case of land given on lease for commercial and other purposes.”

2. for the existing sub-rule (2) of 8, the following shall be substituted, namely:—

"(2) in the scheme, the plots for allotment and sale by auction shall be clearly indicated and 25% of the total saleable area of the residential plots shall be reserved for auction, and the area of such plots shall not be less than 270 Sq. meters and not more than 400 Sq. meters."

3. in rule 10, for the expression "any where in the State of Rajasthan", the expression "in any town in Rajasthan having a population of more than 50,000" shall be substituted.

4. after rule 13, the following new rule 14 shall be inserted, namely:—

"14. sale of residential plots through public auction—
Residential plots not reserved for allotment shall be disposed of through public auction in the manner prescribed in Annexure-A."

5. in sub-rule (2) of rule 17, after the words "in any town in Rajasthan", the words "having population of more than 50,000" shall be inserted.

6. in the existing clauses (a), (b), (c), (d), (e) and (f) of sub-rule (2) of rule 17, for the expressions "Rs. 700/-" and "Rs. 2500/-", wherever occurring, the expressions "Rs. 1500/-" and "Rs. 5000/-" shall be substituted respectively.

7. in the existing clause (bb) of sub-rule (2) of Rule 17 for the expression "Rs. 1500/-" the expression "Rs. 5000/-" shall be substituted.

8. after clause (c) of sub-rule (3) of rule 17, the following clause shall be inserted, namely:—

"(d) 15% of the total plots of the size of 200 Sq. meters, in middle income group category, and 270 Sq. meters, in higher income group category, shall be reserved for allotment to the persons for whom no reservation has been made.

9. in Annexure A appended to the said Rules for the expression "(Rule 15)", the expression "(Rule 14)" shall be substituted.

10. for the existing schedule to Rule 17(4) appended to the said Rules, the following shall be substituted, namely:—

Schedule to Rule 17(4)

S.No.	Category of persons	Plot size in Sq. meters	Rate to be charged.
1	2	3	4
1.	Income upto Rs. 800/- per month.	45	25% of the reserve price.
2.	Income Rs. 801/- to Rs. 1500/- per month.	120	30% of the reserve price.
3.	Income Rs. 1501/- to Rs. 2500/- per month.	200	30% of the reserve price.
4.	Income Rs. 2501/- to Rs. 5000/- per month.	270	reserve price plus 30% more."

[No. F. 9(3) UDE/Gr. 3/85.]

By Order of the Governor,

डी. के. रास्तोगी,

Deputy Secretary to the Government.

हिन्दो अनुवाद

नगरीय विकास एवं आवासन विभाग,
(गुप-3)

पधिसूचना

जयपुर, दिनांक 25, 1987

जयपुर, दिनांक 11.12.87—राजस्थान नगर सुधार अधिनियम, 1959 (1959 का 35) की धारा 43 और 60 के तहत खंड 74 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राजस्थान सुधार न्याय (नगरीय भूमि का निर्वहन) अधिनियम, 1974 में इसके द्वारा निम्न वृद्धि संशोधन करती है और उक्त अधिनियम की धारा 74 को उप-धारा (2) के परन्तु के प्रति निर्देश से प्रवेश देती है कि इन नियमों को पूर्व प्रकाशन से अतिमूक्त किया जाये क्योंकि राजस्थान सरकार का विश्वास है कि लोकहित में इनको सुरक्षित प्रवृत्त किया जाना चाहिए, अतः—

संशोधन

उक्त नियमों में,—

1. नियम 7 के त्रिप्रमाण उप-नियम (1) के स्थान पर निम्नलिखित प्रतिस्थापित कि जायेगा, अर्थात्:—

"(1) कर.—नगरीय निर्धारण या भूमि का किराया, आवासीय, शैक्षणिक, सामाजिक, धार्मिक, आदि के प्रयोजनों के लिए पट्टे पर दी गयी भूमि के मामले में आरक्षित

URBAN DEVELOPMENT & HOUSING DEPARTMENT
(GR. III)

NOTIFICATION

Jaipur, December 22, 1989

G. S. R. 104.—In exercise of the powers conferred by section 74 read with section 73-A of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following amendment in the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act that previous publication of these rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said rules,

The rule 25 shall be deleted.

(No. F.3 (234) UD/H/89)

By Order of the Governor,

श्री. सी. गुप्ता,

Dy. Secretary to the Government.

कार्यिक एवं प्रशासनिक सुधार विभाग

(कार्यिक-क-गुप-11)

अभिज्ञान

जयपुर, जनवरी 6, 1990

जी.एस.आर. 104.—भारत के संविधान के अनुच्छेद 309 के परमपुत्र द्वारा प्रदत्त शक्तों का प्रयोग करते हुए, राजस्थान के राज्यपाल, राजस्थान शिक्षा अधीनस्थ सेवा नियम, 1971 में और संशोधन करने के लिए, इसके द्वारा, निम्नलिखित नियम बनाते हैं, अर्थात्:—

(1) संक्षिप्त नाम तथा आरम्भ:—

(i) इन नियमों का नाम राजस्थान शिक्षा अधीनस्थ सेवा (संशोधन) नियम

(ii) वे, इनके राजस्थान राज-पत्र में प्रकाशन की तारीख से प्रवृत्त होंगे।

(2) राजस्थान शिक्षा अधीनस्थ सेवा नियम, 1971 और उनमें संलग्न अनुसूचियों में जहाँ-जहाँ कहा गया है, में जहाँ-जहाँ भी शब्द "वरिष्ठ अध्यापक", "अध्यापक ग्रेड-II" और "सहायक अध्यापक ग्रेड-III"

ग्रेड III सहायक अध्यापक/अध्यापक ग्रेड II आये हों, उनके स्थान पर शब्द "प्राध्यापक विद्यालय शिक्षा", "वरिष्ठ अध्यापक" और "अध्यापक" क्रमशः प्रतिस्थापित किये जायें।

(3) उक्त नियमों से संलग्न प्रत्येक अनुसूची के नामों निम्नलिखित रूप में प्रतिस्थापित किया जायेगा, अर्थात्:—

"टिप्पण:—इन नियमों में, अन्तर्निष्ठ उपबन्धों के अनुसार 3-2-79 की या उसके परमपुत्र प्राध्यापक, विद्यालय शिक्षा, वरिष्ठ अध्यापक और अध्यापक के पदों पर किसी भी पदनाम से नियुक्त व्यक्ति इन पदों पर नियुक्त किये हुए समझे जायेंगे।"

(संख्या एक. 2(6) डी. ओ. पी.ए-11-84.)

राज्यपाल के आदेश और नाम से,
टी. श्रीनिवासन,
विशिष्ट शासन सचिव।

DEPARTMENT OF PERSONNEL & ADMINISTRATIVE REFORMS
(Department of Personnel-A-11)

NOTIFICATION

Jaipur, January 6, 1990

G.S.R.105.—In exercise of the powers conferred by the proviso to Article 309 of the Constitution of India, the Governor of Rajasthan hereby makes the following rules further to amend the Rajasthan Educational Subordinate Service Rules, 1971, namely:—

(1) Short title and commencement:—

(i) These rules may be called the Rajasthan Educational Subordinate Service (Amendment) Rules, 1989.

(ii) They shall come into force on the date of their publication in the Rajasthan Rajptra.

(2) In the Rajasthan Educational Subordinate Service Rules, 1971 and the schedules appended thereto hereinafter referred to as the said rules, the words "Senior Teachers", "Teachers Grade-II" and "Assistant Teachers Gr.III/Gr.III Assistant Teachers/Teachers Gr.III" wherever occurring shall be substituted by the words "Lecturer School Education", "Senior Teachers" and "Teachers" respectively.

(3) The following note shall be inserted below each of the schedule appended to the said rules, namely:—

"Note:—Persons appointed on the post of Lecturer School Education, Senior Teachers and Teachers with any of the designation

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राजस्थान राजपत्र

Regd. No. RJ. 2539
RAJASTHAN GAZETTE

अधिकार प्रकाशित

Published by Authority

अंक 24, बुधवार, साके 1912—जून 14, 1990
Jyaishta 24, Thursday, Saka 1912—June 14, 1990

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उपाय-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

नगरीय विकास एवं आवासन विभाग

(सू-3)

अधिसूचना

जयपुर, मई 24, 1990

जो.एस.आर. 16:—राजस्थान नगर सुधार अधिनियम, 1959 (1959 का राजस्थान अधिनियम 35) की धारा 43 और 60 के साथ पठित धारा 74 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुये राज्य सरकार राजस्थान सुधार न्यास (नगरीय भूमि का निवर्तन) नियम, 1974 में इसके द्वारा निम्नलिखित संशोधन करती है और उक्त अधिनियम की धारा 74 की उप-धारा (2) के परन्तुक के प्रतिनिवेश से आदेश करती है कि इन नियमों को पूर्व प्रकाशन से अभिवृत्त रखा जावे, क्योंकि राज्य सरकार के विचार से ये लोकहित में नुरस्त प्रवृत्त किये जाने चाहिये।

संशोधन

उक्त नियमों में,—

1. नियम 7 के विद्यमान उप-नियम (1) में अभिवृत्त "आवासीय, शैक्षणिक, सामाजिक और पुस्त संस्थाओं" के परचातु अभिवृत्त "चिकित्सीय क्लीनिकों और नर्सिंग होमों" जोड़ी जावेंगी।

(संख्या एक. 3 (318) नविम्रा 3189)

राज्यपाल के आदेश से;

आर. सी. गुप्ता,

शासन उप सचिव।

URBAN DEVELOPMENT & HOUSING DEPARTMENT
NOTIFICATION

Jaipur, April 6, 1991

G.S.R.18:—In exercise of the powers conferred by Section 74 read with Section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Urban Improvement Trust (Disposal of urban land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act that previous publication of these Rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said rules,—

(1) In Rule 17,—

(i) After the existing clause (i) of sub-rule (2) the following new clause (g) shall be added, namely:—

✓ (g) Handicapped persons - whose income does not exceed Rs. 5000/- per annum at the time of allotment."

(ii) In clause (c) of sub-rule (3) for the figure "70" the figure "68" shall be substituted.

(iii) After clause (d) of sub-rule (3), the following new clause (e) shall be added, namely:—

✓ "(e) 2% of plots reserved for allotment by lottery shall be allotted to the persons entitled under category in clause (g) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure—5."

2. In Rule 30:—

For expression "State Government" where ever occurring the expression "Divisional Commissioner" shall be substituted.

[No. F. 3 (191) UDH/3/89]

By Order of the Governor,

आर. पी. मोना,

Dy. Secretary to Government.

नगरीय विकास एवं आवासन विभाग
(सुप-3)

प्रसिद्ध

जयपुर, नवम्बर 27, 1990

नियमों का प्रयोग करते हुए राज्य सरकार राजस्थान नगर सुधार अधिनियम (नगरीय भूमि अधिनियम, 1974 में इसके द्वारा निम्नलिखित संशोधन करती है और उक्त अधिनियम प्राप्ति 74 की उपधारा (2) के परलुके के प्रति निर्देश से आदेश देती है कि इन नियमों को प्रकाशन से अभिवृत्त रखा जाये क्योंकि राज्य सरकार का यह विचार है कि लोकहित में निम्नलिखित प्रवृत्त किया जाना चाहिए, अर्थात्:—

संशोधन

उक्त नियमों के नियम 7 (4) (ख) में, अभिव्यक्ति "परलुकी की गयी बसूली कितो निम्न कुल रकम का कम से कम 50% है" को हटा दिया जायेगा।

[संख्या एक. 3 (234) यू डी एच/III/89]

आज्ञा से,

आर. पी. मोना,

उप शासन सचिव।

URBAN DEVELOPMENT & HOUSING DEPARTMENT
(Gr.III)

NOTIFICATION

Jaipur, November 26, 1990

G.S.R.19:—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act No. 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act that previous publication of these rules is dispensed with, as the State Government considers that in public interest they should be brought in the force at once, namely:

AMENDMENT

In Rule 7(4) (b) of the said rules, the expression "provided the recovery made constitutes at least 50% of total amount due in a year" shall be deleted.

[No. F. 3 (234) UDH/III/89]

By Order,

आर. पी. मोना.

