RAJASTHAN IMPROVEMENT TRUST (DISPOSAL OF URBAN LAND) RULES 1974

30 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 lil (B) dated 9th January, 1975 namely:- 1. Short title and commencement - These Rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, (2) These rules shau 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); -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.] (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 ot 1956), or (c) which may be placed at the disposal of a Trust by the State Government; (3) 'Trust' means as 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 ot the Improvement Trust; (6) 'Chief Town Planner' means Chief Town Planner and Archi- tectural Advisor to Government of Rajasthan, Jaipur; 1. Published in Raj. Gazette E.O. Pan IV-C (l) dated 19.5.1975, page 641. 2. inserted vide Notification No. F. 9(1 5) UD13/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 31 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 I [(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 fora district from timeto time under clause (J) of sub-rule (1) of rule 2 of the Rajasthan Stamp Rules 1955; (6-C) "Government" & "State" means respectively the Govemment 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); (6-1) "Medical Facilities" shall include hospitals, diagnostic centres and nursing homes; (6-J) "Periphe-ry 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 Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediåte effect. 32 Ra.i. Improvement Trust (Disposal of Urban Land) Rules, 1974 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 iand or play ground for a school, college, hostel, dharmashala, public guest house, religious place, gaushala, public park or any other place of public utility excluidng 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 stablishment of Tourism Unit; (6-0) "Residential Purpose" means use of any premises for dwelling of human beings:] (7)

'Secretary' means the Secretary of the Irnprovement Trust; (8) 'Having jurisdiction' means Nazul land transferred to and land acquired by a Trust; (9) 'Reserve price/fixed price, minimum premium (Nezrana)' carry the sarne meaning and shall be fixed by the I [Trustl under prov;sion of rule 6 to 12 of these rules; (10) 'Sale of or disposal of 'and' means transfer of lease-hold rights only; 0-A) 'Dwelling Unit' means one room with kitchen, bath room and latrin.l 0-B) 'Tourism Unit' means a tourism project approved by the Depanrnent of Tout-i'm, Government of .lndia or by Department of Tourism, Government of Rajasthan and shall inciude; (a) Heritage Hotel; (b) Any other Hotel; (c) Motel which provides wayside facilities under one roof, such as accommodation, food, (epair shop and the like; (d) Camping site with furnished tented accommodation 1. 2

3. Substituted vide Notification No.F. i)D/.fi/2001 dated 7,5.2002, published in Raj. Gazette E.O. Part 4(Ga) (l) dated 10.5 2002, page 29 with immediate effect. Inserted vide Notification No. F. 9 (63))DH-Ili81 dated 28.1.1982. published 'n P dj. Gazette Part IV-C(I) dated 28.1.1982, page 423. Added vide Notification No. F.7 (7)/UD/3/96 dated 30.6.1997, published in Raj. Gazette E.O. Part 6 (Kh) dated 3.7. 1997. page 62. 33 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 having atleast fifty tents alongwith bathroom and toilet facilities; (e) Restaurant; (f) Holiday resort providing sports and recreational facilities, riding, swimming and other 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.] 'Multiplex units' means a building which contains one or more than one cinema halt, meeting space atongwith recreation and commercial activity units. (10-D) 'Auditorium' means a hall for performingmeetings, culturat activities and exhibitions.] '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 Pian 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 meaning assigned to them under Rajasthan Urban improvement Act, 1959

3. Land to be sold on lease hold basis- The outright sale of land in ail towns having a Trust shall be wholly abandoned and instead there Shail be sale oi tease ho!d rights only on payment of premium referred to in rule 6 or at concessional rate under these rules or by allotment of land in lieu of land on lease hold basis] with further liability to pay annual urban assessment or ground rent

4. Tenure of lease - Allotment or] sale of lease hold rights in land and building] shall be for a period of 99 years. Provided that the trust rnay 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. Prohibition for temporary leasing out etc. - The Trust shaft rot let out any land on rent or by lease for temporary use'or otherwise 1

2. Added vide Notification No.F. 9 (63) UD/3/8/Pt. dated 20.1*200 ! , published in Raj. Gazette E.O. Part 4(C) (l) dated 29.1.2001 , page 181 with immediate effect. inserted vide Notification No. F. 9(15) UD/3/2001 dated 15. I .2002, published in Raj. Gazette E.O. Part G(Kh) dated 29 7.2002, page 590) with immediate effect. 34 Raj. Improvement Trust (Disposai of Urban Land) Rules, 1974 except by sale of lard on lease hold basis or by outright sate 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. ltProvided 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 GovernmentJ 2[5-A. Notwithstanding anything contained in these rules, the State Government in public interest regularise Ithe tenancies created through rent, ground-rent or use and occupancy on short term basis or otherwise upto 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.] 316. 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 4[Trust). (2) The minimum premium (reserve price of fixed price) shali be worked out after adding the following items; (i) cost ot 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) 30% of the items (i) and (ii), to cover administrative and establishment charges; and (iv) 200/0 of the items (i), (ii) and (iii), to cover maintenance costs for a period upto five years. (3) An extra •10% and 200/0 of the price/premium shall be payable for "preferential" and "special preferential" plots respectively. 1. 2. 3

