नगरीय विकास एवं आवासन विभाग, राजस्थान

प्रेस-नोट

नगरीय विकास एवं आवासन विभाग द्वारा जारी पॉलिसी / नियमों के प्रारूप हेतु आपत्ति एवं सुझाव आमंत्रण की दिनांक बढाये जाने के संबंध में।

नगरीय विकास एवं आवासन विभाग द्वारा राजस्थान टाउनशिप पॉलिसी-2024 (प्रारूप), राजस्थान भवन विनियम-2024 (प्रारूप), आपत्ति एवं सुझाव आमंत्रण किये जाने हेतु जारी किये गये है।

विभाग द्वारा जारी प्रारूप नीतियों बाबत आमजन से अत्याधिक मात्रा में आपत्ति / सुझाव प्राप्त हो रहे है। जन सहभागिता से उक्त नीतियों में सुधार किये जाने की संभावना के दृष्टिगत एवं विभिन्न संगठनों के अनुरोधों के क्रम में, उक्त सभी पॉलिसी / नियमों में आमजन तथा हित धारकों द्वारा आपत्ति एवं सुझाव प्राप्त किये जाने हेतु समयावधि को बढाया जाकर अन्तिम दिनांक 20.08.2024 की जाती है।

नगरीय विकास एवं आवासन विभाग, राजस्थान

प्रेस–नोट

राजस्थान टाउनशिप पॉलिसी–2024 प्रारूप

नगरीय विकास एवं आवासन विभाग द्वारा राज्य के शहरी क्षेत्रों के सुनियोजित विकास हेतु राजस्थान टाउनशिप पॉलिसी–2024 (प्रारूप) तैयार की गई है। वर्तमान में राज्य में टाउनशिप पॉलिसी–2010 लागू है, जिसमें समय–समय पर अनेकों बार परिवर्तन/संशोधन किये जाते रहे है। टाउनशिप पॉलिसी के प्रावधानों की क्रियान्विति, आधारभूत सुविधाओं, पार्क/खुले स्थल/खेल मैदान व सुविधा क्षेत्रों की सुनिश्चितता के दृष्टिगत व्यापक जनहित में वर्तमान प्रावधानों में संशोधन करते हुए नवीन राजस्थान टाउनशिप पॉलिसी–2024 तैयार की गई है, जिसकी प्रमुख विशेषताऐं निम्न प्रकार है

- मूलभूत सुविधाओं की उपलब्धता के आधार पर शहरों के चरणबद्ध विकास के प्रावधान।
- राज्य स्तरीय निगरानी एवं क्रियान्वयन समिति एवं राज्य स्तरीय नोडल एजेन्सी के प्रावधान।
- रीयल स्टेट वेब पोर्टल का प्रावधान ।
- विकासकर्ताओं के पंजीकरण हेतु सरलीकृत प्रावधान।
- समस्त क्षेत्रफल की योजनाओं में पार्क/सुविधा क्षेत्रों हेतु समान मानदण्ड।
- मास्टर प्लान के समस्त उपयोगों हेतु योजना मानदण्डों का निर्धारण।

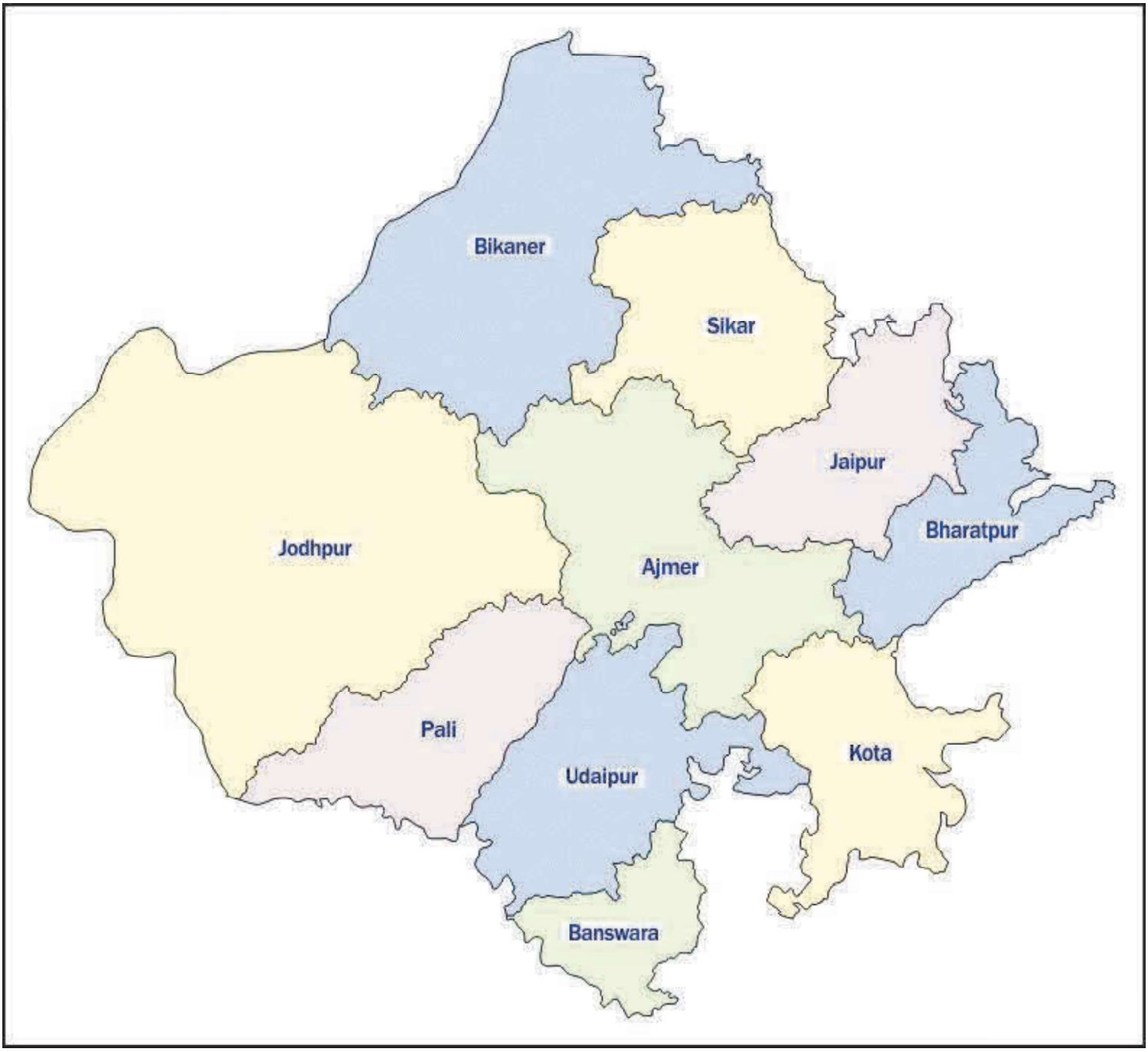
यह प्रारूप आम जन/हितधारकों से आपत्ति एवं सुझाव आमंत्रित किये जाने हेतु नगरीय विकास एवं आवासन विभाग की वेबसाईट http://urban.rajasthan.gov.in पर दिनांक 27.06.2024 से उपलब्ध होगा।

उक्त प्रारूप पर आम जन/हितधारक द्वारा आपत्ति एवं सुझाव दिनांक 11.07.2024 तक मुख्य नगर नियोजक, राजस्थान को ई–मेल ctp-rj@gov.in पर प्रेषित किये जा सकते है।

सत्यमेव जयते
राजस्थान सरकार

Rajasthan Township Policy - 2024

(1st Draft)



Department of Urban Development, Housing & Local Self Government, Government of Rajasthan

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Abbreviations

UDH	……..……Urban Development and Housing Department
LSG	……...Local Self Government Department
SLIMC	……...State Level Implementation and Monitoring Committee
SLNA	……..State Level Nodal Agency
UIT	……...Urban Improvement Trust
VVNL	……Vidyut Vitran Nigam Limited
PHED	…… Public Health and Engineering Department
PWD	……... Public Works Department
CIDC	…… City Infrastructure and Development Charge
LPC	…….. Layout Plan Committee
NOC	……. No Objection Certificate
NBC	……. National Building Code
BT / CC	…… Bituminous / Cement Concrete
ROW	……..Right of Way
STP	……... Sewage Treatment plant
ULB	……... Urban Local Body
BAR	…… Built-Up Area Ratio
EWS/LIG	…… Economic Weaker Section / Low Income Group
LED	…….. Light Emitting Diode
HT line	……... High Tension line
RWA	……. Resident Welfare Association
SNB	……. Shahjahanpur-Neemrana-Bahror
GPS	…….. Global Positioning System
GIS	……Geographical Information System
Ha. / ha.	..……..…….. Hectare
M./m.	..…….. meter

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Chapter 1. INTRODUCTION

1.1 Urban Scenario:

The role of towns and cities in the economic development of the country has now been fully recognized and all the efforts are getting focused on streamlining the mammoth urbanization which is likely to take place in coming few decades. Rajasthan being at the forefront of reforms on economic development and for providing conducive environment for investment and ease of doing business, has a great opportunity to transform these economic efforts into spatial planning and development through making GIS based master plans of up to 5000 & above populated towns, its various policies, rules and regulations like CM`s Jan Awas Yojana, Rajasthan Land Pooling Act & Rules, Building Regulations or the Township policy.