भाग 4

(7)

URBAN DEVELOPMENT & HOUSING DEPARTMENT
(GROUP III)

NOTIFICATION

Jaipur, March 23, 1991.

कारित का क्षेत्र

सा, बांदीकुर्न, लालसोट
जयपुर राजस्व जिला

एवं राजस्व तहसीले

एवं सीकरख

र एवं घोलपुर

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प. 6(11) राज/4/90/2

राज्यपाल की आज्ञा से,

रामवीर सिंह मकर,

उप शासन सचिव।

G.S.R.63—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Urban Act 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Improvement Trust (Disposal of Urban Land) Act, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said rules,—

1. After rule 14, the following rule shall be added:—

"14-A Period of construction:—If a person who has purchased the plot in auction has not constructed the building within a period of three years from the date of issue of licence deed, the plot shall stand resumed by the Trust and the amount of the bid-money deposited by the purchaser shall be refunded to him without any interest:

Provided that the Chairman may regularise such cancellation of plot and extend the period of construction of building upto two years from the date of such cancellation if the purchaser is prepared to pay the penalty at the rate upto 5% of sale price of the plot. If the purchaser fails to construct the building within this extended period, then the plot 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 plot and extend the period of construction of building for such period as it deems fit, if the purchaser is prepared to pay the penalty at the rate upto 5% of the sale price of the plot for every year of default of construction".

2. In sub-rule (6) of Rule 17;

(i) In clause (c) the words 'two years' shall be substituted by words 'three years'.

(ii) After clause (c) the following proviso shall be added, namely:—

"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

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fails to construct the building within this extended period then the plot shall stand cancelled as provided in this rule.

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of 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 year of default construction."

3. After sub-rule (2) of Rule 18, the following sub-rule shall be added, namely:—

"(3) If any institution has been allotted land under sub-rule and has not constructed 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 deposit 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 up to 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 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:

Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of the 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 sale price of land for every year of default construction."

4. After rule 19, the following rule shall be added, namely:—

"19-A. That where no construction is completed within the time prescribed under condition No. 7 of rule 19, the allotment shall be cancelled and the institution will be refunded the cost of deposit deposited by it without interest;

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

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."

[No. F. 9(63)UDH /III/81]

By Order of the Governor,

भार पी. सी.जी.,

Dy. Secretary to the Government.

राजस्व (ग्रुप-6) विभाग

अधिसूचना

जयपुर, जून 3, 1991

जी.एस.आर.64:—राजस्थान भू-राजस्व अधिनियम, 1956 (राजस्थान अधिनियम 15,

की धारा 261 की उप-धारा (2) के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राजस्थान भू-राजस्व (भू-अभिलेख) नियम, 1957 में और संशोधन करते हुए निम्न नियम बनाती है, अर्थात्:—

(1) इन नियमों को राजस्थान भू-राजस्व (भू-अभिलेख) (संशोधन) नियम, 1991 कहा जाएगा।

(2) ये राजकीय राज-पत्र में प्रकाशन की शक्ति से लागू होंगे।

राजस्थान भू-राजस्व (भू-अभिलेख) नियम, 1957, जिन्हें इसके पश्चात् उक्त नियम कहा जाएगा, के नियम 276 को निम्नलिखित से प्रतिस्थापित किया जाएगा:—

पाठ्यक्रम—निम्नलिखित पाठ्यक्रम निर्धारित किया जाता है:—

(क) राजस्थान भू-राजस्व (भू-अभिलेख) नियम, 1957

सम्पूर्ण नियम

(ख) तैयारी कागजात

नियम 48 में बताये गये विवरण (नक्शों) रजिस्टरों तथा नमूने को अभिलेखा (स्पेशीमेन रिकार्ड) तैयार करना।

(ग) माप गणित

साधारण मेन्स्यूरेशन जिसमें परिभाषा क्षेत्रफल, सन्धार, एकड़ व बीघों का पारिस्परिक संबंध, वर्गमूल, निभूज, आयत, चतुर्भुज, वर्ग, सर्किल, ग्राम, रेयर पैर डायल इलीप्टिक तथा टेढ़ी मेंदी शक्ल व फील्डबुक भी शामिल है। हेक्टर तथा इतमसम प्रणाली का ज्ञान।

1	2	3
प्रथम प्राय वर्ग - "अ" जिनकी आय आय 125.1 रु. से 2650 रु. प्र. मा. तक हो	45 से 90	आरक्षित मूल्य का 80%
द्वितीय प्राय वर्ग - "ब" जिनकी आय 2651 रु. से 5000 रु. प्र. मा. तक हो	91 से 220	आरक्षित मूल्य
तृतीय प्राय वर्ग - "क" जिनकी आय 5001 रु. से 7,500 रु. प्र. मा. तक हो	221 से 270	आरक्षित मूल्य का 110%
चतुर्थ प्राय वर्ग - "ख" जिनकी आय 7,501 रु. से 10,000 रु. प्र. मा. तक हो	271 से 350	आरक्षित मूल्य का 130%
पंचम प्राय वर्ग - "ग" जिनकी आय 10,001 रु. प्र. मा. से अधिक हो	351 से 400	आरक्षित मूल्य का 150%
	401 से 750	आरक्षित मूल्य का 200%

राज्यपाल के आदेश है,
मन्त्र मन्त्र,
हासल उप सचिव।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, June 30, 1997

No.F.(7)UD/3196.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act No.35 of 1959); the State Government makes the following amendments in the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act, that previous publication of these Rules is dispensed with, as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said Rules:—

In clause (10-A) of rule 2 the following clause shall be added, namely:—

"(10-B) "Tourism Unit" means a tourism project approved by the Government of India or by Department of Tourism, Government of Rajasthan and shall include;

- Heritage Hotel;
- Any other Hotel;
- Motel which provides wayside facilities under one roof, such as accommodation, food, repair, shop and the like;
- Camping site with furnished tented accommodation having atleast fifty tents alongwith bathroom and toilet facilities;
- restaurant;
- Holiday resort providing sports and recreational facilities, riding, swimming and social amenities with boarding and lodging arrangements, in cottages;
- Amusement park providing various types of rides, games and amusement for children as well as adults;
- Safari park developed with the permission of the Forest Department;
- Aerial ropeway established under the prevailing rules and regulations."

2. The existing rule 14A shall be deleted.

3. In rule 15, after the existing expression, "Film Studios and amusement parks" and before the expression "and petrol pumps" the expression "hospital, Diagnostic Centre, Nursing Homes and Tourism unit" shall be inserted.

4. In the existing clause (a),(b),(c), (d),(e), (f) and (g) of sub-rule (2) of rule 17, for the expression "Rs.1500" in clause (a) and for the expression, "Rs.7500" in clause (b) to (g) the expression "Rs 2650" and "Rs. 10,000" shall be substituted respectively.

5. For the existing schedule to the rule 17(4) appended to the said rules, following shall be substituted; namely:—

SCHEDULE 10, RULE 17(4)

S.No.	Category of persons	Plot size not exceeding in sq. meters.	Rate to be charged
1	Low Income Group (A) (Economically weaker section whose income does not exceed Rs.1250 P.M.)	45	25% of reserve price

67

जपान (१)

जपान विभाग, जूलाई ३, १९९७

62

Income group-B		
whose income is Rs. 1251 to Rs. 2650 P. M.	45 to 90	60% of Reserve price
Middle income group whose income is Rs. 2651 to Rs. 5000 P. M.	91 to 220	Reserve price
Middle group-A	221 to 270	15% of Reserve price
whose income is Rs. 5001 to Rs. 7500 P. M.		
Middle Income Group-B whose income is Rs. 7501 to Rs. 10,000 P. M.	271 to 350	130% of Reserve Price
Higher Income Group whose income is more than Rs. 10,000 P. M.	A' 351 to 400 B' 400 to 750	150% of Reserve Price 200% of Reserve Price

By order of the Governor
महाराज साहू
Secretary to Government

Government Central Press, Jaipur

रियायती दर पर आवंटन के लिए हकदार नहीं होगा।”

- (ii) नियम 17 के उप-नियम (6) के विद्यमान खण्ड (क) के स्थान पर निम्नलिखित खण्ड प्रतिस्थापित किया जायेगा;

“(क) कोई व्यक्ति जिसे रियायती दर पर कोई मुखण्ड आवंटित किया गया है, आवंटन की तारीख से 10 वर्ष के अवसम के पूर्व इस मुखण्ड का इस्तेमाल नहीं करेगा।

परन्तु यदि कोई आवंटित, आवंटन की तारीख से 10 वर्ष के अवसम के पूर्व अपना मुखण्ड-अन्तर्गत करने का आग्रह रखता हो तो वह संबंधित न्यास को वर्तमान में प्रचलित आरक्षित कीमत के 2.5% की दर से लेवी संदत्त करेगा।”

- (iii) उप-नियम (6) का विद्यमान खण्ड (ख) हटाया जायेगा।

- (1) उप-नियम (6) के विद्यमान खण्ड (ग) को (ख) के रूप में संशोधित किया जायेगा

2. विद्यमान नियम 20 के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा।

“20 विक्रय विलेख का दिया जाता :- भूमि का विक्रय विलेख न्यास द्वारा तब निष्पादित किया जायेगा जब क्रेता/आवंटित भूमि की पूरी कीमत जमा करा दे। भूमि का कब्जा केवल तब सौंपा जायेगा जब संबंधित न्यास द्वारा क्रेता/आवंटित को विक्रय विलेख जारी कर दिया गया हो।”

[सं. एफ 3(5)नवि/3/94]

ह.
उप-निर्देशावली,
नगरीय विकास एवं आवासन विभाग
शासन सचिवालय, जयपुर।

राज्यपाल के आदेश से,
(मन्मथ कुमार)
शासन उप सचिव

URBAN DEVELOPMENT DEPARTMENT.

NOTIFICATION

Jaipur, November 30, 1996

G. S. R. 136.—In exercise of powers conferred under Section 74 read with Section 43 and 60 of Rajasthan Urban Improvement Act, 1959. (Rajasthan Act No. 35 of 1959), the State Government hereby makes the following amendments in the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to the proviso to sub-section (2) of section 74 of the said Act that previous publication of these rules is dispensed with.

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भाग 4 (ग)

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राजस्थान राज-पत्र, फरवरी 19, 1997

251 (3)

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

AMENDMENT

In the said rules,

1. Amendment in rule 17 :-

- (i) In the existing sub-rule (2) of rule 17, following proviso shall be added.

"Provided that if an allottee transfers his plot/house before expiry of 10 years from the date of allotment then such allottee shall not be entitled for allotment at concessional rate in future".

- (ii) For the existing clause (a) of sub-rule (6) of rule-17 the following clause shall be substituted :

"(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.

Provided that if an allottee intends to transfer his

plot before the expiry of 10 years from the date of allotment, he shall pay levy at the rate of 2.5% of present prevailing reserve price to the concerned trust".

- (iii) The existing clause (b) of sub-rule (6) shall be deleted.

- (iv) The existing clause (c) of sub-rule (6) shall be numbered as (b).

2. For the existing rule-20 the following shall be substituted ;

"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.

[No. F. 3 (5) UDH/94]

By the orders of Governor

(Manmath Kumar)

Dy. Secretary to Govt.
Urban Development Department.

राजकीय मुद्रणालय, जोधपुर।

के स्थान पर

श्रावस्ति किया
स्थान के पूर्व द्वार

अवसान के पूर्व
रास को वर्तमान

11

रूप में संशोधित

या जायेगा।

लख न्यास द्वारा
हरी कीमत जमा
न्यास द्वारा

5) नविनि/3/94

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URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

76

Jaipur, November 18 1997

G.S.R. 73.—In exercise of powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No.35 of 1959), the State Government hereby makes the following amendment further to amend the Rajasthan Urban Improvement trust (Disposal of Urban Land) Rules, 1974 and with reference to proviso to Sub-section (2) of section 74 of the Rajasthan Urban Improvement Act, 1959 orders, that, previous publication of these rules is dispensed with as the State Government considers that in public interest they should be brought into force at once, namely:—

AMENDMENT

In the said Rules

In clause (c), sub-rule (6) of rule 17, the word "three years" shall be substituted by word "five years".