4. Added vide Notification dated 20.10.1975, published in Raj. Gazette Part 4 (C) (l) dated 23.10.1975. Inserted vide Notification No. F. 9 (2) UDH/3/2001 dated 16.8.2001 , published in Raj. Gazette E.O. Part 4(Ga) (l) dated 24.8.2001 , page 99. Substituted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted Vide Notification No.F. 9(15) UD/3/2001 dated 7.5.2002, published in Raj. Gazette E.O. Part 4(Ga) (l) dated 10.5.2002, page 29 with immediate effect. 35 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 Note: For the purpose of this rule preferential and special preferential plots means the plots which are demarcated as such by the Trust.] 7[6A. Urban Improvement Trust shall transfer 15% share of the sale/ allotment/regularization price of the land to the Municipal Corpöration/ Council/Municipatities, as the case 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 102-A of the Rajasthan Land Revenue Act, 1956 after depositing the 40% of DLC land rate, the above 15% share shall bé calculated after deducting the above deposited amount.] 1 [Rate-(1) 7. Liability for Urban Assessment or Ground Rent :- Urban Assessment or ground rent shall be fixed on the basis of the reserve price at 2.5% in case of land given on lease for residential, educational, social and charitable institutions, 2(medical clinics and nursing homes), 3(Tourism unit, Multiplex unit and Auditorium) purposes and 5% in case of iand given on lease for commercial and other purposes.] 4[Provided that the State Government shali 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 1 5 years and also at such transfer by sale or gift otherwise and such increase shalt 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. 5[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.] 6[3. (i) The Urban assessment shall be charged from the date, on which the possession of the plot/building shall be given. 1. 2. 3. 4. 5. 6

7. Substituted vide Notification No.F.9(3) UDH/Gr. 3/85 dated 25.9.1987, published in Raj. Gazette Part IV-C(i) dated 28.1 .1988, page 432. Inserted vide Notification No. F. 3(316) UDH/3/89 dated 24.5.1990, published in Raj. Gazette Part IV C(l) dated 14.6.1990, page 37. Inserted vide Notification No. F.9 (63) UD13/8/Pt. dated 20.1.20C1 , published in Raj. Gazette E.O. Part 4(C) (I) dated 29.1.2001 , page 181 with immediate effect. Added vide Notification No. F. 9(63) UD/3/81 dated 22.9.2000, published in Raj. Gazette E.O. Pan 4 (C) 0) dated 18.10.2000, page 116 (1) with immediate effect. inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted vide Notification No. F. 5) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted vide Notification No.F. 12(14) UDH/06-149 dated 8.3.2006 published in Raj. Gazette E.O. Part IV (C) (11) dated 8.3.2006, came into force at once, which was inserted vide Notification No. F. 9(63) UD/3/81 dated 27.1.2005, published in Raj. Gazette E.O. Part iV(C) (l) dated 15.2.2005, page 145 (3), with immediate effect 36 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (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 doposited with the Trust by the 31 st 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) I [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] I [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 assessmenton 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.] Interest on late payment of Urban Assessment (ground rent).-lf 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. 1. 2. 3. 4

5. Substituted vide Notification No.F. 9(1 5) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Deleted vide Notification No. F.3 (234) UDHhll 89 dated 26.11.1990, published in Raj. Gazette Pan-IV-C(I) dated 23.4.1992, page 29. Added vide Notification No. F .5 (46) UDH/77 dated 7.11.1978, published in Raj. Gazette E.O. Part-IV-C(I) dated 9.11.1978, page 281 Substituted vide Notification No. F-5 (46) UDH/lt/77 dated 30.4.1982, published in Raj. Gazette Part-IV-C dated 13.5.1982, page 92. Proviso Deleted vide Notification No. F. 1 5) UD/3/2001 dated 15.1.2002, pubEished in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 37 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (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]. I [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.-(l) 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 purposes and indicate lands for parks and play-grounds, educational institutions, hospitals, dispensaries, cinemas, markets and such other amenities and facilities as may be required. In the scheme, the plots for allotment and sale by auction shall be clearly indicated 25% of the total saleable area of the residential plots shall be reserved for auction. X X X]

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 and Architectural Adviser, Rajasthan or his. representative authorised by him in this behalf, who shall on receipt of such a scheme scrutinise 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. 1. 2. 3

4. Inserted vide Notification No.F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Deleted vide Notification No. F.9(63) UDHf81 dated 29.7.1983, pfflished in Raj. Gazette Part-IV-C(I) dated 1 1.8.1983, page 461. Substituted vide Notification No. F .9 (3) UDH/Gr.3/85 dated 25.9.1987, published in Raj. Gazette Part-IV-C(I) dated 28.1 .1988, page 432. Deleted vide Notification NO.F. 9(15) UD/3/2001 dated 15.1.2002, published•in Raj. Gazette E.O. Patt 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 38 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 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 shali reserve with the prior approval of the State Government residential plot for allotment at concessional rates to the specified categories of persons referred 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 owns in full' or part any residential house or plot of land on free-hold or lease-hold basis I [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 entitled for allotment

2112. Fixing of Minimum Premium (Reserve price or fixed price).- (1) Minimun premium (Reserve price or fixed price) of urban land shall be determined by the Trust after considering the cost of

development . (2) The resérve 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. 1

2. Substituted vide Notification No.F. 9(3) UDH/Gr. 3/85 dated 25.9.1987, published in Raj. Gazette Part IV-C (l) dated 28.1.1988, page 432. Substituted vide Notification No.F. 9(15) UD/3/2001 dated 7.5.2002, published in Raj. Gazette E.O. Part 4(Ga) (l) dated 10.5.2002, page 29 with immediate effect Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 39 (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 •shall be assumed and reserve price refixed accordingly for the next three years or upto the date when price is refixed by the Trust whichever is earlier. (4) A copy of the proceedings of meeting of the Trust shall be sent to 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 IL 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.- (1) If a person who purchases the tand 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 pay levy at the rate 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. 1. 2