According to the Census 2011, the urban population in the state was 17.0 million with a total of 297 towns including 184 municipal towns. Since then 98 more municipal towns have been added making the number 282. The real-estate sector too has taken quantum leap due to proactive involvement of the Government, the private sector and increasing aspirations of the consumers, all aspiring to shape a decent physical environment. Physical environment has a great impact on the health of the human being, besides improvement in the overall social life and in promotion of the work efficiency of the citizens. Hence, it is necessary that new developments in urban areas are planned with adequate social and economic facilities, green spaces and road networks.

With this background, the new policy in urban areas is being framed, which has been based on the experiences of the past Township Policies promulgated in 2002 and 2010.

1.2 Aims and Objectives:

- To promote compact and multifunctional development in urban areas.
- To promote vertical development.
- To encourage integrated townships and to provide qualitative development.
- To ensure that the respective stake holders play their own role with responsibility.
- To enable government to act as a facilitator.
- To ensure minimum public facilities and green spaces for quality & healthy living.
- To promote affordable living/housing for poor.
- To promote economic development.

1.3 Land Fragmentation:

So far as sub-division of land into townships, schemes, colonies and small fragmentation is concerned, it was taking place under the Rajasthan Sub-Division Rules-1975 of the Rajasthan Urban Improvement Act-1959, prior to the promulgation of first Township Policy in 2002. Subsequently, with introduction of the Township Policy, larger colonies under private sector started getting approvals under the policy framework and continue to

be so till now. The approvals under the land conversion to non-agriculture use under the provisions of section 90B and later on 90A of the Rajasthan Land Revenue Act-1956, led to a very large physical sprawl of the city with colonies being carved out much beyond the core of the town at far off distances isolated from the model habitation and in complete isolation from the infrastructure facilities. Besides the need-based demand, speculation was also one of the major reasons for such expansion. This led to eating away of precious agriculture land much prematurely than required, farmers were lured into the instant economic gains and taking away the agriculture feeder zones much away from the urban settlements.

The above sprawl was in the form of colonies/un-developed land/and in core areas sub-standard plotted development without required infrastructure instead of properly developed flatted/group housing, against the principles of compact development creating severe consequences of developing transport structure as well as augmentation and provision of physical and social infrastructure like water, power, health, education, law and order.

The above situation is primarily a result of difficulty in land acquisition because of which none of the govt. agencies was able to acquire or pool bulk land. With the new Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013 coming in to force, the difficulties of acquisition shall rise along with the increased time for completing the process. Thus, it has become imperative to carry out the city development with the larger public cooperation & public participation and with the help of private sector developers.

1.4 Key elements of the Policy

The key elements of the Policy, as highlighted below, are summarized here and detailed out in policy itself-

a. Compact & Vertical development;
b. Green City & sustainable development;
c. Transparency in procedures;
d. Simple but Comprehensive planning norms;
e. Multifunctional development;
f. Promote Healthy & affordable living;
g. Promote economic development;
h. Protection of consumer rights;
i. Penal Actions for Non-compliance of the policy;

1.5 Government's role

Development of a town is a joint responsibility of the Government and the Public. The real estate developers play the role of bridge between the public and the Government to complete the process of development. The past experience of land acquisition by Government agencies and the new land acquisition act amply speaks of the difficulties which will be coming in the Government's way to fulfill the aspirations and requirement of housing and city development. Hence, there is a paramount need to involve private sector in the city development and the Government plays the role of facilitator in implementing this proposed Township Policy. While doing so, the Government has to fulfill its obligation of protecting the interests of the general public by creating a qualitative physical development and sustainable environment. For this purpose, it shall have its involvement/facilitation in the areas of -

- External Infrastructure - Power/Roads/Water/Sewerage;
- Fast approvals procedures;
- Monitoring Mechanisms;
- Transparency Mechanism

1.6 Developers' role

Real estate developer plays a crucial role in the realization of the objectives of the Policy. While the policy facilitates the development process, it also provides a framework of norms to ensure that public policy objectives are met and high-quality schemes are created. The developer's roles and responsibility are detailed out in the policy and has covered the framework in which he is required to work from the beginning of the process to the end when he completes the development of the scheme. Further, the Planning norms have been simplified and gives flexibility to developer to plan according to requirements. The policy also provides timelines for completion of development works in the schemes and penalties for delay, if any.

1.7 Applicability of the Policy

The policy shall come into effect from the date it is notified in the official Gazette and shall apply to all urban areas as notified under the Rajasthan Urban Improvement Act-1959, the Municipal areas notified under Rajasthan Municipalities Act-2009, areas under the jurisdiction of Development Authorities (the Jaipur Development Authority constituted under the Jaipur Development Authority Act-1982, the Jodhpur Development Authority constituted under the Jodhpur Development Authority Act-2009, the Ajmer Development Authority constituted under the Ajmer Development Authority Act- 2012) and any other area which may be notified by the nearby formed authority/Government. It shall apply to all schemes undertaken by the Government Bodies, Local Authorities, and private developers.

Note:-

In cases where orders have been passed under section 90A/ 90B (of the Rajasthan Land Revenue Act, 1956) but layout plan have not been approved and released to developer before the notification of this policy, such cases shall also be dealt under this policy.

All Government Bodies, Semi-Government Bodies or Local Authorities undertaking any urban development schemes in urban areas shall ensure compliance with planning norms and planning parameters, development of all internal and external development works and timelines for completing schemes. However, the requirement of registration and payment of dues and charges may not be applicable on them.

Looking at the developments on the periphery/ fringe areas of Towns and in Rural Areas, the revenue department may adopt the planning provisions / norms prescribed under the policy for the approval of schemes, as per provisions of the law to have uniformity in planning approvals.

1.8 Regarding the implementation of the provisions of Township Policy on non-agricultural land

Technical Parameters/provisions of this policy shall also apply for layout Plan Approvals of non-agricultural land.

Chapter 2. ADMINISTRATIVE AND MONITORING MECHANISM

2.1 State Level Implementation and Monitoring Committee

(i) A State Level Implementation and Monitoring Committee (SLIMC) shall be constituted by the Government to take decisions with respect to implementation, monitoring, and review of the policy. It shall be a competent body to issue guidelines and directions for the effective implementation of the policy and to recommend to the Government any changes, if any, required in the provisions of the policy. The committee is empowered to enquire and blacklist a developer. Committee will also be empowered to make provisions for those categories of townships which are not covered in this policy.

(ii) The composition of the State Level Implementation and Monitoring Committee shall be as follows: -

Chairperson	-	Minister, Urban Development and Housing
Member	-	Secretary in-charge, UDH
Member	-	Secretary in-charge, LSG
Member	-	Secretary in-charge, Energy
Member	-	Secretary in-charge, Water Resources
Member	-	Two Members nominated by Govt. from Developers Association
Member Secretary	-	Chief Town Planner

Note: - If the Town Planning Department is nominated as the SLNA, then the Chief Town Planner, shall be the member secretary.)

2.2 State Level Nodal Agency

(i) The Government shall nominate Town Planning Department as State Level Nodal Agency (SLNA) for the monitoring and implementation of the Township policy. The administrative control of the agency shall be of Urban Development and Housing Department.

(ii) The function of SLNA shall be to carry out all works connected with the implementation, monitoring and review of the policy.

It shall also be responsible for creation and maintenance of State Real-Estate Portal, as provided under the policy.

2.3 Registration of developers

(i) Any Person who intends to develop an urban development scheme in any urban area of Rajasthan shall register himself as a Developer with the concerned local authority where he intends to undertake a scheme. Detailed procedure for registration will be issued separately.