[No. 7363 of 1997]

Government Central Press, Jaipur

ग्रह्य—VIII

नियम 6

स्थायी समिति के निर्वाचित अध्यक्षों की सूची का नाम :

पंचायत राज संस्था का नाम :

क. रं.

स्थायी समिति का नाम

अः गङ्गा

दिनांक

स्थान

निवृत्ति अधिकारी के तः 11/11/11

[संख्या एक. 4 () पराविस्थापित समिति बनायी।]

राज्यपाल महोदय

7. 4000

निदेशक एवं निर्माता

पंचायती राज

क्यापन साधना

राजकीय मुद्रणालय, अलवर ।

विशेषांक

RAJBIL/2000/1717
RAJASTHAN GAZETTE
Extraordinary

Published by Authority

26 बुधवार, 18 अक्टूबर 1922--प्रवचन 18, 2000
26, Wednesday, Saka 1922--October 18, 2020

भाग (२)

उत्तर :- (I)

साधारण कानूनी नियम ।

DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, September 22, 2000

in exercise of the powers conferred by section 74 of the Rajasthan Urban Improvement Act, 1974 and orders with reference to the said Act, that the Government hereby makes the following rules:

With and without

the Rajastan Urban Improve-
ment and Land (Reform) of
Act, 2000. (Urban Land) Amendment)

They shall come into force at once.

Amendment of rule 7--

the existing sub-rule (1) of rule 7 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, after referred to in the said rules, following shall be added, namely:—

that the State Government shall have powers to permit charging urban a assessment on such rates.

116(2)

राजस्थान राज-पत्र, अक्टूबर 18, 2000

and conditions as may be specified by the Government on merits of each case, where the same is under rule 18."

(3) Amendment of rule 18—

After the existing clause (c) of sub-rule (2) of the said rules, following proviso shall be added—

Provided that the State Government may, in the Department of the State Government from the cost of land and other charges under clause (c) of sub-rule (2) of the said rules.

[No. F. 11 (1)]

By Order of the

श्रीराम मोदी

Dy. Secretary to Govt.

Government Central Press, Jaipur

राजस्थान राज-पत्र

विशेष गंक

RAJBH/2000/1717

RAJASTHAN GAZETTE

Extraordinary

साधिकार प्रकाशित

Published by Authority

आश्विन 26, बुधवार, शके 1922—अक्टूबर 18, 2000
 Asvina 26 Wednesday, Saka 1922—October 18, 2000

भाग 4 (ग)

उप-खण्ड I

जो गण सभ्य राज्य अधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, अधिसूचनाओं आदि को सम्मिलित करते हुए) सामान्य सार्वजनिक नियम।

क. ग. क-2 विभाग

युद्धि-पत्र

जयपुर, अक्टूबर 17, 2000

विषय:— राजस्थान राज्य अभियांत्रिकी सेवा (संयुक्त प्रतियोगी परीक्षा द्वारा सीधी तौर) नियम, 1991 में संशोधन बाबत।

1. ग. 5 (4) का ग. क-2/38 :— इस विभाग की समसंख्यक अधिसूचना 11-5-1999, जो ग. क-2-6-1999 के राजस्थान के असाधारण राजपत्र (1) में जी. एम. अ. 35 के अधीन पृष्ठ संख्या 51 (1) से 51 (4) तक है, में—

अभियुक्तों की सूची में उल्लिखित अभिव्यक्ति "राजस्थान के राज्य-पाल" एवं "राज्य-अभियांत्रिकी सेवा" के मध्य अभिव्यक्ति "राजस्थान" पढ़ी जावेगी एवं शब्द "है" तथा "अर्थात्" के मध्य आये शब्दों के चिन्ह "()" को चिन्ह कोमा "," के रूप में पढ़ा जावेगा।

2. ग. 1 के अधीन क्रम संख्या "(1)" एवं अभिव्यक्ति "इन नियमों" के मध्य आये शब्दों के चिन्ह "()" को विलोपित किया जावेगा तथा पैरा (1) में उल्लिखित अभिव्यक्ति "राजस्थान" व "अभियांत्रिकी" के मध्य आये शब्द "राज्य" पढ़ा जावेगा।

3. पैरा 2 में अभिव्यक्ति "नियम कहा गया है" के आगे उल्लिखित श्रीराम चिन्ह "()" को शब्द के चिन्ह "()" के रूप में पढ़ा जावेगा।



भाग ६ (ख)

जिला बोर्डों, परिषदों एवं नगर आयोगों सम्बन्धी विज्ञप्तियाँ आदि

नगरीय विकास विभाग

अधिसूचना

जयपुर, अक्टूबर २३, २०००

संख्या प. ४ (१२) नविवि/३/९६ :- राजस्थान परिसर (किराया निरक्षण एवं बेदखली अधिनियम, १९५० (१९५० का राज्य सरकार का अधिनियम संख्या १७) की धारा २ की उप धारा ३ के द्वारा प्रदत्त शक्तियों के प्रयोग में राज्य सरकार को समाधान हो गया है कि ऐसा करना लोकहित में समीचीन है। अतः राजपूत समा छात्रावास संस्थान, बांसवाड़ा को राजस्थान परिसर (किराया नियंत्रण एवं बेदखली अधिनियम, १९५०) की धारा २(३) के अन्तर्गत स्थितिता प्रदान की जाती है।

राज्यपाल की आज्ञा से,
बी. डी. गुप्ता
उप शासन सचिव।

आदेश

जयपुर, अक्टूबर २४, २०००

संख्या प. ५ (३) नविवि/३/९९ पार्ट :- राजस्थान नगर विकास न्यास अधिनियम, १९५९ की धारा ७४ एवं राजस्थान नगर विकास न्यास (शहरी भूमि निस्तारण) नियम १९७४ के नियम २९ के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए यह निर्देश प्रदान किये जाते हैं कि जिन लीज होर्डर्स पर अरबन प्रसेसमेंट रेंट की राशि दकाया है ऐसे लीज होर्डर्स द्वारा सम्पूर्ण बकाया राशि ३१-१२-२००० तक एक साथ जमा कराये जाने पर लीज पर देय न्यास की राशि में ५१% की छट्टान की जाएगी।

श्रीराम मीश्रा
उप शासन सचिव।

अधिसूचना

जयपुर, अक्टूबर २८, २०००

संख्या प. ९ (६३) नविवि/३/८१ :- राजस्थान नगर सुधार अधिनियम, १९५९ (१९५९ का अधिनियम संख्या ३५) की धारा ४३ और ६० के साथ पठित धारा ७४ द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार, राजस्थान नगर सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, १९७४ को और संशोधित करने के लिए इसके द्वारा निम्नलिखित नियम बनाती है और उक्त अधिनियम की धारा ७४ की उप धारा (२) के परन्तुक के प्रति निर्देश से आदेश देती है कि इन नियमों को पूर्व प्रकाशन से अभिमुख किया जाता है क्योंकि राज्य सरकार का यह विचार है कि लोकहित में इन्हें तुरन्त प्रवृत्त किया जाना चाहिए, अर्थात् :-

- संक्षिप्त नाम और प्रारम्भ :- (१) इन नियमों का नाम राजस्थान नगर सुधार न्यास (नगरीय भूमि का निर्वर्तन) (संशोधन) नियम २००० है।
(२) ये तुरन्त प्रवृत्त होंगे।
- नियम ७ का संशोधन :- राजस्थान नगर सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, १९७४, जिसे इसमें आगे उक्त नियम कहा गया है, के नियम ७ के विद्यमान उप नियम (१) के पाँचवाँ निम्नलिखित परन्तुक जोड़ा जायेगा, अर्थात् :-

“परन्तु जहाँ भूमि नियम १८ के अधीन आवंटित की जाती है वहाँ राज्य सरकार को, ऐसी दरों, निम्नगणों और शर्तों पर, जो राज्य सरकार द्वारा प्रत्येक मामले के गुणागुण के आधार पर विनिर्दिष्ट की जाये, नगरीय निर्धारण प्रभावित करने की अनुज्ञा देने की शक्तियाँ होंगी।”

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राजस्थान राज-पत्र, नवम्बर 2, 2000

भाग 6 (ख)

3. नियम 18 का संशोधन:—उक्त नियमों के नियम 18 के उप नियम (2) के विद्यमान खण्ड (ग) के पश्चात् निम्नलिखित परन्तुक जोड़ा जायेगा, अर्थात् :-

“परन्तु राज्य सरकार, भूमि की लागत और खण्ड (क) से (ग) तक के अधीन के अन्य प्रमारों के संदाय से राज्य सरकार के किसी भी विभाग को छूट दे सकती।”

राज्यपाल के आदेश से,
श्रीराम मीणा,
जाने उप सचिव।

राज्य केन्द्रीय मुद्रापानन, जयपुर।

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राजस्थान राज-पत्र	Regd. No. RJ, 2777/93
विशेषांक	RAJASTHAN GAZETTE
साप्ताहिक, सप्ताहिक	Extraordinary
	Published by Authority
माघ ९, सोमवार, शके १९२२--जनवरी २०, २००१	
Magha 9, Monday, Saka 1922--January 20, 2001	

भाग ४ (ग)
 उपखण्ड (१)
 कोर तथा अन्य राज्य प्रविकारियों द्वारा जारी किए गए (सामान्य)
 विधियों आदि को सम्मिलित करते हुए सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION
 Jaipur, January 20, 2001.

38.—In exercise of the powers conferred by Section 74 of the Rajasthan Urban Improvement Act, No. 33 of 1959, the State Government hereby makes the rules further to amend the Rajasthan Urban Improvement (Disposal of Urban Land) Rules, 1974 and orders with reference to sub-section (2) of section 74 of the said Act that previous of these rules is dispensed with, as the State Government that in the public interest, it should be brought into force at once:—

Short title and commencement.—(i) These rules may be called Rajasthan Urban Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2001.

They shall come into force with immediate effect.

Amendment of rule 2.—In rule 2 of the Rajasthan Urban Improvement (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the rules, after the existing clause (10 B), following new clauses (10-D) shall be added, namely:—

(10-D) "Multiplex units" means a building which contains one or more than one cinema hall, meeting space along with recreational facilities, including meetings, cultural

activities and exhibitions.

3. Amendment of rule 7:—in rule 7 of the

(i) in existing sub rule (1) of rule 7 after the words "homes" and before the expression "Public" the words "Tourism Unit, Multiplex Unit and" are inserted.

(ii) In sub-rule (5), following proviso shall be inserted.

"Provided that Government may exempt from the provisions of this rule any premises of urban area where rent together with interest are deposited."

[No.]