3. Substituted vide Notification No.F. 9(15) UD13/2001 dated 7.5.2002, published in Raj. Gazette E.O. Part 4(Ga) (I) dated 10.5.2002, page 29 Vith immediate effect. Rule 14 deleted vide Notification No. F. 9 (63)/UDH/81. dated 29.7.1983, published in Raj. Gazette Part IV•C (l) datedl 1.8.1983 and subsequently inserted vide Notification No F. 9 (3) UDH/Gr. 3/85 dated 25.9.1987, published in Raj. Gazette Past IV-c (l) dated 28.1.1988, page 432. Inserted vide Notification No. F. 15) UD/3/2001 published in Rai. Gazette E.O. Patt 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 40 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (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). '[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 trom 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.] 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.2[as prescribed in Annexure A] provided further that lands reserved for cinemas, 3[Luxury hotels, 4[Film Studios and Amusement Parks], 5[Hospital, Diagnostic Centre, Nursing Homes and Tourism ; Unit], petrol pumps and for setting up godowns by 6[XXX] persons having authorised agencies of domestic gas allotted to them shall be 1. 2. 3. 4. 5. 6. inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted vide Notification No.F. 9 (63) UDH/81 dated 29.7.1983, published in Raj. Gazette Part IV-C (l) dated 1 1.8.1983, page 461. Substituted vide Notification No.F. 9 (63) UDH-ll/81. dated 29.3.1982, published in Raj. Gazette E.O. Part4V-C (l) dated 30-3-1982, page 461. Inserted vide Notification No. F. 3(279) UDH/92 dated 14.3.1995. Inserted vide Notification No. F. 7 (7)/UD/3/96 dated 30.6.1997, published in Raj. Gazette E.O. PartG(Kh) dated 8.7.1997, page 62. Omitted vide Notification No. F. 9 (63)

UDH/81 dated 23-8-1982, published in Raj. Gazette Part-tV-C dated 2-9-1982. page 323. Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 41 disposed of in accordance with the directions of the State Government that may be issued from time to time. I [Provided that plots of land for consumer Co-operative Stores duly certified to the 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 shalixbe determined by the Trust in consultation with the Government.] 2[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 rneant 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]. aiso that 30% of the land for shops and constructed shops/kiosks shall be reserved for the members of the Scheduled Caste and Scheduled Tribes.] *Proviso added vide Notification No. F. 4 (11) UD/2004 dated 11.5.2007, published in Raj. Gazette E.O. Part 4 (Ga) (1) dated 22.5.2007. 15-A. Allotment or Regularization of Certain Lands.—3[x x x]. 4115-B. Notwithstanding anything contained in these rules, tand may be alloted with the prior approval of the State Government for infrastructure projects which includes @iestablishment of stadium for sports having National and International importance,] 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 for each category or case as the case may be, by general or specific order].] @lnserted vide Notification No. F. 9 (63) UDH/81 dated 28.5.2010, come into force at once. •Substituted vide Notification No. F.9 (63) UDH/81 dated 285.2010, come into force at once. 1. 2. 3

4. Added vide Notification No.F..5 (46)/UDH/77 dated 19.9.1979, published in Raj. Gazette Part-!V-C (l) dated 279.1979, page 338. Added vide Notification No. F9 (63) UDH/81 dated 23.8.1982, published in Raj. Gazette Part-IV-C (I) däted 2.9.1982 page 323.' Deleted vide Notification No. F. 9 (63) UDH/3/81 dated 11.6.2012, pub. in Raj. Gazette E.O. Part 6 (a) dated 12.6.2012, come into force at once. Inserted vide, Notification No. F. 9 (63) UD/3/8/Pt dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (1) dated 21.4.2001 , Page 3 (1) with immediate effect. 42 Raj. Improvement Trust (Disposal of Urban Land) Rules) 1974 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 shali 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 over all 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 shait be entitled for aj]otment of a residential 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 T[having population of more than 50,000.] 2[Provided that if an allottee transfers his plot/house before expiry of 10 years from the date of atlotment then such allottee shall not be entitled for allotment at concessional' rate in future). (a) (b) 2. Low income group people. Rajasthan State Govt. servants including employees of local authorities and statutorities bodies of the State. Whose income does not exceed Rs. "[15000.00] p.m. at the time of altotænt Whose income does not exceed p.m. at the time of allotment. # Substituted vide Notification S. No. F. 9(63) UDH/3/81 dated 29.5.2009, come into force at once. Inserted vide Notification No. F .9 (3) UDH/Gr. 3/85 dated 25.9.1987, published jn Raj. Gazette Part IV-C (i) dated 28.1.1988, page 432. Added vide NotificationNo. F. 3 (5) UDH/94, GSRI 36 dated 30.11.1996, published in Raj: Gazette E.O. Part IV (C) (I) dated 19.2.1997, page 251 (2). 43 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (c) (d) 1. 2. 3. 4. 5. of Government servants upto a period of IO years after the death of the Government servant. Central Govt. employees who applied for allotment of residential plots before 9th May, 1963. Army personnel including ex-servicemen and their families 2[and Border Security Force, Central Industrial Security Force and Central Reserve Police Force. Personnel.] Persons belonging to Scheduled Castes and Scheduled Tribes. Accredited Journalists.