(ii) No person shall undertake any proceedings for developing any scheme, without registration, failing which he shall be liable for penalties to be levied by the local authority, in accordance with the relevant provisions of the Jaipur Development Authority Act- 1982 (Act no. 25 of 1982), Jodhpur Development Authority Act-2009 (Act no. 2 of 1982), Ajmer Development Authority Act-2012 (Act no. 39 of 2012), Udaipur Development Authority Act-2023 (Act no. 28 of 2023), Kota Development Authority Act-2023 (Act no. 31 of 2023) or the Rajasthan Urban Improvement Act-1959 (Act No. 35 of 1959) or the Rajasthan Municipalities Act, 2009 (Act No. 18 of 2009) respectively, and the directions issued by Government from time to time.

(iii) Registration done at any Local Authority by the Developer under Category A & B (in table -1) will be acceptable in whole of the state of Rajasthan and the developer will be allowed to undertake schemes anywhere in the State of Rajasthan, for the registered category, within the prescribed limit.

(iv) Registration done at any Local Authority by the Developer under Category C & D (in table -1) will be allowed to undertake schemes within the urban limits of that concerned Local Authority, for the registered category, within the prescribed limit.

(v) The developer can register with any number of Local Authorities by paying the prescribed fee and submitting requisite documents.

(vi) A developer can upgrade his already registered category in any Local Authority, as the case may be, provided he fulfills the prescribed criteria for the desired category, by submitting a new application to the Local Authority along with the prescribed fee, as mentioned in table-1.

(vii) All Government Bodies, Semi-Government Bodies or Local Authorities proposing a scheme shall be considered as a developer, but will be exempted from the requirement of registration.

(viii) Any person/ landowner seeking permission for Single Plot Layout for own use shall not be required to register in Local body.

2.3.1 Eligibility of a Developer

A person shall be a registered 'Company' under the Companies Act, 2013 (Act no. 18 of 2013) before applying for registration as a Developer under the policy. The Technical and Financial Parameters prescribed below (in Table-1) shall be examined by the concerned local authority before deciding the category of the developer for registration.

Table 1 Parameters for Registration

Category of Developer 1	Minimum Net Worth (Rs. In Crores) 2	Minimum Turnover (total in last5 years) (Rs. In Crores) 3	Prescribed Registrationfee (Rs. in Lakhs) 6	Maximum Scheme Area Limit which canbe proposed for schemes (in Ha.) 7
A	50	200	20	More than 100
B	20	80	8	Less than 100
C	5	20	2	Less than 20
D	1	5	1	Less than 5

Note: -

a) A non-refundable Registration Fee (column 6) according to the category shall be payable by the developer to the concerned local authority.

b) The registration will remain valid for a period 10 years, after which the developer shall register again with the concerned local authority.

c) A consortium or joint venture of companies and land owner would also be allowed to register as a developer. In such cases the combined technical and financial requirements of the consortium will be taken into account, subject to a minimum of 25% on technical and financial parameters by each partner, with the exception of land owner.

d) If the Managing Director or three or more directors of a blacklisted developer company forms a Joint venture or a new company or a special purpose vehicle, the new entity shall not be registered as a Developer.

e) 'Net Worth' to be counted as, the 'Net worth' (defined under the Companies act, 2013) + Assets (at current value after depreciation) certified by a Charted Accountant.

f) The developer shall submit, a copy of the income tax return filed by Developer Company in the Income Tax Department and a list of schemes developed/executed in the assessment year, to the Local authority where the developer is registered, within 30 days from the last day of filing income tax for an assessment year.

g) A Developer who is already registered under the Rajasthan Township Policy, 2010 shall have to furnish, a new detailed application form along with the requisite documents within 60 days of coming into effect of this policy. The local authority shall examine the technical and financial parameters and assign a category to the developer. The developer shall pay the difference of the prescribed fee according to the category and the fee paid under the Township

policy, 2010. However, no refund will be made by the local authority in any case. The registration shall remain valid for the remaining period of registration under the township policy, 2010.

h) The State Government may frame and issue separate guidelines and criteria for registration of cooperative societies as developers.

2.3.2 Procedure for Registration of a Developer

a) The application for registration shall be submitted to the concerned Local Authority in the prescribed format and along with the prescribed fee and necessary documents for the category in which he is entitled to get registered, as per eligibility criteria mentioned in table-1 above.

b) The developer shall also furnish detailed information about the previous completed / ongoing projects in the state by him, along with a soft copy/CD`s of the approved layout plans / building plans of the previous projects taken in the last 5 years, and their stage of development and present sale/allotment status, in the application.

c) The local authority shall examine the application and issue registration certificate to the developer, within 15 days of fulfilling all the requirements and submitting the complete application form.

2.3.3 Management of the State Real-Estate Web Portal

(i) The SLNA shall create a web portal in the UDH department to be known as the Real Estate Portal.

(ii) The local authority upon issuing the registration certificate, shall forward a copy of the registration document and CD`s to the SLNA, within 15 days of issuing registration certificate.

(iii) The SLNA shall create a profile page of the developer on the state real-estate web portal, and upload the relevant information provided in the application on the developer's page, including the previous projects executed and their current status.

(iv) The SLNA shall issue to the developer, a unique username and password of the developer`s page on the web portal, within 15 days of receiving the registration document from concerned local authority.

(v) The real-estate developer, upon receiving the username and password, shall update the portal monthly (till the Tenth day of the next month), the status of all the ongoing projects including the approximate percentage of work completed, the no. of units booked/sold with plot/flat numbers, expected date of possession of the booked/sold plots and flats and construction status of other amenities proposed in the Scheme, on the state real-estate portal.

2.4 Layout Plan Committee (LPC)

(i) A Layout Plan Committee shall be constituted in the concerned local authority, which shall be competent to approve layout plan of any scheme submitted to the concerned local authority. It shall also be competent to allow any subsequent modifications / alterations in the approved layout plans of schemes.

(ii) The Committee shall be constituted by the local authority as follows: -

a) For Jaipur / Jodhpur/Ajmer/ Udaipur/ Kota Development Authority: -
The Layout Plan Committee of the Authority constituted under the relevant Law.

b) For Urban Improvement Trust (UIT): -

Chairperson	Secretary, UIT;
Member	Executive/Assistant Engineer of Concerned UIT;
Member	Deputy Commissioner/ Deputy Secretary/ Tehsildar of the Concerned UIT
Member Secretary	Senior/Deputy/Assistant Town Planner of the Concerned UIT;

c) For Municipal Towns :-

Chairperson	Chairperson, Concerned Municipal Towns
Member	Senior/Deputy/Assistant Town Planner of the Concerned Municipal Towns;
Member	Executive/Assistant Engineer of the Municipal Towns;
Member	Tehsildar of the concerned area;
Member Secretary	Chief Municipal Officer of the Concerned Municipal Towns.

Note: In case the Senior/Deputy Town Planner is not available in the concerned local authority then opinion of the Senior/Deputy Town Planner of the concerned Zonal/ Regional office of the Town Planning Department shall be mandatory.

(iii) In case of online layout plan approval system, competence of approval will be decided by Government.

(iv) Before submitting any scheme in the layout plan committee, the local authority shall examine the scheme particularly as follows-

a) The Administrative/ Accounts Cell shall examine the issues related to the compliance of registration, web portal management, mortgage of plots and security deposit and deposition of all charges and dues and the overall implementation of the policy.

b) The Planning Cell shall examine Master plan/ Zonal plan Land Uses, provisions

of planning norms in the scheme layout plan, provisions of CM`s Jan Awas Yojana and affordable housing policy or any other policy for the time being in force, building byelaws and such other matters;

c) The Revenue Cell shall examine the issues related to ownership, khasra superimposition, acquisition, government land or any other restricted land and other such matters as per the Rajasthan Land Revenue Act, 1956;

d) The Engineering Cell shall examine the issues related to Detailed Project Report, demarcation of Master Plan/Zonal Plan/Sector Roads/ Scheme boundary, calculation of scheme area, site conditions and site surroundings including gas pipeline, HT line, water bodies including nala's, and such other matters.

2.5 Prerequisites for proposing an Urban Development scheme

(i) All schemes shall be in conformity with the master plan/ master development plan/ZDP in force for the area.

(ii) Applicant should have registered title documents or registered power of attorney or registered development agreement in his favour. No un-registered document shall be accepted.

(iii) The developer shall apply under the provisions of Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.

(iv) In the phased zones declared by ULB, permission will be given on prescribed charges in policy. If permission is given outside the phased zone, actual EDC will have to be deposited by the developer.

(v) The scheme shall not include land restricted in the rule 3(1) of the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.

2.6 Procedure for Application of an Urban Development scheme

(i) A developer shall submit the application form and a Detailed Project Report detailing development works as per township policy to develop a land parcel as a scheme to the concerned local authority with all the documents prescribed under the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.