By Order of

Government Central Press, Jaipur

राजस्थान राज-पत्र

विशेष

साधिकार प्रकाशित

Regd. No. JP/GPO/33

RAJASTHAN GAZETTE

Extraordinary

Published by Authority

भाग 18, बुधवार, साके 1922—करवरी 7, 2001

Bagha 18, Wednesday, Saka 1922—February 7, 2001

भाग 4 (ग)

उप-खण्ड (I)

कार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये नियमों तथा उप-विधियों आदि को सम्मिलित करते हुए सामान्य कानूनी नियम।

उपनिवेशन विभाग

अधिसूचना

जयपुर, जनवरी 10, 2001

आर. 90:—राजस्थान उपनिवेशन अधिनियम, 1954 (राजस्थान अधिनियम सं. 27) की धारा 7 के साथ पठित नियमों का प्रयोग करते हुए राज्य सरकार राजस्थान में गांधी नहर उपनिवेश क्षेत्र में सरकारी भूमि का आवंटन अधिनियम, 1975 को और संशोधित करने के लिए, इसके द्वारा नियम बनाती है, अर्थात्:—

अभिप्रेत नाम और प्रारम्भ:—(1) इन नियमों का नाम उपनिवेशन (इंदिरा गांधी नहर उपनिवेश क्षेत्र में सरकारी भूमि का आवंटन तथा विक्रय) (संशोधन) नियम, 2001 है।

(2) ये तुरन्त प्रवृत्त होंगे।

अधिनियम 20 का संशोधन:—राजस्थान उपनिवेशन (इंदिरा गांधी नहर उपनिवेश क्षेत्र में सरकारी भूमि का आवंटन तथा विक्रय)

1	2	3	4	5
17.	533	8	"प्र.प-पत्र"	"प्र.प-IV"
18.	533	24	"प्र.प-पत्र"	"प्र.प-IV"
19.	534	14	"प्र.प-पत्र"	"प्र.प-IV"
20.	538	9	"प्र.प-पत्र"	"प्र.प-IV"
21.	539	20	"2002"	"99-249"
22.	545	22	"50,000,000"	"2001"
23.	545	28	"6000000"	"5000000"
24.	545	29	"840000"	"60000"
25.	550	1	"संयुक्त-पत्र"	"84000"
26.	550	16	"पत्र-पत्र"	"संयुक्त-पत्र"
27.	550	17	"तीन-लाख"	"(iii)"
28.	551	21-22	"एक.4(1) एकड़/टेकस डि.वि/2000-302 विनांक 30.3.2000"	"पांच लाख"
29.	567	1	"संगम"	"एक.4(12) एकड़/टेकस डि.वि/2001-48 विनांक 29-03-2001"
30.	568	11	"संगम"	"संगम"
31.	568	12	"टेकसटाईली"	"संगम"
32.	569	5	"20"	"बीनी"
33.	569	7	"20"	"20"

उक्त संशोधन 29.3.2001 से प्रभावी होगा।

[संख्या प. 4 (12) वि.रत/कर/2001]

राज्यपाल के आदेश से
डा. गोविन्द शर्मा,
विशेष शासन सचिव, वित्त (राजस्व)।

राजकीय मुद्राभण्डार, उदयपुर।



राजस्थान राज-पत्र
विशेषांक

RAJBIL/2000/1717
RAJASTHAN GAZETTE
Extraordinary

साधिकार प्रकाशित

Published by Authority

वैशाख 1, शनिवार, शके 1923--अप्रैल 21, 2001
Vaisakha 1, Saturday, Shaka 1923--April 21, 2001

भाग 4 (ग)
उप-खण्ड (I)

राज्य सरकार नया राज्य राज-पत्र-प्राधिकारियों द्वारा जारी किये गये
(सामान्य आदेशों, उपविधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, April 13, 2001

G.S.R.2:—In exercise of the powers conferred by section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act that the previous publication of these rules is dispensed with, as the state Government considers that in the public interest, they should be brought into force at once, namely:—

1. *Short title and commencement.*—(i) These rules may be called the Rajasthan Urban Improvement Trust (Disposal of Urban Land) (Second Amendment) Rules, 2001.

(ii) They shall come into force with immediate effect.

2. *Insertion of rule 15-B.*—After the existing rule 15-A of the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules, the following new rule 15-B shall be inserted, namely:—

"15-B. Notwithstanding anything contained in these rules, land may be allotted with the prior approval of the State Government

25

3(2)

राजस्थान राज-पत्र, अक्टूबर 21, 2001

पृष्ठ 4 (ग)

for infrastructure projects which includes power-plant, telecommunication, transport facilities, tourism units, public utilities, information technology, water supply, technical educational institutions, waste disposal project, on such terms and conditions and at such rates as may be determined by the State Government from time to time.

3. Amendment of rule 17.—In rule 17 of the said rules;

(i) in clause (1) of sub rule (2), after the existing expression "ex-serviceman and their families", the expression "and Border Reserve Police Force, Central Industrial Security Force and Central Reserve Police Force Personnel" shall be inserted.

(ii) In clause (b) of sub rule (3), after the existing expression "ex-serviceman and their families", the expression and "Border Security Force, Central Industrial Security Force and Central Reserve Police Force personnel" shall be inserted.

(iii) In sub clause (i) of clause (b) of sub rule (3), after the existing expression "borders of the country", the expression "and to the widows and dependents of Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel, who have lost their lives while performing their duties" shall be inserted.

(iv) In sub clause (ii) and (iii) of clause (b) of sub rule (3), between the existing expressions, "army" and "personnel", the expression "Border Security Force, Central Industrial Security Force and Central Reserve Police Force" shall be inserted.

(v) In the existing proviso to sub rule (5), the existing expression "90 days" shall be substituted by the expression "60 days".

(vi) In clause (b) of second proviso to sub rule (5), the existing expression, "19%" shall be substituted by the expression "10%".

(vii) After the existing clause (iii) of sub rule (5), a new clause (iii) shall be inserted as follows :

"(iii) If the trust in its interest, refers the case to the State Government for such reconsideration."

4 (ग)

राजस्थान राज-पत्र, अक्टूबर 21, 2001

3(3)

expenses, if any, plus interest and penalty, as provided in clause (1) above."

(viii) In proviso to clause (a) of sub-rule (6), the existing expression "2.5%" shall be substituted by the expression "5%".

(ix) After the existing sub rule (6), following new sub-rule (7) shall be inserted,

"(7) (i) If a person who purchases the land through public auction for residential or commercial purposes, has not constructed a building within three years from the date of the execution of the lease deed, he shall pay levy at the rate of 2.5% per year of the present prevailing rate of interest to the concerned trust up to ten years and if building has still not been constructed, the allotment of the land shall stand cancelled.

(ii) The land purchased, through auction shall not be transferred, without giving information of such transfer to the trust and after making full payment of the lease rent and penalty otherwise the trust shall not recognise the transfer."

4. Insertion of new rule 17-A and 17-B :—After the existing rule 17, of the said rules, following new rules 17-A and 17-B shall be inserted, namely :—

"17A. 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 on the following concessional rates :—

	1	2	3	4	5
1.	Freedom Fighters			Upto 220 Sqr. Mtrs.	50% of the reserve price.
	Gallantry Award Holders:				
(i)	Paramveer Chakra			220 Sqr. Mtrs.	10% of the reserve price.
				Maximum	
(ii)	Mahaveer Chakra			220 Sqr. Mtrs.	25% of the reserve price.
				Maximum	

3(4)

राजस्थान राज-पत्र, अप्रैल 21, 2001

Medal Winners :	4	5
(i) Player who gets Medal in Olympics	220 Sqr. Mtrs. Maximum	10% of the reserve price.
(ii) Player who get Medal in Asiad or Commonwealth or Arjun Award holders. President Awardee Teachers	220 Sqr. Mtrs. Maximum	50% of the reserve price.
4.	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.

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 Committee constituted under rule 12, on such terms and conditions as may be determined by the State Government.

5. Amendment of rule 18.—In the existing proviso of Sub-rule (1) of rule 18 of the said Rules, the expression "that lands for schools and other public and charitable institutions may be allotted on payment of 50% of the sanctioned reserve price" shall be substituted by the expression "that land for public and charitable institutions may be allotted by the trust on payment of residential reserve price".

6. Amendment of rule 19.—In clause (3) of rule 19 of the said rules, the existing expression "on the reserve price" shall be substituted by the following expression:

"On the residential reserve price plus 25% of such reserve price or at such rate as decided by the State Government in each case".

(No.F.9 (53)UD/3/8/PI)

By Order of the Governor,
हस्ताक्षर अथवा
Dy. Secretary to Government.

Government Central Press, Jaipur.

राजस्थान राज-पत्र

विशेष

साधिकार प्रकाशित

Regd. No. RJ. 33/97

RAJASTHAN GAZETTE

Extraordinary

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वैशाख 1, शनिवार, साके 1923—अप्रैल 21, 2001

Vaisakha 1, Saturday, Saka 1923—April 21, 2001

भाग 4 (ग)

उप-खण्ड (I)

राज्य सरकार तथा अन्य राज्य-प्रधिकारियों द्वारा जारी किये गये (सामान्य छावने, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

कानून (क-2) विभाग

अधिलेखना

जयपुर, अप्रैल 13, 2001

जी. एस. आर. 3: भारत के संविधान के अनुच्छेद 309 के परन्तुक द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, राजस्थान के राज्यपाल, राजस्थान उद्योग सेवा नियम, 1960 में और संशोधन करने के लिए इसे द्वारा, निम्नलिखित नियम बनाते हैं, यथा:-

1. (i) इन नियमों का नाम राजस्थान उद्योग सेवा (संशोधन) नियम, 2001 है।

(ii) ये तुरन्त प्रभाव से प्रवृत्त होंगे।

2. अनुसूची-I का संशोधन :- राजस्थान उद्योग सेवा नियम, 1960 (जिसे इनमें से पहले पदनाम उक्त नियम कहा गया है) से संलग्न अनुसूची-I की कम्प संख्या 3 के सामने स्तम्भ संख्या 5 में आये विद्यमान प्रविष्टि-

"3. आर्थिक विस्तार" के स्थान पर अभिलेखित "अर्थोत्पन्न लक्ष्य" प्रतिस्थापित की जायेगी।

3. अनुसूची द्वितीय का संशोधन :- उक्त नियमों से संलग्न द्वितीय अनुसूची की विद्यमान कम्प संख्या 4 (घ) और उक्त प्रविष्टि हटाई जायेगी और उक्त विद्यमान कम्प संख्या 4 (ङ), 4 (च), 4 (छ), 4 (ज) और 4 (झ) की कम्प संख्या: 4 (घ), 4 (ङ), 4 (च), 4 (छ) और 4 (ज) के रूप में पुनः संख्यांकित किया जायेगा।

(संख्या ग. 1 (4) कानून/क-2/2001)

राज्यपाल के आदेश और नाम से,
एन. एन. शर्मा,
उप-सचिव।

12/1/00
 राजस्थान में 5 अंशों में राजस्थान के विविध कि. 1 के क.
 कि. 12 "प्रति" 2000 में 2000 के विविध कि. 1 के क.
 राजस्थान में 5 अंशों में राजस्थान के विविध कि. 1 के क.
 राजस्थान में 5 अंशों में राजस्थान के विविध कि. 1 के क.
 राजस्थान में 5 अंशों में राजस्थान के विविध कि. 1 के क.
 राजस्थान में 5 अंशों में राजस्थान के विविध कि. 1 के क.

राजस्थान
 राजस्थान
 राजस्थान
 राजस्थान (5-क) राजस्थान
 राजस्थान, राजस्थान राजस्थान

राजस्थान, राजस्थान राजस्थान

राजस्थान राज-पत्र	RAJBIL/2000/1717
विशेषांक	RAJASTHAN GAZETTE Extraordinary
साधिकार प्रकाशित	Published by Authority
भाग 2 बुधवार, शनि 1923-अगस्त 24, 2001 Bhadra 2, Friday Saba 1923-August 24, 2001	

भाग 4 (ग)
 उप-खण्ड (I)

राजस्थान राज्य-प्राधिकारियों द्वारा जारी किये गये
 विधियों आदि को सम्मिलित करते हुए सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT
 NOTIFICATION

Jaipur, August 16, 2001.

In exercise of the powers conferred by section 74 read with sections 54 and 60 of the Rajasthan Urban Improvement Act, 1959 (1959), the State Government hereby makes the following Rules to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section 74 of the said Act that the previous publication of these Rules is dispensed with, as the State Government considers that in the public interest, they should be brought into force at once.

Title and commencement.—(i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Third Amendment) Rules, 2001.

They shall come into force at once.

Insertion of rule 5-A.—After the existing rule 5 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said Rules, the following new rule 5-A shall be inserted,

A. Notwithstanding anything contained in these rules, the State Government in public interest may regularise the tenancies created the...

occupancy on short term basis or otherwise upto

200

20

31

31-12-1990, for a period of 97 years from the date of the grant of tenancy/license on such premium and lease determined and in accordance with procedure as may be determined by the Government from time to time."

3. Insertion of rule 31.—After the existing rule 30 of the Rules, the following new rule 31 shall be inserted, namely:

"31. Power to relax rules.—In exceptional cases where the Government is satisfied that operation of these Rules would cause hardship in any particular case or where the State is of the opinion that it is necessary or expedient to do so, may relax the provisions of the Rules in respect of the price, interest, size of plot/strip of land, extent and subject to such conditions as it may deem fit, necessary for dealing with the case in a just and equitable manner."

[No. F.9(2)U]

By Order of the

एक: एक

Deputy Secretary to

Government Central Press, Jaipur.