Handicape Persons Whose husband's income did not exceed Rs. '[20000.00] p.m. at the time of his death. Whose income does not exceed Rs. p.m. at the time of allotment. Whose income does not exceed Rs. p.m. at the time of allotment. Whose income does not exceed Rs. p.m. at the time of allotment. Whose income does not exceed Rs. 185000.001 p.m. at the time of allotment Whose income does not exceeds Rs. per annum at the time of allotment. # Substituted vide Notification S. No. F. 9(63) UDH/3/81 dated 29.5.2009, come into force at once. Proviso added vide Notification dated 3;7.1976, published in Raj. Gazette Pan IV-C (l) dated 8.7.1976, page 162 and deleted vide Notification No.F. T(ll) TPIll/74 dated 14.11.1977, published in Raj. Gazette Part IV (C) (l) datedl 7.11.1977, page 627. Inserted vide. Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (l) dated 21.4.2001 , page 3 (1) with Immediate effect. Inserted vide Notification dated 20.10.1975, published in Raj. Gazette ParHV-(C) (l) dated 23.10.1975. Added vide Notification No. F. 9 (63) UDH/Gr.lll/81 dated 29.5.1985, published in Raj. Gazette E.O. Part IV-C (l) dated 3.6.1985, page 120. Added vide Notification No. F 3 (191) UDH/3/89 dated 6.4.1991 , published in Raj. Gazette Part IV-C 0) dated 23.4.1992, page 28. 44 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (3) The residential plots shall be reserved and allotted to the categories of persons in the following proportion:- I [(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 the basis of lotto-v 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 2[and Border Security Force, Centrat 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 2[and to the widows and dependents of Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel, who have tost their lives while performing their duties]. (ii) to disabled army 2[Border Security Force, Central Industrial Security Force and Central Reserve Police Force] personnel. (iii) other army 2[Border Security Force, Central Industrial Security Force and Central Reserve Police Force] personnel. (c) 3[68%] of the plots reserved for allotment by lottery shall be allotted io the persons entitled under category in clause (a) of sub-rule (2) on the basis of lottery according to procedure specified in Annexure- Bprovided always that 15% of the reserved plots shali 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 specifed in Annexure-B. 1. 2. 3. 4. 4f(d) 2% of the plots reserved for allotment by lottery shall be Substituted vide Notification No.F. 9(63) UDH/Gr. 111/81 dated 29.5.1985, published in Raj. Gazette E.O. Part IV C (i) dated -3.6.1985, page 120. Inserted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (l) dated 21.4.2001 , page 3 (1) with immediate effect. Substituted vide Notification No. F. 3 (191) UDH 3/89 dated 6.4.1991 , published in Raj. Gazette Part fV-C (l) dated 23.4.1992, page 28. Added vide Notification No. F. 9 (63) UDH/Gr. ltI/81 dated 29.5'.1985, published in Raj. Gazette E.O. Part IV-C(I) dated 3.6.1985, page 120. 45 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 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.I 1 15% of the total plots of the size of 200 Sq. Meters, in middie 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.) 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 tottery according to procedure specified in Annexure-5.] (4) 6[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. 3(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 said amount within the next 4[60 days] but an interest @ •1 5% per annum shali be charged with effect from the date of allotment failing which the allotment of 'and shall automatically stand cancelled: 5[Provided furtherthat the Chairman may regularise such allotment of land withdrawing the automatic cancellation within a period of one yearfrom 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 2. 3. 4. 5