(ii) When an application is received by the concerned local authority, the authority shall register and upload the scheme received by it, on the web portal and shall update the portal and publish in the newspaper, as and when the following orders are passed by the local authority-

a) Orders issued under section 90-A of Rajasthan Land Revenue Act, 1956;
b) Intimation of approval of Layout Plan, and a copy of approved layout plan;
c) Issuance of Scheme completion certificate.

(iii) The LPC shall examine the application and can approve the layout plan with or without modifications, if any, for proper application of planning and engineering norms.

(iv) The approval of layout plan shall be issued only after issuance of orders under section-90A of the Rajasthan Land Revenue Act, 1956 by the authorized officer.

(v) Once the LPC after due consideration resolves to approve the Layout Plan, the concerned Local Authority shall intimate the developer of layout plan approval and shall issue the demand notice, within 7 days. The developer shall submit a demarcation plan of the site to the local authority and shall deposit all fees and development charges as required in the demand notice.

(vi) The booking or sale of the plots shall only be started after approval of the demarcated layout plan and on deposition of all the dues and charges applicable.

(vii) Once the demarcated layout plan of scheme is issued, the local authority shall upload on the web portal (within 15 days) the following information -

- A brief detail of the scheme, total scheme area, GPS coordinates of scheme boundary;
- Approved layout plan including key plan and other detail plans if any;
- Complete details of number of plots proposed (use wise), number of flats, saleable area, Plots mortgaged against internal development of Scheme. NOC`s from the different departments, areas reserved for facilities/EWS/LIG/public use like parks, playgrounds, non-saleable facility areas;
- Timeline for Scheme completion;

2.7 Mortgage of plots by the local authority

(i) To ensure that development works in the scheme area completed in time by the developer, to ensure maintenance of development works for stipulated time and to protect the interest of the perspective owners/buyers –

a) 12.5 % of the total saleable area shall be reserved by the local authority and a mortgage dead in favor of local authority shall by executed by the developer; &

Note:-

1. The above 12.5% mortgage area shall be of the predominant use.
2. In case of group housing / flatted development and commercial complexes with multiple independent units, the mortgage of 12.5% saleable area shall be ensured by the local authority while approving the building plan.

(ii) No such mortgage shall be required for single Plot projects (other than residential projects group housing / flatted development and commercial complexes with multiple independent units).

2.8 Development and Management of the scheme

(i) All internal development works in the scheme shall be done by the developer himself.

(ii) The developer can book the plots / flats as per the approved layout plans and shall issue a provisional allotment letter to the allottees.

(iii) The information of booking, allotment of plots and status of booking shall be uploaded by the developer, monthly, on the developer`s page of the web portal, failing which legal action against him can be initiated.

(iv) The local authority can issue Patta / lease deed for 87.5% of the saleable plots, once the essential development works have been made available. Out of remaining 12.5% saleable plots (mortgaged with the local authority) 10 % can be booked/ sold only after issuance of completion certificate (no provisional Patta/ possession letter can be issued on these plots). Remaining 2.5 % can be sold/ booked only after maintenance period.

However, in case of scheme where scheme area is more than 10 ha, than an area of minimum 5 Ha. may be developed in blocks with all essential development works completed by the developer and Patta / lease deed of such plots, falling in that developed area, may be issued except for mortgaged plots.

(v) The developer shall complete all the internal development works of the layout within the time frame prescribed in Table-2. The scheme shall be developed, with all internal development works completed, in a maximum period as prescribed below from the date of issue of Scheme layout plan:

Table 2 Time frame for completion of Internal Development works

Scheme Area	Time of Completion
Up to 5 hectares	3 years
5 – 20 hectares	4 years
20 – 100 hectares	5 years
Above 100 hectares	6 years

(vi) The time period for completing internal development works may be extended up to 2 years with 10% yearly penalty of total model land premium by the local authority and further by the SLIMC with additional penalty of annually 20 %.

(vii) Developer to maintain the scheme for at-least 7 years after issuance of scheme completion certificate as per the para 3.10 of the policy and thereafter can handover the same to the concerned local authority or RWA. Maintenance charges may be recovered by the Local Authority/developer/ RWA from the allottees.

(viii) No water or power connection shall be released by the concerned agency/department for such scheme which has not been approved by the concerned local authority.

2.9 Scheme Completion Certificate

(i) After the completion of all the development works as per the provisions (Annexure-2) of this policy and as indicated in the approved layout plan the developer shall apply for the scheme completion certificate.

(ii) The developer shall submit a report of development works carried out in the scheme along with details of various services laid with their capacity, and related layout plans of the services through registered chartered engineer as per DPR submitted.

(iii) The developer shall fulfill all the requirements of the EWS/LIG component as per the CHIEF MINISTER`S JAN AWAS YOJANA-2015 or any other policy, orders issued by the Government from time to time, before applying for completion certificate.

(iv) After examination of development works as per DPR by concern Engineer of ULB not below the Rank of Assistant Engineer but not more than one month the concerned local authority shall issue the completion certificate or shall intimate to the developer reasons for not issuing the same or to comply with directions to improve certain development works or complete all the development works in the scheme.

(v) The plot mortgaged as per the para 2.8 (iv) of the policy shall be released only after issuance of the completion certificate. The lease deed/ Patta of 10% mortgaged plots shall be released after the issuance of the completion certificate. The lease deed/ Patta of remaining 2.5% mortgaged plots shall be released after maintenance period. In case, the developer abandons the development works incomplete in the stipulated time period, penalty shall be levied by the local authority for the works left incomplete by the developer including forfeiting of mortgaged plots. The developer shall not be allowed to sale or conduct any transaction of any property in the urban development scheme and a notice of this effect shall be placed by the Local Authority on the SLNA portal and the newspaper for cautioning the general public.

(vi) Phase wise completion certificate shall be issued in township schemes having area more than 20 ha. Minimum area of each phase shall be 10 ha.

(vii) ULB may allow proportionate releasing of the withheld plots based on the development of any part of the scheme after getting a report from the Registered Chartered Engineer, with regard to development of the internal development works of the scheme/ township.

(viii) Internal development works shall be carried out by ULB's in lieu of 12.5% mortgaged plots of the scheme in situation where developer not to complete internal development works in the scheme.

2.10 Resident Welfare Associations (RWA)

The State Government may frame rules and procedures for creation, election, management and other aspects of Resident Welfare Association (RWA) to maintain the various facilities in the scheme.

2.11 Blacklisting of Developers

(i) The local authority with approval of the SLIMC, shall cancel the developer registration and blacklist the developer, if –

a. The information furnished by the developer in the application form is incorrect or misleading, or the information uploaded on the web portal is incorrect or misleading; or any other documents submitted by the developer is found false; or,

b. A complaint made against a developer is found to be correct.

Provided that, such allegation shall be enquired into by the concerned Local Authority and a report of findings shall be submitted to the SLIMC.

(ii) Before taking a decision, the SLIMC shall give a reasonable opportunity of being heard to the developer.

(iii) The SLNA shall clearly mention the blacklisted status of the developer on the profile page of the web portal and shall also publish in newspapers.

(iv) No Local Authority shall accept an application for approval of a scheme by a blacklisted developer. However, the developer shall compulsorily complete all development works in all the other on-going schemes.

Chapter 3. PLANNING PROVISIONS

3.1 Phase wise development of schemes

To encourage compact development, the policy proposes for opening out selected zones / sectors for physical development in different directions in the urbanisable areas so that there is a concerted effort from all the stake holders to develop that area. This will also ensure that people living in such areas get basic utilities like water and power on a priority basis. Selection of such zones / sectors shall be done by a committee as spelt out subsequently.

3.1.1 Committee on phased development

(i) A committee will be constituted to identify one or more Areas / Sectors / Zones which will be opened up for development of urban development schemes in phased manner. The committee will identify the growth potential areas according to existing development, availability of infrastructure and mark them for phased development. Once the 75% area under any Area / sector / zone where layout plans under such area/ zone / sector of the phased development zone, have been approved than next area / zone / sector in that direction may be opened up for the development of schemes by the committee.