राजस्थान राज-पत्र

विशेषांक

प्राधिकार प्रकाशित

RAJBIL/2000/1717
RAJASTHAN GAZETTE

Extraordinary

Published by Authority

भाद्र 2, शुक्रवार, शके 1923— अगस्त 24, 2001

Bhadra 2, Friday, Saka 1923—August 24, 2001

भाग 4 (ग)

उप-खण्ड (II)

तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये कानूनी आदेश तथा अधिसूचनाएँ।

परिवहन विभाग

अधिसूचना

जयपुर, अगस्त 24, 2001

150:—मोटर यान अधिनियम, 1988 (1988 का केन्द्रीय अधिनियम) की धारा 67 की उप-धारा (1) के खण्ड (i) द्वारा प्रदत्त प्राधिकरण करते हुए तथा उक्त उप-धारा के खण्ड (क) से (घ) तक की उप-धारा में रखते हुए राज्य सरकार, राज्य परिवहन प्राधिकरण एवं राज्य प्राधिकरणों को एतद्वारा निम्नलिखित निर्देश जारी करती है,

निर्देश

राज्य सरकार को समाधान हो गया है कि इस प्रकार की परिस्थितियाँ अत्यधिक कारण अनन्यतः एक जिले के क्षेत्र के भीतर चलाई जाने वाली यात्रा से पूर्व की विदेश में निर्मित विन्टेज कार (टैक्सी) के भाड़े की कमी करना आवश्यक हो गया है।

राज्य सरकार अब निर्देश देती है कि राज्य परिवहन प्राधिकरण/राज्य प्राधिकरण अनन्यतः एक जिले के क्षेत्र के भीतर चलाई जाने वाली यात्रा से पूर्व की विदेश में निर्मित विन्टेज कार (टैक्सी) का भाड़ा घटा करेगी:-

10/- प्रति किमी. या रु. 2000/- पूरे दिवस के लिए।

1200/- आधे दिन के पैकेज के लिए।

[संख्या एक. 7 (71)/परि/नियम/मु./पार्ट-II]

राज्यपाल के आदेश से,

ओ. पी. सहाय,

शासन उप सचिव,

परिवहन विभाग, राजस्थान, जयपुर।

राजस्थान राज-पत्र
विशेषांक

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भाग 4 (ग).

उप खण्ड (I)

सरकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य
विधि, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कावूनी नियम ।

URBAN DEVELOPMENT DEPARTMENT.

NOTIFICATION

Jaipur, May 7, 2002

R. 23.—In exercise of the powers conferred by section 43 and 60 of the Rajasthan Urban Improvement Trust (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to sub-section (2) of section 74 of the said Act that the previous operation of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force from the date, namely:—

Short title and commencement.—(i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Second Amendment) Rules, 2002.

(ii) They shall come into force with immediate effect.

2. Amendment of rule 2.—In clause (9) of rule 2 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules, for the word "committee", the word "Trust" shall be substituted.

3. Amendment of rule 6.—In rule 6 of the said rules, for the words "Committee referred to in rule 12 of these rules", the word "Trust"

1. Amendment of rule 12.-- For the existing rule 2 of the said rules the following shall be substituted, namely:--

(1) Fixing of Minimum Premium (Reserve price or fixed price) (1) Minimum premium (Reserve price or fixed price) for urban land shall be determined by the Trust after considering the cost of development

(2) The reserve price (minimum premium) determined by the Trust for disposal of land shall be the sanctioned reserved price or the scheme price (minimum premium) at which the land shall be disposed of by the Trust:

Provided that the reserve price of the land meant for commercial use shall not be less than twice the reserve price determined for land meant for residential use.

(3) The reserve prices fixed under sub-rule (1) shall be valid for a period not exceeding three years and no sale or allotment of land shall be done after the expiry of 3 years unless the reserve price has been refixed by the Trust. The Trust concerned shall before expiry of three years take action to get the reserve price refixed:

Provided that if no such refixation has been done within three years, an automatic upward revision of 10% shall be assumed and the reserve price refixed accordingly for the next three years or 10% whichever is higher when price is refixed by the trust whichever is higher.

(4) All the proceedings of meeting of the Trust shall be sent to the Secretary to the Government in the Urban Development Department.

5. Amendment of rule 13.-- In rule 13 of the said rules for the word "Committee" the word "Trust" shall be substituted.

6. Amendment of rule 17 B.-- In rule 17 B of the said rules, for the words "Committee Constituted under rule 12" the word "Trust" shall be substituted.

(No.F.9(15)UD/3/2001.)

By Order of the Governor,
पंच, एस. शर्मा,
Deputy Secretary to Government.

Government Control

राजस्थान राज-पत्र
विशेषांक

RAJBIL/2000/1717
RAJASTHAN GAZETTE
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Vaisakha 20, Friday, Saka 1924—May 10, 2002

भाग 4 (ग)

उप-खण्ड (I)

प्रकार तथा अन्य राज्य-प्राधिकारियों द्वारा जारी किये गये (सामान्य नियम, उपविधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम ।

GENERAL ADMINISTRATION (Gr.II) DEPARTMENT
NOTIFICATION

Jaipur, May 10, 2002

G. S. R. 24.—In exercise of the powers conferred by Article 309 of the Constitution of India, the Governor of Rajasthan hereby makes the following rules further to the Rajasthan Civil Services (Allotment of Residential Accommodation) Rules, 1958, namely:--

1. Short title and commencement.-- (i) These rules may be called the Rajasthan Civil Services (Allotment of Residential Accommodation) (Amendment) Rules, 2002.

(ii) They shall come into force with immediate effect.

2. Amendment Rule 3.— After the existing clause (c) and before clause (d) of Rule 3 of the Rajasthan Civil Services (Allotment of Residential Accommodation) Rules, 1958, hereinafter referred to as the said rules, the following new clause (cc) shall be inserted, namely:--

"(cc) 'Market rate of rent' means rent as assessed by Public Works Department, from time to time."

3. Amendment of Rule 12.— In rule 12 of the said rules, (i) in clause (b), the existing expression "after the second month" shall be substituted by the expression



राजस्थान राज-पत्र

विशेषांक

साधिकार प्रकाशित

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भाग 6 (ख)

जिला बोर्डों, परिषदों एवं नगर आयोजना सम्बन्धी विज्ञप्तियां आदि।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, January 15, 2002

No. F9(15)UD/3/2001.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act that the previous publication of these rules is dispensed with, as the State Government considers that in public interest, they should be brought into force at once, namely:—

1. **Short title and commencement.**—(i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2002.

(ii) They shall come into force with immediate effect.

2. **Amendment of rule 2.**—In rule 2 of Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 hereinafter referred to as the said rules.

(i) after the existing clause (1) and before clause (2), the following new clause (1-A) shall be inserted, namely:—

"(1-A) **"Allotment"** means allotment of land or building under these rules and shall also include the regularization of land or building made under these rules;"

(ii) after the existing clause (6) and before clause (7) the following new clauses (6A), (6B), (6C), (6D), (6E), (6F), (6G), (6H), (6I), (6J), (6K), (6L), (6M), (6N), and (6O), shall be inserted namely,—

"(6-A) **"Commercial Purpose"** means use of any land or premises for any trade or business and where use thereof is partly for commercial and partially for other purposes, in such cases the area, actually used for commercial purpose, shall be treated as commercial purpose and shall also include use of any such land or premises for shops, business offices, show-rooms, restaurants, banks, cinema and petrol pumps or for any other purposes as notified by the State Government from time to time;"

"(6-B) **"District Level Committee"** means the committee constituted by the State Government for a district from time to time under clause (j) of sub-rule (1) of rule 2 of the Rajasthan Stamp Rules 1955;"

"(6-C) **"Government"** & **"State"** means respectively the Government of Rajasthan and State of Rajasthan.

"(6-D) **"Land Revenue Act"** means the Rajasthan Land Revenue Act 1956 (Act No. 15 of 1956);"

- (6-E) **"Lease"** means a lease executed under these rules;
- (6-F) **"Land under Acquisition"** means the land notified under section 4 of the Land Acquisition Act, 1894 (Central Act No. 1 of 1894);
- (6-G) **"Institution"** means an establishment, organisation or association, formed for the promotion of some object especially one of public or general utility religious, charitable, educational or like nature etc;
- (6-H) **"Master Plan Area"** means the area covered by the Master Plan prepared and approved for any Urban area in accordance with the provisions of the Rajasthan Urban Improvement Act, 1959, (Act No. 35 of 1959) and the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982);
- (6-I) **"Medical Facilities"** shall include hospitals, diagnostic centres and nursing homes;
- (6-J) **"Periphery belt"** means the peripheral belt as indicated in the master plan or master development plan of a city or a town prepared under any law for the time being in force, and where there is no master plan or master development plan or where peripheral belt is not indicated in such plan, the area as may be notified by the State Government from time to time. Where any part of a Village falls within the peripheral belt, the whole village shall be deemed to be within the peripheral belt;
- (6-K) **"Public Utility Purpose"** means use of any premises or open land or play ground for a school, college, hostel, dharmashala, public guest house, religious place, gaushala, public park or any other place of public utility excluding use of medical facilities;
- (6-L) **"Semi Commercial Purpose"** means use of any land or premises exclusively for godowns, Medical facilities, tourism purpose;
- (6-M) **"Society"** means a Housing Co-operative Society formed and registered under the Rajasthan Co-operative Societies Act, 1965 (Act No. 13 of 1965);
- (6-N) **"Tourism purpose"** means use of any land or premises establishment of Tourism Unit;
- (6-O) **"Residential Purpose"** means use of any premises for dwelling of human beings;
- (iii) After existing clause (10-D) and before clause (11), the following new clause (10E), shall be inserted, namely,—
- "(10-E) 'Urbanisable Limit'"** means that limit of the area specified as such in the Master Plan of a town or city in respect of which Master Plan has been notified and where there is no master plan, it is municipal limit of the area."

3. Amendment of rule 3.—In rule 3 of the said rules after the existing expression "rate under these rules" and before the existing expression "with further liability", the expression or by allotment of land in lieu of land on lease hold basis, shall be inserted.

4. Amendment of rule 4.—In rule 4 of the said rules:—

- (i) after the existing expression "Tenure of lease" and before the existing expression "sale of lease hold rights", the expression "Allotment or", shall be inserted.

(ii) after the existing expression "in land" and before the expression "shall be", the expression "and building" shall be inserted.

(iii) In the end of the existing rule 4 of the said rules, the following new proviso shall be inserted, namely:—

"Provided that the trust may with the previous sanction of the State Government grant lease for lessor period on such terms and conditions as may be determined by the State Government".

5. **Substitution of rule 6.**—For the existing rule 6 of the said rules, the following shall be substituted, namely:—

6. **Determination of Premium.**—(1) The premium (nazrana) shall ordinarily be determined by public auction but the amount of reserve or the minimum premium shall be the reserve price which shall be decided by the Committee referred to in rule 12 of these rules.

(2) The minimum premium (reserve price of fixed price) shall be worked out after adding the following items:

(i) cost of undeveloped land this would be subject to change to the extent of final cost of compensation determined by the competent court;

(ii) Cost of development based on the prevailing FWD Schedule of rates for the area;

(iii) 30% of the items (i) and (ii), to cover administrative and establishment charges; and

(iv) 20% of the items (i), (ii) and (iii), to cover maintenance costs for a period upto five years.

(3) An extra 10% and 20% of the price/premium shall be payable for "preferential" and "special preferential" plots respectively.

—For the purpose of this rule preferential and special preferential plots means the plots which are demarcated as such by the Trust."

6. **Amendment of rule 7.**—In rule 7 of the said rules,—

(i) after the existing sub-rule (2) the following new proviso shall be inserted, namely,—

"Provided that if the land/ building allotted under rule 18-B and 18-C has been transferred by way of sub-lease by the lessee, the above provision of increase on transfer in urban assessment shall not be applicable."

(ii) for the existing sub-rule (3) the following shall be substituted, namely,—

"3. (i) The Urban assessment shall be charged from the date, on which the possession of the plot/building shall be given.

(ii) Full urban assessment shall be charged on the plot after five years before which the construction of a house or a building shall be completed. for the first five years only half of the urban assessment shall be charged."

(iii) in clause (b) of first proviso of sub-rule (4), for the existing expression "10% of the collected amount", the expression "40% of the collected amount" shall be substituted.