6. Inserted vide Notification UDH/Gr.3/85 da•ied 25.9.1987, published in Raj. Gazette Part IV C (l) dated 28.1 .1988, page 432. Added vide Notification No.F. 3(19 i) UDH/3/89 dated 6.4.1991 , published in Raj. Gazette Part IV C (l) dated 23.4.1992, page 28. Substituted vide Notification No.F. 9 (63) UDH/11/81 dated 24.8.1982, published in Raj. Gazette E.O. Part IV-C (l) dated 25.8.1982, page 157. Substituted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (D dated 21.4.2001 , page 3 (1) with immediate effect. Substituted vide Notification No.F. 9(8) UDH/Gr. Ili/86 dated 19.2.1-987, published jn Raj. Gazette Part IV-C (l) dated 2.4.1987, page 13. Substituted vide Notification No. F. 9(63) UD/3/81 dated 27.1.2005, published in Raj. Gazette E.O. Part IV(C) (l) dated 15.2.2005, page 145 (3), with immediate effect. Raj. improvement Trust (Disposal ot Urban Land) Rules, 1974 46 the date of regularisation of allotment of land and in addition also an amount of penalty at the following rates:- (a) Upto Six Months (b) More than Six months 50/0 of the amount remaining unpaid.] After the expiry of the period one yearfrom the date of the said automatic cancellation, the Chairman shall have no power to regularise such allotment of land, but the trust will have power to extend this period by one year more on payment by the allottee, the amount of cost of land plus interest and penalty as provided in clause (i) above.] (iii) If the trust in its interest refers the case to the State Government for such regularisation or an allottee applies to the Government stating the facts in detail for such regularisation, the State Government may permit such regularisation on payment by the allottee the cost of land and expenses, if any, plus interest and penalty, as provided in c!ause (i) above.] 4 (6) Resale of plot-condition thereof A person who has been allotted a plot at concessional rates, shall not transfer the plot before the expiry of IO 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 1150/0] of present prevailing reserve price to the concerned trust]. 1. 2. 3. 4. 5. 6. 7. person who has not constructed a building within 71five SubstiMed vide Notification No. F. 9 (63) UD13/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (I) dated 21.4.2001 , page 3 (1) with immediate effect. Substituted vide Notification NO.F. 9(8) UDH/Gr. 111/86 dated 19.2.1987, published in Raj. Gazette Part IV-C (I) dated 2.4.1987, page 13. Inserted vide Notification No. F. 9 (63) UD13/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (l) dated 21.4.2001, page 3 (1) with immediate effect. Deleted vide Notification No. F. 9 (8) UDH/Gr. 1}1/86 dated 19.2.1987, published in Raj. Gazette Part IV-C 0) dated 2.4.1987, page 13. Substituted vide Notification No. F. 3 (5) UDH/94 G.S.R. 136 dated 30.11.1996 published in Raj. Gazette E.O. Part IV (C) (l) dated 19.2.1997, page 251 (2) Clause (b) deleted and existing clause (c) renumbered as clause (b) vide Notification No. F. G.S.R. 136 dated 30.11.1996, published in Raj. Gazette E.O. Part (C) (l) dated 19.2.1997, page 251 (2). Substituted vide Notification No. F. 9 (63) UD/81 dated 18.11.1997, published in Raj. Gazette E.O. Part IV-C-(I) dated 19.11.1997, page 130. 47 Raj. improvement Trust (Disposal of Urban Land) Rules, 1974 years], from the date of allotment the pdot so allotted to him Shal! stand cancelled and the allottee Shail not be eligible for allotment of a plot in future. ICProvided that the Chairman may regularise such cancellation ot 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 afthe rate upto 5% of the allotment price of Piot. If the allottee fails to construct the building within this extended period, then the plot shah stand canceiied as provided in the sub-rule: Provided futtherthat in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of the plot and extend the period of construction of building for such period as it deems fit, if the allottee is prepared to pay a penalty at the rate upto 5% of the allotment price of plot for every years of default of construction.] 2 3[17-A. Notwithstanding anything contained in rule 17, the plots may be allotted to freedom fighters, gallantry award holders, national/ international players, Arjun award holders and President awardee réachers 4[who are born in Rajasthan or bonafide residents of Rajasthan] on the following concessional rates:- 1 2. 1. 2. 3. 4. 5. 2 Freedom Fighters Gallantry Award Holders: (i) Paramveer Chakra (ii) Mahaveer Chakra 3 Upto 220 Sqr Mtrs. 220 sqr. Mtrs. maximum 220 Sqr. Mtrs. Maximum 4 50% of the reserve price. 5[500/01 of the reserve price. 51500/0] of the reserve price. Added vide. Notification No. F. 9 (63) UDH/l'l/81 dated 23.3.1991 , published in Raj. Gazette Part tV-C- (l) dated 7.5.1992, page 138. Deleted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002,published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Inserted vide Notification No. F. 9 (63) UD/3/8/Pt. dated 13.4.2001 , published in Raj. Gazette E.O. Part-IV (C) (D dated 21.4.2001 , page 3 (1) with immediate effect. Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002,

published in Raj. Gazette E.Q Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted vide Notification No. F.2'.15) UD13/2001 dated 153 .20Q2, published in Raj. Gazette E.O. Part 6(Kh) dated 29'.7*2002, page 59(1 with imilEdeate dmt. 48 3

4. Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 (iii) Veer Chakra, Ashok Chakra, Shaurya Chakra, Kirti Chakra Meciat Winners: (i) who gets medal in Olympics or in para olympics] (jj) Player who gets medal in Asiad or Commen- wealth or Arjun Award holders. 3 220 Sqr. Mtrs. Maximum 220 sqr. Mtrs. Maximum 220 Sqr. Mtrs. Maximum 4 50% of the reserve price. 1[500/0] of the réserve price. 50 % of the reserve price. President Awardee Teachers Upto 200 Sqr. Mtrs. Reserve Price In case of posthumous gallantry award, widow or in the absence of widow one dependent of deceased awardee Shail be entitled to get land at concessional rate.] that under this rule Shail be made only once at any one place in the State.] 3[17-B. Allotnnent of iand to the Personnel of Armed Force and Para Military forces for group housing pu;poses•.- Land may be ailotted to the personnei of the Armed Forces and Para Military Forces for Group Housing purposes on payment of reservo nrice fixed by the 4[Trust] on such terms and conditions as may be deterrnined by the State Government.] 18. Allotment of land to Pubiie and Charitable institutions.— [1) No {and Shafi be allotted for a. price less than the sanctioned reserve price except for categories covered under Rule 17. Provided Sfthat land for public and charitable institutions rnay be allotted by the trust on payment of residential reserve price]. 1. 2. 4 5