(ii) Following shall be the members of the committee: -

a) For Development Authorities –

i.	Chairperson	Development Commissioner of the Authority
ii.	Member	Secretary of the Authority.
iii.	Member	Director Engineering of the Authority
iv.	Member	Director Finance of the Authority
v.	Member Secretary	Director, Town Planning of the Authority

b) For UIT Towns –

i.	Chairperson	Chairperson, UIT
i.	Member	Secretary, UIT
ii.	Member	Senior most Engineer of UIT not below the rank of Ex. En.
iii.	Member	Senior most Account officer of UIT not below the Rank of A.O
iv.	Member Secretary	Senior most Town Planner of UIT not below the Rank of DTP

c) For Municipal Towns –

i.	Chairperson	Chairperson of concerned ULB
ii.	Member	Senior most Engineer of concerned ULB not below the Rank of Ex. En.,
iii.	Member	Senior most account officer of concerned ULB not below the rank of A.O.
iv.	Member	DTP of concerned ULB /Town planning Dept.
v.	Member Secretary	Chief Municipal Officer of the concerned ULB.

Note: - The committees may invite any person/officer for suggestions and viewpoints.

(i) The committee shall necessarily consult with Town planning, PHED and Concerned VVNL officers before finalizing the phased development area.

(ii) The committee shall be constituted by the local authority within 30 days of notification of the policy.

(iii) The area identified for phased development shall be published in the newspaper and objections and suggestions for 30 days shall be invited. The final Phased area shall also be published in the Newspaper and shall be uploaded on the real estate web portal as well as notice board/ website of the concerned local authority.

3.1.2 Criteria for selection of areas for phase wise development

(i) The Committee on phased development may consider the following criteria for deciding the area for the phased development: -

a) Contiguity with the existing area;
b) Master plan proposals/Zonal;
c) Availability of sector plans/Zonal Plans or sector road network plans;
d) Accessibility from the existing Road network plan;
e) Feasibility of providing public transportation;
f) Availability/ feasibility of providing water and electricity supply;
g) Growth potential of development in the area and barriers, if any;
h) Availability of social infrastructure nearby etc.;

3.1.3 Zonal/Sector Road network plan

All Scheme approvals in the phased development zone shall be given after the Zonal Plan/ Sector Road Network Plan is prepared and approved under the relevant provisions in Law.

3.2 Planning parameters for various Schemes

3.2.1 Integrated Residential Township (IRT)

(i) Integrated Residential Township (IRT) can be proposed in the phased and non-phased development zones. However, only IRT schemes shall be allowed outside the phased development zones and within urbanisable area or in highway control zones.

(ii) The developer shall propose at-least –

a) 40 % of residential area for group housing development/flatted development, in case of Jaipur, Shahjahanpur-Neemrana-Behror urban complex (SNB) and Bhiwadi,
b) 30 % of the residential area for group housing development/flatted development, in case of Ajmer, Bikaner, Jodhpur, Kota, Udaipur, Alwar and Bhilwara ;
c) 20% of the residential area for group housing development/flatted development, in case of all other towns of population one lakh and above.

(iii) In case an IRT is proposed outside the phased area the developer shall ensure Approach Road, water and electricity availability for the scheme.

(iv) The minimum area, on which an Integrated Residential Township Scheme can be proposed, shall be-

Table 3 Minimum area for IRT

Area	Towns
40 Ha.	Jaipur;
20 Ha.	Ajmer, Bikaner, Jodhpur,Kota, Udaipur, SNB, Bhiwadi, Alwar and Bhilwara.
10 Ha.	All other towns;

(v) The land use distribution of the proposed Integrated Residential Township is as detailed below:

Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. NonSaleable Areas	1. Facilities	1. Minimum 7% in case the IRT proposed in the phased development zone 2. Minimum 10% in case the IRT proposed outside the phased zone, out of which minimum 0.5% of the scheme area for taxi stand, bus stop and public parking.
	2. Parks / Playgrounds	Minimum 10%, out of which minimum 3% shall be kept for playground, having a minimum area of 1500 sq.m.
2.SaleableArea Up to 60%	1. Institutional	Minimum 3% (but maximum 8%). However, minimum one plot each of health and education facilities shall be mandatory.
	2. MixedUse including commercial	Minimum 2% (but Maximum 8%), out of which minimum 2% shall be reserved for retail shopping area.
	3. Residential	Remaining Area will be used as residential including mandatory area to be reserved for EWS/LIG.

3.2.2 Residential Schemes

Scheme Area – Minimum 5000 Sq. m.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non-Saleable Areas Minimum 40%	1. Parks/ Playgrounds	Minimum 7% area of scheme shall be provided for parks/ playgrounds without any relaxation in layout plan at different places subject to: a) For schemes up to 5 Ha. area, minimum area of 1000 sq. m. at one place. Minimum width of park shall be 10 m. b) For schemes above 5 Ha. to 10 Ha. area, minimum area of 2000 sq. m. at one place. Minimum width of park shall be 15 m. c) For schemes above 10 Ha. area, minimum area of 3000 sq. m. at one place. Minimum width of park shall be 20 m. d) For schemes above 2 Ha. area, minimum 3% area will be reserved for playground. However, minimum 3% area for park will be mandatory.
	2. Facility	Minimum 5% Facility plots shall be kept on minimum 12 m wide roads.
	3. Public Utility	Minimum 3%
	Note:	In the case of commercial / institutional zones the minimum road width shall be 12 meters for a length of up to 200 meters and 18 meters for the length above 200 meters.
2. SaleableArea Up to 60%	1. Residential	Plotted area / flats/ group housing / high rise
	2. Commercial	Up to 6%, out of which minimum 2% area will be reserved for informal commercial.
	3. Institutional	Maximum 10%
	4. EWS/ LIG	Provision for EWS/LIG housing shall be kept for residential part of scheme as per Govt. Policy for urban poor.

3.2.3 Commercial Schemes

Scheme Area – Minimum 5000 Sq. m.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. NonSaleable Areas Minimum 40%	1. Parks	Minimum 5%
	2. Facilities	Minimum 7%
	3. Public Utilities	Minimum 3%
	4. Roads	• Internal roads as per norms but shall not be less than 12 meters (for the plots having area less than 500 sq.m.) and 18 meters for plots having area 500 sq.m. and more.
	5. Paved Footpath	• Internal roads shall not be less than 6 meters (Paved Footpath with no vehicular movement) in case of group of shops are proposed on a composite platform. Length of the such pavement road/ footpath shall not be more than 50 meters.
2. Saleable Area Up to 60%	1. Commercial/ Mixed Use	• Minimum plot area-9 sq. m. (3m x3m) • Minimum 1% of the scheme area for informal commercial
3. Other Parameters	Parking: - a) Common/public parking lot- 10% of the area of commercial plots having plots area less than 500 sq. m. b) Plots having area more than 500 sq. m. shall have provision of parking as per applicable building regulations within its plot limit. **Note: -** Road side public parking along the roads having road width more than 18 meter shall be allowed but this parking shall not be calculated in the total public parking calculation.	

3.2.4 Mixed land use Scheme

• **Scheme area – above 2Ha.** • **Single plot scheme area – 1000 sq.m. at minimum 24 m wide approach road.**		
Saleable & Non Saleable	**Permissible Use**	**Mandatory Provision**
1. Non Saleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 7%
	2. Facilities	Minimum 5%
	3. Public Utilities	Minimum 3%
2. Saleable Area Up to 60%	1. Residential	Maximum 50%
	2. Commercial/ Institutional	Minimum 50%.
	3. Informal Commercial	Minimum 1%
3. Other Parameters	1. Internal roads shall not be less than 18 meters for commercial and institutional part and for residential part internal roads shall be as per Township Policy. 2. Use premise - No plot shall be allowed for mixed use, use premises shall be either residential or commercial or institutional. Plots for use shall be provided in scheme in chunks/ blocks. 3. Provision for EWS/LIG housing shall be provided for residential part of scheme as per Govt. Policy for urban poor.	

3.2.5 Group Housing Schemes/ Flat Housing Scheme

Scheme of Group Housing / Flat Housing Scheme – minimum 2Ha.		
Saleable & Non Saleable	**PermissibleUse**	**Mandatory Provision**
1. NonSaleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 5%
	2. Facilities	Minimum 3%
	3. Public Utilities	Minimum 2%
2. SaleableArea Up to 60%	1. General Commercial	Maximum 5%
	2. Informal Commercial	Minimum 1%
	3. Group Housing/Flats	Rest of the area for Group Housing/ Flats/ saleable facility.
3. Other Parameters	1. Internal roads shall not be less than 18 meters for group housing scheme. 2. Minimum unit size in scheme • Group Housing Plot/ Unit Plot area in the scheme - 5000 sq.mt. • Flat Plot/ Unit Plot area in the scheme - 750 sq.mt. 3. EWS/LIG provisions as per Govt. Policy for urban poor. 4. In group housing plot, 5% facility would not be required as 5% facility already marked in scheme.	