- (iv) for the existing second proviso of sub-rule (4), the following shall be substituted, namely,—

"Provided further that the assessee may, if he so desires, one time urban assessment or ground rent which would be to eight times of full yearly urban assessment, including the amount in which the payment is made. Such a payment would exempt the assessee or transferee from further liability of payment of urban assessment on the leased property. Forty percent of the due amount may be retained by the Trust as a service charge for collection and sixty percent amount shall be deposited with the Government as Government receipts.

- (v) In sub-rule (5), the existing proviso shall be deleted.

7. Insertion of new rule 7-A.—After rule 7 and before rule-8 of the said rules, the following new rule 7-A shall be inserted, namely:—

"7-A. Power to reduce or remit urban assessment, interest or penalty. Notwithstanding anything contained in these rules, the State Government may in appropriate cases reduce or remit urban assessment and interest or penalty thereon, by a general order.

8. Amendment of rule 8.—In sub-rule (2) of rule 8 of the said rules the expression "and the area of such plots shall not be less than 270 Sq. meters and more than 400 Sq. meters", shall be deleted.

9. Amendment of rule 12.—In rule 12 of the said rules, after the existing sub-rule (5), the following new proviso shall be inserted, namely,—

"Provided that if no such refixation has been done within three years of the automatic upward revision of 10% shall be assumed and the price shall be refixed accordingly for the next three years only or upto the date when the price is refixed by the committee whichever is earlier."

10. Insertion of new rule 14-A.—After rule 14 and before rule 15 of the said rules, the following new rule 14-A, shall be inserted, namely:—

"14-A. Additional charges on failure to construct the building, transfer and surrender of land purchased through auction.—(1) If a person who purchases the land through public auction for residential or commercial purposes, has not constructed a building within three years from the date on which possession of land is handed over, he shall be liable to pay a sum of 2.5% per year of the present prevailing reserve price to the concerned trust upto ten years and if building has still not been constructed the lease of the land shall stand cancelled."

- (2) The land purchased through auction shall not be transferred without giving information of such transfer to the trust and before such transfer all dues of trust shall be paid.

11. Insertion of new rule 14-B.—After rule 14-A so inserted and before rule 15 of the said rules, the following new rule 14-B shall be inserted, namely:—

"14-B.—Disposal of land by inviting tenders or on fix rate.—Notwithstanding anything contained in these rules, the Trust may with the prior approval of the State Government

- (1) allot land in scheme area, on such terms and conditions as may deem fit to any association, company or developer for the execution of any scheme on behalf of the Trust;
- (2) dispose of its land by inviting tenders, on such terms and conditions as may be decided by the State Government.

(3) prepare scheme for allotment on fixed rate:

- (a) for establishing a market for and trade or business; or
- (b) for shifting any trade or business from congested area of the city; or
- (c) for rehabilitation of persons displaced from any area as a result of any development work in that area."

✓ 12. Amendment of rule 17.—In rule 17 of the said rules, the existing sub-rule shall be deleted.

13. Amendment of rule 17-A.—In rule 17-A of the said rules:—

- (i) after the existing expression "President awardee Teachers", and before the expression "on the following concessional", the expression "who are born in Rajasthan or bonafide residents of Rajasthan", shall be inserted;
- (ii) In serial number 2 of the table, for the existing expression "10%" and "25%" appearing in column number 4, the expression "50% and 50%" shall be substituted respectively;
- (iii) In serial number 3 of the table for the existing expression "10%" appearing in column number 4, the expression "50%" shall be substituted;
- (iv) at the end of the existing rule 17-A, the following new proviso shall be inserted namely:—

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

14. Insertation of rule 18-A, 18-B and 18-C.—After rule 18 and before rule 19 of the said rules, the following new rules 18-A, 18-B, and 18-C shall be inserted, namely:—

15. 18-A Allotment of undeveloped land to Public, charitable and other Institution.—(1) The Trust may with the previous sanction of the State Government.

- (a) allot any land acquired by the State Government and transferred to the trust, or
- (b) allot any land purchased by the Trust;

without undertaking or carrying on any improvement thereon, to Public and Charitable or any other institution on the following terms and conditions:—

- (i) that the institution shall be registered under the Rajasthan Co-operative Societies Act, 1965 (Act No. 13 of 1965) or the Rajasthan Public Trust Act, 1959;
- (ii) that the land shall be allotted to such institution on payment of the following price:—
 - (a) cost of land;
 - (b) 20 percent of the cost of land to cover administrative charges to the Trust; and
 - (c) cost of development, if any development has been undertaken by the Trust.
- (iii) that no land shall be allotted in the area which have commercial utility.

- (iv) that the land so allotted shall not be transferable either sale or otherwise to any one;
- (v) that the institution shall complete the construction of building for which the land is allotted within a period of years from the date of handing-over possession of the land;
- (vi) that where construction is not completed within the time prescribed under clause (v), allotment shall be liable to be cancelled. On cancellation of allotment such institution shall surrender the land back to the Trust immediately and the Trust may refund 3/4th of the cost of such land paid by the allottee and such institution shall not be eligible for allotment in future;
- (vii) that the land shall not be put to any commercial use;
- (viii) that the institution to whom land is allotted has not acquired land either by allotment or otherwise at any place in the State; and
- (ix) that on violation of any of the above conditions, allotment shall stand cancelled and land shall revert to the Trust.

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 the penalty at the rate of 5% of the price of land. If the institution fails to construct the building within such extended period, then the allotment of the land shall stand cancelled:

Provided further that in appropriate cases where construction is not completed in above extended period Trust 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 price of land for every year from the date of default of construction.

18-B Allotment of land for Group Housing Scheme etc.--(1) Trust may, with the prior approval of the State Government on such conditions as may be determined by it, allot land to group of persons or a society or association or a company or a builder for construction of houses for sections of the society on reserve price and on the lease hold basis for a period of 99 years.

"Provided that State Government may reduce the price on the merit of individual case."

- (2) After the 25% of the cost of the land is deposited by the allottee, possession of the land shall be handed over to him for development.
- (3) The lessee may further sub-let the developed land at the conditions and other provisions contained in the rules in so far as they relate to Trust, shall *mutatis mutandis* apply to sub-lessee also, if the land in question has been let out to them by the Trust.
- (4) The periods of the sub-lease by the lessee shall be determined by the State Government and shall not exceed in any case 99 years or period of original lease, whichever is less.

- (5) The sub-leases shall continue to be governed by all other terms and conditions prescribed in these rules or orders that may be issued in this behalf by the State Government from time to time.

18-C Allotment of land for Joint Venture Scheme.—(1) With the prior approval of the State Government on such conditions as determined by it, the Trust may allot land to a society or an association or a company or a builder or organisation for construction of houses for different categories of plot size on the basis of income group on the mutual agreement with the Trust on reserve price and on basis of lease hold for the period of 99 years:

Provided that State Government may reduce the price in appropriate case.

- (2) The lessee may further sub-let the developed land at the terms and conditions and other provisions contained in the rules and in agreement shall *mutatis mutandis* apply to sub-lessee also, as if the land in question has been let out to them by the Trust.

- (3) The periods of the sub-lease by the lessee shall be determined by it but shall not exceed in any case 99 years or period of original lease whichever is less.

- (4) The sub-leases shall be governed by all other terms and conditions prescribed in these rules or orders that may be issued in this behalf by the State Government from time to time.

15. Insertion of rule 19-B.—After the existing rule 19-A of the said rules, the following new rule 19B, shall be inserted, namely,—

"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.

16. Amendment of rule 31.—In rule 31 of the said rules, after the existing expression "Interest" and before the existing expression "size of plot" the expression "penalty, conditions imposed in relation to any allotment and" shall be inserted.

17. Amendment of Annexure-A.—In annexure-A appended to the said rules:—

- (i) in clause (d), for the existing expression "specified below" the expression "as fixed by the concerned trust" shall be substituted.
- (ii) the existing sub-clauses (i) to (ii), of clause (d), shall be deleted.
- (iii) in sub-clause (i) of clause (f), for the existing expression "30 days", the expression "60 days", shall be substituted;

59(1)

राजस्थान राज-पत्र, जुलाई 29, 2002

(iv) after the existing sub-clause (ii) of clause (f), the following new sub-clause (iii) shall be inserted, namely:—

✓ (iii) If the trust in its interest refers the case to the State Government for such regularisation or a purchaser applies to the Government stating the facts in detail for such regularisation, the Government may permit such regularisation on payment by the bidder, the outstanding amount of bid plus interest and charges provided in sub-clause (i) above.

18. Amendment of Annexure-"B".—In Annexure-B appended to the rules:—

✓ (i) in clause (1), after the expression "drawn" and before the expression "the committee", the expression "manually or by computer" shall be inserted.

✓ (ii) in clause (6), after the expression "drawing lots", and before the expression "two boxes", the expression "manullay", shall be inserted.

By Order of the Government

एच. एस. भारद्वाज

Dy. Secretary to Government

Government Central Press, Jaipur.

भूमि का निर्वर्तन) नियम, 1974, जिन्हें इसमें इसके पश्चात् उक्त नियम रूप में निर्दिष्ट किया गया है, के नियम-6 के पश्चात् नया, नियम अन्तःस्थापित किया जायेगा, अर्थात्:—

"6क. नगर सुधार न्यास की स्कीम चालू रखने के लिए नगर पालिका को भूमि की विक्रय कीमत का 15 प्रतिशत शेयर अन्तरित किया जायेगा।"

3. नियम-17 का संशोधन:—उक्त नियमों के नियम-17 में:—

(i) उपनियम (2) के खण्ड (क) में, विद्यमान अभिव्यक्ति "4000.00" के स्थान पर अभिव्यक्ति "6000.00" प्रतिस्थापित की जायेगी।

(ii) उपनियम (4) के विद्यमान शीर्ष के स्थान पर शीर्ष "व्यक्ति का प्रवर्ग, भूखण्डों का आकार, और कीमत", प्रतिस्थापित किया जायेगा।

4. अनुसूची का संशोधन:—उक्त नियमों से संलग्न अनुसूची में,—

(i). क्रम सं. 1 में, विद्यमान अभिव्यक्ति "1250/-" के स्थान पर अभिव्यक्ति "4000/-" प्रतिस्थापित की जायेगी।

(ii) क्रम सं. 2 में, विद्यमान अभिव्यक्ति "1251/-" और "4000/-" के स्थान पर क्रमशः अभिव्यक्तियाँ "4001/-" और "6000/-" प्रतिस्थापित की जायेगी :-

(iii) क्रम सं. 3 में, विद्यमान अभिव्यक्ति "4001/-" के स्थान पर अभिव्यक्ति "6001/-" प्रतिस्थापित की जायेगी।

(संख्या प. 9(63) नवविधि 13181)

राज्यपाल के आदेश से,

जी. पी. एस. शेखावत,
संयुक्त विधि परामर्शी।

URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

Jaipur, January 27, 2005.

G.S.R. 55.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act, that the previous publication of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force at once namely:—

1. Short title and commencement.—(i) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2005.

(ii) They shall come into force with immediate effect

2. Insertion of new rule 6A.—After rule 6 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 herein after referred to as the said rules, a new rule 6A shall be inserted as follows; namely:—

"6A. 15% share of the sale price of the land shall be transferred to Municipalities for maintenance of scheme of the Urban Improvement Trust."

3. Amendment of rule 17.—In rule 17 of the said rules;

(i) in clause (a) of sub-rule (2) the existing expression "4000.00" shall be substituted by the expression "6000.00".

(ii) the existing heading of sub-rule (4) shall be substituted by the heading "Category of person, plots size and price."

4. Amendment of Schedule.—In schedule appended to the said rules;

(i) in serial No. 1, the existing expression "1250/-" shall be substituted by the expression "4000/-".

(ii) in serial No. 2, the existing expressions "1251/-" and "4000/-"

shall be substituted by the expressions "4001/-" and "6000/-" respectively.

(iii) in serial No. 3, the existing expression "4001/-" shall be substituted by the expression "6001/-".

(No. P. 9 (63) UD/3/81)

By Order of the Governor,
बी.पी.एस. शेखवत,
Joint Legal Remembrancer.

Government Central Press, Jaipur.