6. Substituted vide Notification No.F. 9(15) UD/3/2001 dated 15. I published in Raj. Gazette E.O. Part dated 29.7 2002, page 59(1) wiih immediate effect. Inserted vide Notffication hJo. F. 0(15) UD/3/P00-\ dated 15. i 2002, published in Raj. Gazette E O Part 6fr:lh) dated 22.7 2.0Q.QI page 59M) with irnmediate effect Insertec vide Notificat;on No. F. 9 (63) (JD/3ib/Pt dated , published in Hat Gazette E.Q. Part-!V (i) dated 21.4.2fj01, page 3 (1) with finrnediate effect. Substituted Vide Nc.)üfication No.F. 9(15) UDI':3/20Q1 dated 7.5.?.002, publisned Raj. Gazelte E O. Part-IV (C) (l) dated 10.5.2002, page 29 with irnmediate effect. Substituted vide No. F. 9 (63) IJD/3/8/Pt. dated 13.4.2Q01 published in Raj. Gazette E O. Part-IV (C) (l) dated 21 4.2001 , page 3 (1) with immediate effect. No.F, 9(63) i. D/ 3/81 dated 3.4 2.005, published •n Raj 3.4'.R(Y0.5. page 5 with im.rnedi,qte e$ac: 49 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 I [or with the prior permission of the State Government free of any charge or at concessional rates] (2) If any fand is required by the Government from the Trust the following price shall be paid by Government- (a) Cost of land, if the land was acquired by the Trust by making compensation and cost of development of plot+200/0 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 Pius 20% to cover the establishment and administrative charges to the Trust. (c) If the land required by the Government was already developed before it was transferred to Trust, no development charges shall be payable but if any additional deveiopment has been undertaken by the Trust that development charge Pius 20% thereof shall be paid by Government to the Trust. 2[Provided that the State Government may exempt any Department of the State Government from payment of cost of land and other charges under clause (a) to (c).l Above-m;entioned principle shall also apply in case of land bebongii"ig to the Trust if aflotted to Universities or other statutory or non- statutory bodies under Government orders. 3[(3) if any institution has been allotted land under sub-rule (1) Rnd has r;ot construct the building within a period of two yeat•s from the date of aflotment then the land so allotted shal be cancelled and the institution will be refunded the cost of land deposited by it without any ir;terest : Provided that the Chairman nnay regularise such cancellation of land and extend the period of construction ot the building uptD a period of three years from the date of such cancelation if the institution perpared to pay pena;ty at the rate upto 5% of sale price of the 'and. If the institution fails to construct the building within this extended period, nen the atlotrnent of iand Shai! stitana canceiled as provided ih the , 2. Added vide Noiification No. F. (11) TP/!li74 dated 14.11.5 977, publish€'d Raj. Gazelle Part 4 (C) (i) dated 17, 3977, page 627. Added vide Notific,etic.n No. (38) UD/3/d1 dated 22.9.2000, pubiisr,ed i'n Raj. Gazetii'.i E O, Part 4 (C) (i) dated 1 8, IO 2000, page 116 (1) with immediate effect. Adced vide No!.'ficaticn No. F, iJDH/lIi/8i dated 23.3.1991, puöiisbed in Rai. 7.5. 992, page 133. Raj. Improvemerit Trust (Disposal of Urban Land) Rules, 1974 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 of construction.] 1118-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 Jan'd purchased by the Trust; without undertaking or cartying on any improvement thereon, to Public and Charitable or any other institution on the following terms and conditions:r (i) that the institution shall be registered under the Rajasthan Co-ope.rative Societies Act, 1965 (Act No. 13 of 1965) or the Rajasthan Public Trust Act, 1959; (ii) that the land shaff 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 tranferable 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 construction is not completed within the time prescribed under clause (v), allotment shall be liable to be cancelled. On cancellation of allotment such institution shau surrender the tand Inserted vide Noüficaüon No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj

1. Gazette E.O. Part 6(Kh) dated 29.7.2002. page 59(1) with immediate effect. 51 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 back to the Trust irnmediately and the Trust may refund 314th of the cost of such land paid by the allotee 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. 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 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 perpared to pay penalty at the rate upto 536 of the price of land for every years from initial date of default of construction.] 1[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 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 Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazete E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 52 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 far as they relate to Trust, shall mutatis mutandis apply to sub-ieasee 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.] 1118-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-leasee 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 Shai} be governed by ali 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 Institutioris 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). Inserted vide Notification No. F. 9(1 5) UD/3/2001 dated 15.12002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 53 (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 l[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 shau not be put to any commercial utility. (5) That the institution to whom such land is allotted has not acquired any land either by aitotment 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 tand so allotted shatt 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. 2119-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 büilding within I

2. Substitüted vide Notification No.F. 9 (63) UD/3/8/Pt. dated 13.4.2001 , published•in Raj. Gazette E.O. Part-IV (C) (l) dated 21.4.2001 , page 3 (1) with immediate effect. Added vide Notification No.F. 9 (63) UDH/lli/81 dated 23.3.1991 , published in Raj. Gazette Pan tv-C(l) dated 7.5.1992, page 133. Raj. improvement Trust (Disposal of Urban Land) Rules, 1974 54 this extended period, then the allotment of the land shall stand cancelled as provided in the rule: Provided further that in appropriate cases the Urban Improvement Trust in its meeting may regularise such cancellation of land and extend the period of construction of building for such period as it deems fit, if the institution is prepared to pay penalty at the rate upto 5% of the sale price of land for every year of default of construction]. 1[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.] 2120. 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 tand shall be handed over only when sale deed has been issued to the purchaser/allottee by the concerned trust]

21. Reversion.- In case the land is not utilised for the purpose for which it has been allotted within a period of two years from the date of allotment after depositing the full cost of plot, the land together Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj

1. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect

2. Substituted vide Notification No.F. 3(5) UDH/94, G.S.R. 136 dated 30.11.1996, published in Raj. Gazette E.O. Part IV-(C) (l) dated 19.2.1997, page 251 (2). 55 Raj. improvement Trust (Disposal of Urban Land) Rules, 1974 with the building constructed thereon shall revert the Trust with no claim of compensation