3.2.6 Integrated Scheme (Group Housing/ Flat Housing/ Plotted)

Scheme of Group Housing / Flat Housing Scheme – minimum 2Ha.		
Saleable & Non Saleable	**PermissibleUse**	**Mandatory Provision**
1. NonSaleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 7%
	2. Facilities	Minimum 5%
	3. Public Utilities	Minimum 3%
2. SaleableArea Up to 60%	1. General Commercial	Maximum 5%
	2. Informal Commercial	Minimum 1% for Group Housing/ Flats plot area. • For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme
	3. Institutional	Maximum 10%
	4. Group Housing/Flats	• Rest of the area for Group Housing/ Flats/ Plots/ saleable facility. • If saleable facility is proposed in saleable part then maximum 20% area of saleable may be proposed in scheme.
3. Other Parameters	1. Minimum unit size in scheme • Group Housing Plot - 5000 sq.mt. • Flat Plot - 750 sq.mt. 2. EWS/LIG provisions as per Govt. Policy for urban poor. 3. In group housing single plot, 5% facility would not be required as 5% facility already marked in scheme.	

3.2.7 Schemes in commercial land-uses (Sub-City Centre/ District Centre/ Community Centre)

• Minimum area for single plot – 1000 sq. m. • Minimum area for scheme – 1 Ha.		
Saleable & Non Saleable	**PermissibleUse**	**Mandatory Provision**
1. NonSaleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 5%
	2. Facilities	Minimum 7%
	3. Public Utilities	Minimum 3%
2. SaleableArea Up to 60%	1. Sub-City Centre/ District Centre/ Community Centre	Minimum 25% of scheme area for activities of Sub-City Centre/ District Centre/ Community Centre.
	2. General Commercial/ mixed	10%
	3. Informal Commercial	Minimum 1%
	4. Residential	Maximum 20%

3. Other Parameters	1) Road Network of the area under District Centre/ Sub city centre/ Community Centre will be planned by local body and various approvals of layout will be given accordingly. 2) Minimum width of internal roads shall be 12 m for plots up to 500 sq m and 18 m for plots more than 500 sq m area. For residential area internal roads shall be as per Township Policy 3) Parking:- a) Common parking lot- 10% of the area of commercial/mixed use plots having area less than 500 sq.m. b) Commercial plots having area more than 500 sq.m. shall have provision of parking as per building regulations within its plot area.

3.2.8 Ware Housing/ Godowns (General & Agriculture based)

- Single plot for General warehousing- 1000 sq.m.
- Scheme for General warehousing- 2 Ha.
- Single plot for Agri warehousing - 3000 sq.m.
- Scheme for Agri warehousing - 2 Ha.

Saleable & Non Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non-Saleable Area Minimum 40%	1. Parks/ Playgrounds	• Minimum 5% • If area of the scheme is 10 Ha and above than there shall be a plot of 750 sq m for firefighting separately.
	2. Facilities	Minimum 7%
	3. Public Utilities	Minimum 3%
2. SaleableArea Up to 60%	1. Mixed land use/General Commercial etc.	• Up to 15% of the scheme area for Mixed land use/General Commercial/Hotel, weigh bridge, petrol pump etc. shall be allowed.
	2. Informal Commercial	• Minimum 1% of the scheme area for informal commercial purposes
	3. General & Agriculture based Ware Housing / Godowns	• Remaining area for General Warehousing /Agri Warehousing Godowns shall be allowed.
	Note: • Internal roads shall not be less than 18 meters • Minimum plot area for General warehousing scheme - 500 sq.m. • Minimum plot area for Agri Warehousing scheme - l000 sq.m.	
3. Other Parameters	1) In Single plot layout maximum permissible height will be 18 m and setbacks shall be kept as per Prevailing Building Bye Laws. 2) All parameters in scheme plots shall be as per RIICO Building Regulations. 3) Parking: - • As per RIICO norms. • Common/ public parking lot – 5% of total area of Ware Housing/ Godowns plots should be reserved in schemes.	

Note: -

1. General warehousing use may be permitted in all Land uses except eco-sensitive zone, plantation zone, ecological zone, Recreational, Residential, Institutional, G1 and G2 of the Jaipur, Udaipur master plan and other cities.
2. Agro based warehousing use may be permitted in all land uses except Eco Sensitive Zone, Plantation Zone, Residential, Recreational, Institutional, G1 and G2 of the Master Plan of Jaipur, Udaipur, ecological area of Jaipur MDP 2011, Master Plan of other cities.

3.2.9 Dairy Scheme

Area requirement		
• Minimum area for Single plot - 1000 sq.m. • Minimum area for lay-out Plan Scheme - 2 Ha. • Minimum plot area in scheme - 500 sq.m.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non-Saleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 5%
	2. Facilities (Grazing Grounds, Skill Development Centre, cattle hospital Dispensary etc.)	Minimum 5%
	3. Public Utilities	Minimum 5%
2. Salable Area Up to 60%	1. Informal Commercial.	Minimum 1%
	2. Commercial/ Mixed Use	Maximum 10%. Of Total salable area
	3. Dairy Use	Rest of the saleable area.
3. Other Parameters	• Ground coverage shall be allowed maximum 25%, maximum height shall be 15 M. and rest parameters as per prevailing building Regulations. • 1/5th of this ground coverage will be permissible for retail commercial. • Residential unit shall be allowed on dairy plots only for use of owner. • Provision of solar lighting, bio-gas plant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open spaces shall be mandatory. • Maximum 20% of facility area shall be permitted for Skill Development Centre. • Temporary shed structures shall be allowed in setback area.	

Note: - The scheme will be permissible in the periphery control area of the master plan, nursery/orchard, industrial, ecological, rural belt, highway control belt and under the permissible land use in the master plan.

3.2.10 Nursery/ Orchard Scheme

Area requirement		
• Minimum area for Single plot - 2000 sq.m. • Minimum area for scheme - 5 Ha. • Minimum plot area in scheme -1000 sq.m.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non Saleable Areas minimum 40%	1. Parks/ Playgrounds	Minimum 5%
	2. Facilities	Minimum 3%
	3. Public Utilities	Minimum 2%
2. SaleableArea Up to 60%	1. Informal Commercial.	Minimum 1%
	2. Nursery/ Orchard	Up to 59%
3. Other Parameters	1) Ground coverage: - Maximum 10% 2) Provision of solar lighting, bio-gas plant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.	

Note: - The scheme will be permissible under the periphery control area, nursery/orchard, ecological zone, rural belt of the master plan and land use permitted in the master plan.

3.2.11 Farm House/ Resort Scheme

Area Requirement		
Minimum area for Farmhouse scheme = 5 Ha. for Big cities, 2 Ha. for small & medium towns. Minimum area for Farmhouse single plot = 2500 sq. m. Minimum area for Farmhouse/Eco-friendly plots in scheme = 1500 sq. m. Minimum plot area for Resort single plot = 8000 sq. m.		
Saleable & Non-Saleable	**Permissible Use**	**Mandatory Provision**
1. Non-Saleable Areas minimum 40%	1. Parks/ Playgrounds	Minimum 5%
	2. Facilities/ Public Utilities	Minimum 5%
2. SaleableArea Up to 60%	1. Informal Commercial	Minimum 1%
	2. Farmhouse/ Eco-friendly House/ Resort	Rest of the area of scheme for farmhouse / Eco-Friendly House / Resort.

Note: - If a Master plan/ Zonal plan road is proposed in future over farm house land, then affected land of farm house will be surrendered free of cost to the concerned ULB.

3.2.12 Institutional Schemes

Area Requirement		
• Minimum area of scheme – Above 2 Ha. • Minimum institutional plot area in scheme -500 sq. m.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non-Saleable Area minimum 40%	1. Facilities	Minimum 3%
	2. Public Utilities	Minimum 2%
	3. Park	Minimum 5%
	4. Public parking lot	5% of total area of institutional plots.
2. Saleable Area Up to 60%	1. Informal Commercial	Minimum 1%
	2. Commercial/ mixed use/ Residential	Up to 25% of saleable area for Commercial /Mixed / residential use with maximum 20% residential (including EWS/LIG plots) & maximum 5% commercial/ mixed use.
	3. Institutional	Rest of the area for institutional use.
	Note:	• For Institutional/ Commercial use Internal roads shall not be less than 18 meters • For residential area internal roads shall not be less than 12 meters. • Minimum 10% of saleable residential area to be reserved for affordable housing (EWS/ LlG units) shall be mandatory.
3. Other Parameters	• Plots having area more than 500 sq.m. shall have provision of parking as per applicable building regulations within its plot limit. • Road side public parking along the roads having road width more than 18 meter shall be allowed but this parking shall not be calculated in the total public parking calculation.	