राजस्थान राज-पत्र

विशेषांक

साधकार प्रकाशित

मा 26, मंगलवार, शके 1926—फरवरी 15, 2005

M 26, Tuesday, Saka 1926—February 15, 2005

RAJBIL/2000/1717

J.P.C./3588/02/2003-05

RAJASTHAN GAZETTE

Extraordinary

Published by Authority

भाग 4 (ग)

उप-खण्ड (1)

राज्य सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये (सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

परिवहन विभाग

अधिसूचना

जयपुर, फरवरी 15, 2005

जी. एस. अ. र. 56:- यतः राजस्थान मोटर यान नियम, 1990 को संशोधित करने हेतु राजस्थान मोटर यान (IV संशोधन) नियम, 2004 का प्रारूप मोटर यान अधिनियम, 1988 (1988 का केन्द्रीय अधिनियम सं. 59) की धारा 111 की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए उससे संभाव्यतः प्रभावित होने वाले व्यक्तियों से, उस तारीख से जिसको उक्त अधिसूचना की राजस्थान राज-पत्र में यथा प्रकाशित प्रतिलिपियां जनता को उपलब्ध करा दी जाये 7 दिन के अवसान के पूर्व आक्षेप और सुझाव आभंत्रित करते हुए उक्त अधिनियम की धारा 212 की उप-धारा (1) की अपेक्षानुसार राजस्थान राज-पत्र विशेषांक भाग 3 (ख) दिनांक 10-12-2004 में प्रकाशित किया गया था :

और यतः उक्त अधिसूचना का प्रतिलिपियां जनता को 10-12-2004 को उपलब्ध करा दी गयी थी ;

और यतः कोई आक्षेप और सुझाव प्राप्त नहीं हुए हैं।

अतः मोटर यान अधिनियम, 1988 (1988 का केन्द्रीय अधिनियम संख्या 59) की धारा 111 की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राजस्थान मोटर यान नियम, 1990 को और संशोधित करने के लिये इसके द्वारा निम्नलिखित नियम बनाती है, अर्थात्:-

1. संक्षिप्त नाम और लागू होना:- (1) इन नियमों का नाम राजस्थान मोटर यान (संशोधन) नियम, 2005 है।

(2) ये राज-पत्र में इनके अन्तिम प्रकाश की तारीख से प्रवृत्त होंगे और इनका प्रसार सम्पूर्ण राजस्थान राज्य में होगा।

राजस्थान राज-पत्र

विशेषांक

साप्ताहिक प्रकाशित

RAJASTHAN GAZETTE
Extraordinary

Published by Authority

चैत्र 18, शुक्रवार, साके 1927—अप्रैल 8, 2005
Chaitra 18, Friday, Saka 1927—April 8, 2005

भाग 4 (ग)

उप खण्ड (I)

राज्य सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किए गए (सामान्य आदेशों, उप-विवरणों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Jaipur, April 5, 2005

G. S. R. 4.—In exercise of the powers conferred by section 74 and with sections 43 and 60 of Rajasthan Urban Improvement Act, 1959 (Act, No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act, that the previous Publication of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force at once, namely:—

1. *Short title and commencement.*—(1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Second Amendment) Rules, 2005.

(2) They shall come into force with immediate effect.

2. *Amendment of Rule 17-A.*—In serial number 3 of the table of rule 17-A of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules 1974, the existing expression "Player who gets medal in Olympics" shall be substituted by the expression "Player who gets medal in Olympics or in para olympics";

[No. F. 9 (63) UD/3/81]

By Order of the Governor,

बी. पी. एस. खेड़ावत,

Joint Legal Remembrancer.

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Government Central Press, Jaipur.

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नाओं में संस्थागत
न. प्रो.पो./2003/
पं 2005-2006 में
बढ़ाया जाता है।
स यथावत् लागू

शासन सचिव।

Mutation would be filled up and sanctioned and entries in the Jaipur Development Authority Improvement Trusts as the case may be, after deducting the 40% of DLC previously deposited, deposit 30% and 15% respectively, of the amount received from sale proceeds/ allotment/regularization, in the State Government Account.

[No. F 12 (14)UDH/ 06-10
By order of the Governor,

Principal Secretary to Government

GOVERNMENT OF RAJASTHAN
UDH DEPARTMENT

NOTIFICATION

Jaipur, March 8, 2006

S.O.436.- In exercise of the powers conferred by section 74 read with section 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), Government hereby makes the following rules further to amend the Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with effect from the date of publication of these amendment rules is dispensed with as the State Government considers that in the public interest, it should be brought into force at once, namely:-

1. Short title and commencement: (1) These rules may be called the Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2006.

(2) They shall come into force at once

2. Amendment of rule 6A.- The existing rule 6A of the Improvement Trust (Disposal of Urban Land) Rules, 1974, is hereby substituted by the following namely:-

"6A. Urban Improvement Trust shall transfer 15% share of sale/allotment/regularization price of the land to the Municipality/ Corporation/Council/Municipalities, as the case may be, for maintenance of the Urban improvement Trust:

Provided that in the case of land placed at the disposal of the Improvement Trust under section 102A of the Rajasthan Land Revenue Act, 1956 after depositing the 40% of DLC land rate, the above 15% share shall be calculated after deducting the above deposited amount."

[No. F 12 (14)UDH/ 06-10
By order of the Governor,

Principal Secretary to Government

GOVERNMENT OF
AGRICULTURE (GROUP)

NOTIFICATION
Jaipur, 8 March 2006

In exercise of the powers conferred by section 3 of the Rajasthan Land Revenue Act, 1961 (Act No. 38 of 1961), Government hereby makes the following amendment in the notification No. 1000/Agri/2005, dated 15.12.2005, in this behalf, namely:-

Amendment

1. In the said notification after the expression "and"

it is added also that Mandi Fee leviable shall be Rs. 1/- on one hundred

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C/3588/02403-05
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राजस्थान राज-पत्र विशेषांक	R.N.I. No.-RAJ BIL/3000/1717 POSTAL REGD. No.-J.P.C/3588/02403-05 RAJASTHAN GAZETTE Extraordinary
साधिकार प्रकाशित	Published by Authority
ज्येष्ठ 1, मंगलवार, शाके 1929—मई 22, 2007 Jyaishta 1, Tuesday, Saka 1929— May 22, 2007	

भाग 4 (ग)
उप-खण्ड (I)

यह सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये (सामान्य प्रादेशों, उप-विधियों आदि को सम्मिलित करते हुए) सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Jaipur, May 11, 2007

7. S. R. 10.—In exercise of the powers conferred by section 1 with section 43 and 60 of the Rajasthan Urban Improvement 1959 (Act No. 35 of 1959), the State Government hereby makes following rules further to amend the Rajasthan Improvement Disposal of Urban Land) Rules, 1974 and orders with reference to sub-section (2) of section 74 of the said Act, that the publication of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force at once, namely:—

Short title and commencement.—(i) These rules may be the Rajasthan Improvement Trust (Disposal of Urban Land) Amendment Rules, 2007.

ii) They shall come into force with immediate effect.

Amendment of rule 15.—In rule 15 of the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 1974,

का अधिनियम संख्या 35 एवं सदस्यों के प्रेम भावों तक नगर

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1959 का अधिनियम 35 एवं सदस्यों के प्रेम भावों तक नगर

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1959 का अधिनियम 35 एवं सदस्यों के प्रेम भावों तक

मिला मंगलवार, उदयपुर
परिच्छेद नगर विभाजन, नगर विभाजन विभाग, उदयपुर
महोदय अधिनियम, विभाजन विभाग विभाजन, उदयपुर
महोदय अधिनियम, नगर विभाजन विभाग, उदयपुर
सचिव, नगर विभाजन विभाग, उदयपुर

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after the existing last proviso, following new proviso shall be added
namely :-

✓ "Provided also that 30% of the land for shops and construction
shops/kiosks shall be reserved for the members of the Scheduled Caste
and Scheduled Tribes."

[No. F. 4 (11) UP/2007]

By Order of the Governor

महेन्द्रचन्द्र रावत,

Dy. Secretary to Government

Government Central Press, Jaipur.

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	राजस्थान राज-पत्र विशेषांक	RAJASTHAN GAZETTE Extraordinary
	साधिकार प्रकाशित	Published by Authority
	ज्येष्ठ 15, शुक्रवार, शाके 1931-जून 5, 2009 Jyaishta 15, Friday, Saka 1931-June 5, 2009	
	भाग 4 (ग)	

राज्य सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये
(सामान्य आदेशों, उप-विधियों आदि को सम्मिलित करते हुए)
सामान्य कानूनी नियम।

URBAN DEVELOPMENT DEPARTMENT NOTIFICATION

Jaipur, May 29, 2009

G. S. R. 11.—In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 25 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders, with reference to proviso to sub-section (2) of section 74 of said Act, that the previous publication of these rules be dispensed with as the State Government considers that, in the public interest, they should be brought into force at once, namely:—

1. Short title and commencement.—(1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2009.

(2) They shall come into force at once.

2. Amendment of rule 17.—In sub-rule (2) of rule 17 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules—

(i) in clause (a), for the existing expression "6000", the expression "15000" shall be substituted.

17 (2)

राजस्थान राज-पत्र, जनु 5, 2009

भाग

- (ii) in clause (b), for the existing expression "40000" the expression "85000" shall be substituted.
- (iii) in clause (bb), for the existing expression "70000" the expression "20000" shall be substituted.
- (iv) in clause (c), for the existing expression "40000" shall be substituted by the expression "85000".
- (v) in clause (d), for the existing expression "40000" the expression "85000" shall be substituted.
- (vi) in clause (e), for the existing expression "40000" the expression "85000" shall be substituted.
- (vii) in clause (f), for the existing expression "40000" the expression "85000" shall be substituted.
- (viii) in clause (g), for the existing expression "40000" the expression "85000" shall be substituted.

3. Amendment of Schedule.—In schedule appended to the said rules,—

- (i) in column relating to category of person, against serial number 1, for the expression "Rs. 4000/-", the expression shall be substituted by the expression "10000/-".
- (ii) in column relating to category of person, against serial number 2, for the expression "Rs. 4001/- to Rs. 6000/-" the expression "Rs. 10001/- to Rs. 15000/-" shall be substituted.
- (iii) in column relating to category of person, against serial number 3, for the expression "Rs. 6001/- to Rs. 12000/-" the expression "Rs. 15001/- to Rs. 30000/-" shall be substituted.

भाग 4 (ग)

राजस्थान राज-पत्र, जून 5, 2009

17 (3)

(iv) in column relating to category of person, against serial number 4, for the expression "Rs. 12001/- to Rs. 20000/-", the expression "Rs. 30001/- to Rs. 45000/-" shall be substituted.

(v) in column relating to category of person, against serial number 5, for the expression "20001/- to Rs. 30000/-", the expression "Rs. 45001/- to Rs. 65000/-" shall be substituted.

(vi) in column relating to category of person, against serial number 6,

(i) in clause (i), for the existing expression "Rs. 30001/- to Rs. 40000/-", the expression "Rs. 65001/- to Rs. 85000/-" shall be substituted.

(ii) in clause (ii), for the existing expression "Rs. 40000/-", the expression "Rs. 85000/-" shall be substituted.

[S. No. F. 9 (63)UDH/03/81]

By Order of the Governor,

के. के. शर्मा,

Joint Legal Remembr.

Government Central Press, Jaipur.