22. Reservation of lands on either side of National and State Highway.- Following lands vesting in and belonging to the Trust shall be reserved in the public interest:- (1) Land lying within 100 feet on both sides or centre line of any National Highway when passing through the municipal limits. (2) Lhd lying within 50 feet on both sides from centre line of any State Highway falling within the municipal limits and rnaintained by the P.W.D. of the State and/or the Board or the Trust provided that land so resetved shall neither be sold, leased or otherwise transferred nor shall be let out to any person by the Trust

23. Strips of land.- Strips of land to be sold at double the reserve price-Small strips of land which are not fit jo be disposed 01 as plots shall be sold to the owners of the adjoining plots at the rate of double the reserve price. Such strips of land shall be disposed of on an out-right sale if the adjoining propeny 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 shalt be maintained. Explanation.- (1) Definition.- A strip of land shall mean a piece of land adjoining an existing plot which cannot put to independent use and which shall in no case exceed 100 sq. yds. in area. No strip of land shall be sold:- (i) if it endangers public safety or is against traffic regulation; and (ii) if is to be used for a purpose other than the building to which such strip is adjacent; (iii) until a building line is established. I. Subsituted vide Notification No. F. 3(179) UDH/83 dated 24.3.1984, published in Raj2 Gazette Part 6.(Ga) dated 16.8.1984, page 64. 56 Raj. Improvement Trust (Disposal of Urban Land) Rules, •1 974 Explanation.- (2) disputes and decisions of Government.- A particular area whether or otherwise is a strip of land shall be decided by the particular Trust in consultation with the Chief Town Planner and Architectural Adviser or his nominee not below the rank of Asstt. Town Planner. In case of difference of opinion, the decision of the State. Government shall be final

24. Stray Plots.- (1) Individual or stray plots which are lying vacant shall be disposed of by public auction Ilin 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 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 or 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 Ilin_the manner as prescribed in Annexure (A)] of these ruies. the Trust shall prepare a list of ali such stray plots in their jurisdiction and record and authenticate the same in a register kept for the purpose in the form prescribed in Annexure-C. 2125

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 Govemment which shall be signed and for and on behalf of Governor of the State by the Chairman and Secretary of the Trust and shall be duly stamped and registered at the expense of the allottee or the purchaser. 1

2. Substituted vide Notification No: F.9 (63) UDH/81 dated 29.7.1983, published in Raj. Gazette Pan-IV (C) (l) daed 11.8.1983, page 461 Rule 25 omitted vide Notification No.F. 3 (234) UDH/lll/89 dated 22.12.1989, published in Raj. Gazette Part IV-C(I) dated 1.3.1990, page 286. 57 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 27. Power to lay more conditions.- The lands allotted or disposed by public auction on payment of premium shait further be subject to levy of such imposed by way of rent, revenue, assessment, betterment tax and development charges and shall be further subject to such terms and conditions and restrictions as the State Government may impose or order under Rajasthan Land Revenue Act, 1956, Rajasthan Municipalities Act, 1959 of any other law or enactment of in accordance with the rules made thereunder in this regard

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

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

29. Transitory promotions.- For the purpose of facilitating the working of these rules, the State Government may be order in writing give such directions as may appeal to be necessary. 1[30.] Proceedings of transfer can be stayed pending examination.- (1) The 2[Djvisional Commissioner] for the purpose of satisfying itself.as to the correctness legality or propriety of any transfer of land made under the provisions ot these rules by auction ot allotment by any Trust catl for the relevant record and may while doing so direct that pending the examination of the matter, such transfer of land shall be withheld, (2) If, after examining the record and after affording a reasonable opportunity of explanation to the parties concerned, the 2[Divisional Commissioner] is satisfied that the transfer of land by the Trust by auction or allotment is not in accordance with or is in contrav.ention of these rules, may cancel or rescind wholly or in part any action or proceeding taken or contract entered info by the Trust regarding such 1

2. Rule 30 deleted and Rule 31 renumbered as Rule 30 vide Notification dated 3.7.1976, published in Raj. Gazette Part 4 (C) (l) dated-8.7.1976, page 162. Substituted vide Notification No. F. 3 (191) UDH/3/89 dated 6.4.1991 , published in Raj. Gazette Part IV-C (l) dated 23.4.1992, page 28. Raj. •Improvement Trust (Disposal of Urban Lanci) Rules, 1974 58 transfer of jand or may revise or modify the order or give any other direction as it may deem fit. I [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, 2[penalty, conditions imposed in relation to any allotment and] size of plot/strip of land to such extent and subject to such conditions as it may consider necessary for dealing with the case in a just and equitable manner.] ANNEXURE-A 3(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 auctioner 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 auctioner 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. (d) Every bidder Shail be required before being permitted to bid in auction to deposit an amount 4[as fixed by the concerned Trust] which 2. 3