3.2.13 Industrial Scheme

Area Requirement		
Minimum area of scheme - 4 Ha. Minimum plot area in scheme – as per RIICO norms.		
Saleable & Non-Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non -Saleable Area Minimum 40%	1. Facilities/ (Roads, parks & open Spaces, etc.)	Minimum 5 % for facility and 5% area for park in the schemes up to 10 Ha. and the schemes above 10 Ha minimum 5 % area or 10000 sq.m. whichever is higher to be reserved for facility and 5% area for park.
	2. Fire Fighting	A plot of minimum 750 sq.m. is to be kept for firefighting in facility area of scheme.
	3. Public parking lot	5% area of industrial plots.
2. SaleableArea Up to 60%	1. Industrial	Rest of the saleable area.
	2. Informal commercial	Minimum 1%
	3. Commercial/ residential	Maximum 25% of saleable area for residential (including EWS/LIG plots) and maximum 5% area can be used for commercial use and rest area may be proposed for saleable facility.
	Note:	1. Minimum width of roads-18 meters width up to length of 400 meters, 24 mts or more if length is more than 400 meters). 2. For residential use area internal roads shall not be less than 12 meters. 3. Plots for EWS/LIG shall be reserved for 10% of residential area.

3.2.14 SCO/SCR on Commercial Plots

Minimum Area 5000 Sq. m.		
Saleable & Non Saleable	**PermissibleUse**	**Mandatory Provision**
1. Non-Saleable Area Minimum 40%	1. Facilities/ Public utility	Minimum area = 2%
	2. Parking	Minimum common parking area – 30%
	Note:	• In case SCO/SCR plots/ shops are proposed with composite platform with no vehicular movement then minimum 6 m pathway (paved footpath) between two rows of plots/ shops shall be mandatory. • Minimum internal road shall be 18 m., if vehicle access provided to plots.
2. Saleable Area Maximum 40%	1. SCO/SCR plots, small shops	• Maximum 30% of area can be used for SCO/SCR plots • Minimum 10% of area to be used for plots of small shops.
	2. Individual SCO/SCR plots	• Max. height permissible: 15M (G+3) • Permissible ground coverage: 100% • Minimum plot size 40 sq. m. • Maximum plot size 120 sq. m.
	3. On smaller plots of shops (less than 40 sq. m.)	• Max. height permissible: 12M (G+2) • Permissible ground coverage: 100% • Plot size below 40 sq.m. • Developer will be allowed to sell vacant plots or constructed SCO/SCR/Shops.
Note: - Developer has to develop all internal works such as platform, parking, drainage, electricity, water supply, sewerage etc.		

3.3 Sub-Division of bigger Group Housing/flatted Development Plots into smaller Group Housing/Flatted Development

Sub-division of bigger Group Housing plots into smaller Group Housing/ Flatted Development plots with minimum plot area up to 750 sq. m. shall be permitted with following parameters:

(i) In case 5% of facility area has been surrendered while issuance of lease deed of original plot, the area of the facility shall be kept as it is, however, location of the facility area can be changed by the Developer as per planning.

(ii) In case in lieu of 5% facility area, the amount has already been deposited by the Developer, it shall not be refunded and minimum 2% area for services like GSS/Water Tank/STP shall be kept in Layout Plan by the Developer.

(iii) The minimum road width in layout plan/ sub-division plan shall be 18 m.

(iv) Sub-Division charges and surrender/cancellation of old lease deed and issuance of new lease deed shall be as per prevailing government order. The parameters for sub-divided plot shall be as per prevailing Building Byelaws.

(v) All internal development works like construction of roads, sewer lines, water supply,

laying of power lines shall be done by the Developer at its own cost as per township policy.

(vi) In case of sub-division of the group housing plots of area more than 5000 Sq. mt., than in all sub-divided plots irrespective of size, there shall be uniform provision of 15% green area within plot boundary.

(vii) 12.5% plots shall be mortgaged in lieu of internal development works.

3.4 Single Plot Layouts

(i) A Single Plot / Lease Deed may be issued to a developer for any project of non-agriculture purpose.

(ii) A single Plot/ lease deed on agricultural land will not be issued for any land smaller than 750 sq. mt.

(iii) The developer shall develop all master plan/ zonal plan/ sector plan roads passing through the proposed project area.

(iv) 5% of the project area shall be surrendered as facility area, for public facilitiesand shall be vested in the local authority. The facility area shall be provided on road having minimum 18 meter ROW and should be easily accessible to the general people outside the scheme also. However, In case of projects less than 10000 sq. m. instead of surrender of facility area, the cost of land at the rate of reserved price/ DLC, whichever is higher shall be deposited in the local authority.

(v) If, any of the length, width of the project area, is more than 500 meters and no master plan/ zonal plan/ sector plan road or a revenue road of minimum 18 meters is abutting / passing through the project area, then a road of minimum ROW 18 meters, abutting / passing through the project shall be proposed, for the future Zonal/Sector level connectivity. The land under such roadsshall be vested in the local authority.

(vi) If the area to be surrendered under proposed Master plan/ Zonal plan/ Sector plan roads or the road proposed in point 4 above, is more than 10%, then for every 1% increase in the surrendered road area corresponding 1% area under facility can be reduced, but minimum 2% facility area shall be kept.

(vii) The parameters like ground coverage, BAR, Max Height parking etc. shall be as per the Building Regulations.

(viii) Provision for EWS/LIG housing shall be mandatory as per Govt. Policy for urban poor.

(ix) All internal facilities and utilities like roads, pathways, water supply, sewerage, solid waste disposal, electricity, STP, Rain water harvesting, etc. has to be providedby the developer within the project area itself.

(x) A single Plot may be issued in phased zones and areas outside the phased zones. However, A single Plot for residential group housing and flatted development outside the phased development zone shall be permissible only for minimum area as below –

Table 4 Minimum area for Single Plot

Area	City/ Towns
5Ha.	Jaipur, SNB and Bhiwadi
2Ha.	Ajmer, Bikaner, Jodhpur, Kota,Udaipur, Alwar and Bhilwara
1 Ha.	All other towns

3.5 Mandatory provisions for all urban development schemes

3.5.1 General provisions

(i) The developer shall handover the non-saleable facility area, park and playground after constructing a boundary wall around such area. The non- saleable facilities shall be vested in the local authority. A surrender dead in favor of local authority shall be executed by the developer.

(ii) The design of the scheme should aim at water and energy conservation. This would mean:

- Proper orientation of building blocks.
- Use of appropriate building material.
- Use of non-conventional energy sources, particularly solar energy wherever feasible.
- Rainwater harvesting and recycling of waste water, MOEF norms for Townships & provisions of Environmental clearance as required by Ministry of Environment and Forest (G.O.I.) shall be applicable.

(iii) The tentative area required for basic infrastructure facilities shall be clearly marked in the layout plan and in the Detailed Project Report in consultation with the concerned agencies.

(iv) The local authority can allot non-saleable Facility (Public Utility) to the concerned Government agency or may authorize/allow the developer to use such area for providing essential infrastructure such as GSS, Transformer, water tank, STP/ETP, firefighting/solid waste disposal etc., free of cost.

(v) Facility area in non-saleable part under this township policy can be allotted to developer at reserved price at his request within 12 months, after 12 months ULB may allot the facility area to any institution/Govt. agency as per requirement of the area.

(vi) The facility areas and the park/ Playground/green open spaces shall be developed and maintained by the developer, till the management is passed on to the concerned agency or the RWA.

(vii) The developer shall clearly earmark saleable/ non-saleable areas/ mortgaged plots and facility areas, in the layout plan such as electricity substation/ transformers, Sewerage treatment plant, overhead/underground water tank, solid waste

collection center, telecom infrastructure and street garbage container points as per requirement.

(viii) SWM site shall be marked in PU area.

(ix) The area reserved for common public parking shall be used as a parking for the visitors and scheme dwellers. The parking lots should be close to commercial / facility areas. The common public parking area shall be treated as visitorparking and the provision of parking at individual plot will be as per the prevailing building byelaws. The common Public parking shall not be countedunder any other law/ rules for providing relaxations for parking on individual plots.

(x) Mandatory Retail Shops shall be planned for small shops of area up to 12 sq.m. each. Provision of parking and footpath shall be mandatory and shall be counted along with the retail shopping area. Retail Shops layout will also be approved at the time of layout plan approval.

(xi) Approved Layout shall be displayed at site showing the park, facility, public utilities.