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सत्यमेव जयते

राजस्थान राज-पत्र
विशेषांकRAJASTHAN GAZETTE
Extraordinary

साधिकार प्रकाशित

Published by Authority

ज्येष्ठ, 22 मंगलवार, शाके 1934-जून 12, 2012
Jyaistha 22, Tuesday, Saka 1934-June 12, 2012

भाग 6 (ख)

जिला बोर्डों, परिषदों एवं नगर आयोजना संबंधी विज्ञप्तियां आदि।

नगरीय विकास एवं आवासन विभाग
अधिसूचना

जयपुर, जून 11, 2012

संख्या एफ.9(63)यूडीएच/3/81:- राजस्थान नगर सुधार अधिनियम, 1959 (1959 का अधिनियम सं. 35) की धारा 43 और 60 के साथ पठित धारा 74 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार, राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, 1974 को और संशोधित करने के लिए इसके द्वारा निम्नलिखित नियम बनाती है और उक्त अधिनियम की धारा 74 की उप-धारा (2) के परन्तुक के प्रति निर्देश से आदेश करती है कि इन नियमों के पूर्व प्रकाशन को अभिमुक्त किया जाता है क्योंकि राज्य सरकार का लोकहित में यह विचार है कि इन्हें तुरन्त प्रवृत्त किया जाना चाहिए, अर्थात् :-

1. संक्षिप्त नाम और प्रारम्भ :- (1) इन नियमों का नाम राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) (संशोधन) नियम, 2012 है।
(2) ये तुरन्त प्रवृत्त होंगे।
2. नियम 15-क का हटाया जाना :- राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, 1974 का विद्यमान नियम 15-क हटाया जायेगा।

राज्यपाल के आदेश से,
आर.के. पारीक,
शासन उप सचिव (द्वितीय),
नगरीय विकास विभाग,
शासन सचिवालय, जयपुर।

URBAN DEVELOPMENT & HOUSING DEPARTMENT NOTIFICATION

Jaipur, June 11, 2012


No. F.9 (63) UDH/3/81:- In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-Section (2) of section 74 of the said Act, that previous publication of these rules is dispensed with, as the State Government considers that, in the public interest, they should be brought into force at once, namely :-

1. Short title and commencement. - (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2012.
(2) They shall come into force at once.
2. Deletion of rule 15-A.- The existing rule 15-A of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 shall be deleted.

By Order of the Governor,
आर.के. पारीक,
Deputy Secretary to Government.

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 सत्यमेव जयते	राजस्थान राज-पत्र विशेषांक	RAJASTHAN GAZETTE Extraordinary
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जिला-बोर्डों, परिषदों एवं नगर आयोजना संबंधी विज्ञप्तियां आदि।
नगरीय विकास विभाग

अधिसूचना

जयपुर, अगस्त 20, 2015

संख्या एफ.2(38)नविवि/सामान्य/3/2014:- राजस्थान नगर सुधार अधिनियम, 1959 (1959 का अधिनियम संख्या 35) की धारा 43 और 60 के साथ पठित धारा 74 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार, राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, 1974 को और संशोधित करने के लिए इसके द्वारा निम्नलिखित नियम बनाती है और उक्त अधिनियम की धारा 74 की उप-धारा (2) के परन्तुक के प्रति निर्देश से आदेश करती है कि इन नियमों के पूर्व प्रकाशन को अभिमुक्त किया जाता है क्योंकि राज्य सरकार का लोकहित में यह विचार है कि इन्हे तुरन्त प्रवृत्त किया जाना चाहिए, अर्थात्-

1. संक्षिप्त नाम, विस्तार और प्रारम्भ.- (1) इन नियमों का नाम राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) (संशोधन) नियम, 2015 है।

(2) ये तुरन्त प्रवृत्त होंगे।

2. नियम 14क का संशोधन.- राजस्थान सुधार न्यास (नगरीय भूमि का निर्वर्तन) नियम, 1974 के नियम 14क के विद्यमान उप-नियम (1) के स्थान पर निम्नलिखित प्रतिस्थापित किया जायेगा, अर्थात् :-
“(1) यदि किसी व्यक्ति ने, जो आवासीय या वाणिज्यिक प्रयोजनों के लिए लोक नीलामी के माध्यम से भूमि क्रय करता है, उस तारीख से जिसको भूमि का कब्जा सौंप दिया जाता है,

(i) 1000 वर्गमीटर तक के आकार के भू-खण्ड की दशा में 3 वर्ष; या

(ii) 1000 वर्गमीटर से अधिक किन्तु 5000 वर्ग मीटर तक के आकार के भू-खण्ड की दशा में 5 वर्ष; या

(iii) 5000 वर्गमीटर से अधिक के आकार के भू-खण्ड दशा में 7 वर्ष; या

के भीतर भवन का सन्निर्माण नहीं किया है तो वह तीन वर्ष तक संबंधित न्यास को वर्तमान विद्यमान आरक्षित कीमत के एक प्रतिशत प्रति वर्ष की दर से उद्ग्रहण का संदाय करेगा और यदि भवन का अब तक भी सन्निर्माण नहीं किया गया है तो भूमि का पट्टा रद्द हो जायेगा।”

राज्यपाल की आज्ञा से,
राजेन्द्र सिंह शेखावत,
संयुक्त शासन सचिव।

URBAN DEVELOPMENT DEPARTMENT
NOTIFICATION

Jaipur, August 20, 2015

No. F.2(38)/UDH/General/3/2014 :- In exercise of the powers conferred under section 74 read with sections 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules, further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section 2 of section 74 of said Act, that previous publication of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force at once namely:-

1. Short title, extent and commencement.- (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2015.

(2) They shall come into force at once.

2. Amendment of rule 14-A.- The existing sub-rule (1) of rule 14-A of the Rajasthan Urban Improvement Trust (Disposal of Urban Land) Rules, 1974 shall be substituted, namely:-

“(1) If a person who purchases the land through public auction for residential or commercial purposes, has not constructed a building within,

(i) 3 years in case of plot size up to 1000 square meters; or

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- (ii) 5 years in case of plot size more than 1000 square meters but up to 5000 square meters; or
- (iii) 7 years in case of plot size more than 5000 square meters,

from the date on which possession of land is handed over, he shall pay levy at the rate of one percent per year of the present prevailing reserve price to the concerned trust up to three years and if building has still not been constructed, the lease of the land shall stand cancelled."

By Order of the Governor,
राजेन्द्र सिंह शेखावत,
Joint Secretary to Government.

Government Central Press, Jaipur.

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जिला बोर्डों, परिषदों एवं नगर आयोजना संबंधी विज्ञप्तियां आदि।

Urban Development Department

NOTIFICATION

Jaipur, April 13, 2016

F. 3 (1061)/UDH/3/2012 :- In exercise of the powers conferred by sub-section (1) of section 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act that the previous publication of these amendment rules is dispensed with as the State Government, in public interest, considers that these amendment rules should be brought into force at once, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2016.
(2) They shall come into force at once.

2. Amendment of rule 2.- In rule 2 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules,-

(i) after the existing clause (6-B) and before the existing clause (6-C), the following new clause (6-BB) shall be inserted, namely:-

"(6-BB) "Free hold" means a tenure in perpetuity with right of inheritance and alienation;" and

(ii) the existing clause (10) shall be substituted by the following, namely:-

"(10) "Sale and disposal of land" means transfer of land either on free hold basis or on lease hold basis;"

3. Substitution of rule 3.- The existing rule 3 of the said rules shall be substituted by the following, namely:-

"3. Land to be transferred either on free hold basis or on lease hold basis.- (1) Any transfer of land under these rules shall be either on free hold basis or on lease hold basis.

(2) Any allottee or lessee or sub-lessee to whom full rights have been transferred by lessee and who holds land for residential or commercial purpose only on lease hold basis may get his tenure and status of holding converted from lease hold basis to free hold basis on payment of 1.25 times and 1.50 times of one time lease, respectively:

Provided that the lessees who have already paid urban assessment or ground rent under and in accordance with the onetime assessment scheme and those lessees are no longer required to pay any ground rent for remainder of the tenure of the lease, may avail the option of converting their tenure and status from lease hold basis to free hold basis on payment of twenty five percent of total one time lease amount in case of residential and fifty percent total onetime lease amount in case of commercial.

(3) An application for conversion of tenure and status of land from lease hold basis to free hold basis may be presented by the allottee or lessee or sub-lessee:

Provided that all outstanding dues, if any, required to be deposited, would be deposited first for conversion from lease hold basis to free hold basis.

(4) The deed evidencing the conversion of tenure and status of land from lease hold basis to free hold basis under sub-rule (2) shall be prepared in appropriate form of conveyance duly approved by the State Government in accordance with the provisions of rule 26 of these rules.

(5) Any urban land conveyed, regularised or otherwise transferred for,-

- specified or limited purposes for a specified duration only; or
- time bound short term projects of departments of the Central/State Government or their agencies/instrumentalities covered under rule 15-B of these rules; or
- non-residential or non-commercial purposes on concessional rates with special conditions attached thereto to any institution, anybody or person; or
- any purpose other than residential or commercial outside the sanctioned scheme governed by rule 16 of these rules; or

(e) use of public and charitable institutions or Group Housing Societies under rule 18, 18-A and 18-B of these rules, on cost price, reduced price or token price (i.e. free of cost); or

(1) joint venture schemes under rule 18-C of these rules; or

(g) use of institutions other than charitable and public institutions under rule 19 of these rules, and in no case on free hold basis;

Provided that urban land required for use under the long term projects of the Central Government or the State Government or required by their departments or their instrumentalities shall invariably be conveyed on free hold basis under and in accordance with the provisions of these rules.

(6) All lands and properties which are important sites/structures, from historical or cultural point of view or which are valuable heritage sites whether natural or manmade such as lakes, hill, hillocks, mansions, forts, gardens etc. if and when assigned to anybody, institution or any person for up keep, maintenance or use for promotion of tourism etc, shall invariably be transferred on lease hold basis for a specific purpose and for specified period not exceeding 99 years of tenure.

(7) Before allotting or converting any of the urban lands and properties specified under sub-rule (6) or lands/properties of like nature on lease hold basis, the Trust shall seek prior sanction of the State Government and the State Government may impose such special terms and conditions as it may deem fit and the deed evidencing specific terms and conditions, if any, shall be duly approved by the State Government in accordance with rule 26 of these rules.

4. Substitution of rule 4.- The existing rule 4 of the said rules shall be substituted by the following, namely :-

"4. Tenure of lease and attributes of free hold.- (1) Allotment and sale of lease hold rights in any land and/or building shall be for a period not exceeding 99 years; Provided that in case land covered under sub-rules (6) and (7) of these rules, the Trust may with the previous sanction of the State Government grant lease of a lesser period on such terms and conditions as may be determined by the State Government.

(2) Allotment and sale of free hold rights in any land and/or building shall be for tenure in perpetuity with rights of inheritance and alienation."

5. Amendment of rule 5.- In rule 5 of the said rules, for the existing expression "or by outright sale", the expression "or on free hold basis" shall be substituted.

6. Amendment of rule 6.- In clause (iii) of sub-rule (2) of rule 6 of the said rules, for the existing expression "30%", the expression "20%" shall be substituted.

7. Amendment of rule 17.- In rule 17 of said rules, in sub-rule (2), for the existing expression "more than 50,000", the expression "more than one Lakh" shall be substituted;

(ii) the existing proviso to sub-rule (2) shall be substituted by the following, namely :- "Provided that if an allottee transfers his plot/house after allotment by sale or otherwise then such allottee shall not be entitled for allotment in future and an affidavit to this effect shall be taken from the applicant;"

(iii) in clause (a) of sub-rule (3), for the existing expression "18%", the expression "10%" shall be substituted;

(iv) in clause (e) of sub-rule (3), for the existing expression "2%", the expression "3%" shall be substituted; and

(v) the existing proviso to clause (a) of sub-rule (6) shall be substituted by the following, namely :-

"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."

8. Amendment of rule 23.- In sub-rule (1) of rule 23 of the said rules, for the existing expression "on an outright sale", the expression "on free hold basis" shall be substituted.

9. Substitution of Schedule.- The existing Schedule appended to the said rules shall be substituted by the following, namely:-

"Schedule
rule 17(4)

S.No.	Category of person	Plot size not exceeding in Sq. meters	Rate to be charged
1.	Low Income Group 'A'(economically weaker section) whose income does not exceed Rs. 10,000/- per month.	45	25 % of the reserve price
2.	Low Income Group 'B'(whose income is Rs. 10,001/- to Rs. 15,000/- per month.	46-90	60 % of the reserve price
3.	Middle Income Group whose income is Rs. 15,001/- to Rs. 30,000/- per month.	91-220	Reserve Price
4.	Middle Income Group 'A'(whose income is Rs. 30,001/- to Rs. 45,000/- per month.	221-350	105 % of the reserve price
5.	Middle Income Group 'E'(whose income is Rs. 45,001/- to Rs. 65,000/- per month.	351-500	110 % of the reserve price
6.	Higher Income Group whose income is Rs. 65,001 and above per month.	501-550	120 % of the reserve price

By order of the Governor,
Rajendra Singh Shekhawat,
Joint Secretary-II.

Government Central Press, Jaipur