4. Inserted vide Notification No.F. 9 (2) UDH/3/2001 dated 16.8.2001 , published in Raj. Gazette E.O. Part 4(Ga) (l) dated 24.8.2001 , page 99. Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted,.vide Notification No. F. 9 (3)UDH/Gr. 3/85 dated 25.9.1987, published in Raj: Gazette Part IV-C (I) dated 28.1.1988, page 432. Substituted.vide Notification No. F. 9(15) UD/3/2001 dated 15. i .2002, published in Raj. Gazette E.O.• Pan 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Raj. Improvement Trust (Disposal of Urban Land) Rules, 974 59 shalt be refunded to him at the close of the bid or adjusted against premium in case of successful bidder,- 1 (e) Proceeding shall be drawn up stating the name of every bidder and the amount for which he bade. (i) The successful bidder shall be required to deposite 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 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: 4[Provided further that the Chairman may regularise such auction of land withdrawing the automatic cancellation within a period_ otone year from the date of such automatic cancellation if the successfuJ bidder is prepared to pay the 314th 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] 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.] 1. 2. 3

4. Deleted vide Notification No.F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with impediate effect. Substituted vide Notification No. F. 9(63) UDH/il/81 dated 24.8.1982, published in Raj. Gazette E.O. Part IV - C (l) dated 25.8.1982, page 157. Substituted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. Substituted vide Notification No. F. 9 (8) UDH/Gr. 111/86 dated 19.2.1987, published in Raj. Gazette Part IV-C (t) dated 2.4.1987, page 13. for such regularisation or a purchaser applies to the Government stating the facts in detail for such regularisation, the State Government may permit such regularisation on pctoment by the bidder, the outstanding amount of bid plus interest and penalty as provided in sub-clause (i) above.] (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 is not free and competitive. ANNEXURE-B (Rule 17) 1. The lots will be drawn '[manually or by computerl 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 atrandom 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

form lot-wise after scrutining that each applicant is eligible for allotment of a plot under the scheme:- 60 1. Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 tf the trust in its interest refers the case to the State Govemment List No. .... Name of the Scheme .... Size of the plot ....,..... Category of App!icant .... Inserted vide Notification No. F. 9(15) UD/3/2001 dated 15.1.2002, published in Raj. Gazette E.O. Pan 6(Kh) dated 29.7.2002, page 59(1) with immediate effect. 61 Raj. improvement Trust (Disposal of Urban Land) Rules, 1974 S. Name of the No. applicant with address Number of the application form as printed on it 3 Identification Remarks 1 2 number of the applicant 4 5 Signature of Secretary

6. For the purpose of drawing lots l[manually] two boxes of suitable sizes (Box No.1 and Box No. 2) wiil 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 bails) bearing the number of the plots to be allotted. Specimen of Slip for Box No. 1 1. Name of the applicant

2. Number of äpp!ications as printed thereon

3. List No

4. Serial No.of the applicant on the Ijst. Specimen of Slip for Box No. 2 1. Name of the Scherne

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 wili be put into the respective boxes, thereafter the lots will be drawn as per para 2 above. Two slips (one from each of the 2 boxes) wilt be drawn simultaneously. Separate numbered boxes would be used for the eligible applicant belonging to each category and the boxes would be labefied accordingly

8. In a draw of lots in which the nurnber of eligible applicants is larger than the number of plots, a statement in forrn 'A' given below wjlj inserted vide Notification No.F. 5) UD/3/2001 dated 15.1.2002, published in Raj

1. Gazette E.O. Part 6(Kh) dated 29.7.2002, page 59(1) with irnmediate effect. Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 62 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 overthe 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. 1 Serial No. of 2 Name of the successful drawee in whose favour ptot mentioned in col. No. 2 has been drawn 3 Printed No. of the application of the drawee concerned 4 Identi- ficatior. number of the appli- cation of the drawee concerned 5 Signature of Chairman 6 Raj. Improvement Trust (Disposal of Urban Land) Rules, 1974 63 Form 'B' Total number of the plots available .....,,... Name of the Scheme .... Number of eligible applications ..... Size of the plots Category of the applicant .... s. No. 1 S. No. 1 No. 1. 2. 3. 4. 5. 6

1. Name o the eligible applicants 2 Ward where plot is situated 2 Prmted o.on the application of the applicant 3 fication No. of the application of the applicant 4 ANNEXURE-C Municipalitynrust Register for Stray plots Location of the plot 3 Boundaries and descri- ptions 4 o. o the plot drawn 5 Area with length of each side 5 Signature of the Chairman. 6 Remarks 6 I[SCHEDULE TO RULE 17 (4) Category o person Low Income Group 'A' (economically weaker section) whose income does not exceed P.M. Low

Income Grou 'B' whose income is [Rs. 10,001/- to Rs. 15,000/-1 P.M. Middle Income Group whose income is # [Rs. 15,001/- to Rs.30,OOO/-] P.M. Middle Income Group 'A' whose Income is to Rs. 45,000/-1 P.M. Middle Income Group 'B' whose income is to Rs. 65,000/-1 P.M. Higher Income Group (i) whose income is [Rs.65001/- to Rs. 85,000/-1 P.M. (ii) whose income is above 85,000/-1 P.M. Plot sue not exceeding in Sq. meters. 45 46-90 91 to 220 221 to 350 351 to 500 501-600 600-750 ate to be charged. 25% of the reserve price. 60% of the reserve price Reserve Price 115% of Reserve Price 130% of Reserve Price 150% of Reserve Price 200% of Reserve # Substituted vide Notification S. No. F. 9(63) UDH/3/8i dated 29.5.2009, come into force at once. Substituted vide Notification No. F. 7(7) UDH/3/96 S.O. 254, dated 25.10.1997, published in Raj. Gaz. Ex. ordi. Part 4 (C) (ii) -dated 6.11.1997 Page 375.