(xii) Mixed use development can be allowed in the combination of residential, commercial and institutional as per the provisions of the building bye laws.

(xiii) Provision for 3-meter-wide footpath shall be kept between the plots and the park.

(xiv) Area reserved for Facility and Park shall be kept in regular shape and size.

(xv) The Schemes shall not include the land under the forest, water bodies, land falling within 100m from (having the level below the HFL) the HFL of the major lakes, dams, land falling within 200m from the official boundary of Historical Monuments and places of Archaeological importance, Archaeological Monuments, Heritage Precincts, other restricted areas.

(xvi) Maximum 2% area (out of total facility area) may be used for construction of one Clubhouse / community hall in schemes (Club House/ community hall shall be developed by developers and shall be handed over to RWA, till it is handed over to RWA it should be maintained by developer) with minimum area of 1000 sqm. Even after relaxation minimum 2% facility area will be mandatory in scheme.

(xvii)Part of layout falling in Master Plan Park/ facility/PU will be considered with in area calculation respectively against Layout Park/ facility/ PU. Layout Park may be proposed in plantation corridor/ plantation/ buffer along water body/ canals.

(xviii) Any two or more schemes of different Persons/companies may be clubbed together in case of consent of all the parties and approved as a single scheme. In such cases the norms applicable to the area of the clubbed scheme shall apply.

(xix) All building parameters on the plots shall be as per prevailing Building Bye Laws.

(xx) It is mandatory to keep provision of Telecom Infrastructures such as Telecom Towers and laying of underground cables as part of internal development by the developer and all urban local bodies. Provision of towers as per area of the scheme shall be as below: -

Table 5 Provision of towers as per the area of scheme

S. No.	Area of the scheme	No. of minimum towers
1.	Up to 0.5 ha./ less than 20 plots	Nil
2.	Above 0.5 ha. – Up to 1.0 ha.	1
3.	Above 1.0 ha. - Up to 5.0 ha.	2
4.	Above 5.0 ha. - Up to 10.0 ha.	4
5.	Above 10.0 ha.	Additional 2 on each 5.0 ha.

Note:

- Minimum area for tower- 10 sq.m.
- Distance between two towers or other technical parameters – As per prevailing norms of concerned department.

3.5.2 Roads and Circulation:

(i) Approach Road to a scheme shall be as per following norms-

Table 6 Norms for Approach Road

For Residential Scheme/ Single Plot (Other than Single Farm House and Projects for urban poor.)		For Scheme/ Single Plot for Commercial/Industrial/Mixed Land use/Institutional / District Center or Sub-City Centre use	
Scheme/Plot Area	Min. Road Width/ROW	Scheme/Plot Area	Min. Road Width/ROW
Up to 2 Ha.	12 M	Up to 4 ha.	18 M
2-10 Ha.	18 M		
10-20 Ha.	24 M	4-10 Ha.	24 M
20 Ha. & more	30 M	10 Ha. & more	30 M

Note: -

a. The ROW of Proposed Master Plan / Zonal Plan/ Sector plan/ Revenue road/ PWD roads can be considered as ROW of approach road to a scheme. However, at the time of scheme approval, an existing 12 M wide road shall be mandatory.

b. In any case where land is locked by previously approved layout plans and 12 M approach road is not possible, then in such cases the concerned ULB shall grant permission for relaxation in approach road width, but the width of such access road will not be less than 9 M.

c. The minimum approach road for single farm house and Projects for urban poor shall be 9 M.

(ii) All internal roads shall be as per following norms–

Table 7 Norms for Internal Roads

Minimum ROW of Road	Maximum Permissible Road Length
9 meters	Up to 100 m
12 meters	above100 m up to
18 meters	400 m above 400 m up to 750 m
24 meters	Above 750 m

Note:-

a) The roads of Master Plan / Sector plan shall be maintained irrespectiveof the road length.
b) While approving a scheme layout plan the continuity of the existingroad network of the adjoining scheme shall be maintained.
c) Total Length of road in layout shall be considered for deciding minimum ROW of Road. Any road junction will not be considered as break in length.

(iii) All the commercial, institutional, industrial plots and facility area in a scheme should be provided on minimum 18 m ROW, but in cases of residential schemes, facility and retail shops can be provided on minimum 12 m road.

(iv) For 90-A proceedings, it is mandatory to have a minimum existing width of 12 meters of the access road, that is, in any case, for 90-A proceedings and approval of the layout plan, a minimum of 6 meters on either side of the center line of the existing access road (i.e. total 12 meter wide land should be available open for the road. However, there should be minimum 9-meter-wide existing road available as per revenue record is mandatory for 90-A proceedings.

(v) If the access road of prescribed width as per the area of the scheme from the main road to the township plan is proposed from the government/ ULB land, then the access road is allowed in the layout plan of the scheme after taking the DLC rate of the agricultural land. The said access road will be constructed by the developer/ tenant as per the provisions of the township policy. This access road shall be used for general public and other schemes. The land will remain in the name of ULB in the revenue records.

(vi) Minimum width of the internal road shall be kept 9 M for the Projects of urban poor.

(vii) Determination of proposed ROW of roads-

a) If the ROW of any existing road/way is determined in the master plan/ draft master plan/zonal plan of the said area, then the right of way of the said road/revenue road/cutting road/step way is as per the master plan/ draft master plan/zonal plan.

b) The ROW of a rural road can be kept at a minimum of 18 M or more than 18 M as per the length of the road and the requirement of the area.

c) If the ROW of any road / existing revenue road / katan road is not determined in the master plan / draft master plan / zonal plan, then the ROW of the said road should be determined by the LPC of the ULB by adopting the following procedure:

- Length of existing road/existing revenue road/cut road/kadmi road/seasonal road from one end to the other, status of construction of nearby areas, past commitments and possibilities of future development in the surrounding area. In the context of etc., the right of way of the said road/way will be proposed by the layout plan committee, however, the right of way of such roads/way will be kept minimum 18 M. If the road/way is determined by the PWD in the Rural Road (Rural Road) category, then its right of way will be kept at a minimum of 18 M.
- Roads/paths before determination of road right-of-way in point number 3(p) Objections/suggestions will be invited for 10 days by publishing a release in two local newspapers giving details of the project. The right of way of the road/way will be determined by the Layout Plan Committee after disposing of the objections/suggestions received. Also, the details of the right of way of each such road will be displayed on the spot through a public notice board. The expenses for both the above proceedings will be borne by the concerned developer.
- If the layout plan on any revenue/cut road has been previously approved by the ULB, then in such a situation, considering it as a commitment, the ROW of that road has to be determined as per the commitment. In such a situation, there is no need to invite objections/suggestions for determining the right of way on the said route.
- In future, while making the master plan/zonal plan of the said area, the right of way of the concerned road should be adjusted in the master plan/zonal plan and it should be ensured that no unauthorized construction takes place within the said ROW by the local bodies.

3.5.3 Guidelines for HT line and Petroleum/Gas Pipeline:

(i) Any scheme from which a High-Tension line of 132 KVA and above is passing shall prepare the scheme layout plan with following norms-

Table 8 Norms for HT Lines

VoltageLevel	ROW of the line	Line width	ROW of Minimum Safety Corridor of the line
400 KVA	52 meters	22 meters	33.2 meters
220 KVA	35 meters	11 meters	18.6 meters
132 KVA	27 meters	8 meters	13.8 meters

Note: - No construction, facilities or parks shall be allowed in the ROW of the line.However, scheme roads/ master plan / sector plan roads can be allowed beyond the minimum safety corridor of the line in a scheme.

(ii) Any scheme from which a Petroleum/Gas Pipeline is passing shall follow the norms for safety corridor on both sides of such lines (ROW) as prescribed by the concerned petroleum/ Gas Company. If any road is crossing through such lines than NOC from the concerned petroleum/ Gas Company shall also be submitted.

(iii) Minimum Safety Corridor of the HT line (Table – 8) shall be marked as no construction zone in the layout plan. The strip between the ROW of the HT line and Minimum safety corridor can be used only for road/green area. It will be mandatory to kept minimum 12m road on both side of safety corridor in plotted layout. In case of Single plot layout, ROW of HT Line may remain part of Patta/ lease deed with condition of no construction zone below ROW of HT line.

(iv) There should be a provision of minimum 12-m road along both sides of Gas/ Oil pipeline safety corridor.

3.5.4 Guidelines for EWS/ LIG provisions

(i) The mandatory provisions for EWS/LIG should be fulfilled as per the provisions of the CMJAY or such orders or policies issued by the state Government from time to time. In case of commercial, institutional & other schemes if residential area is proposed under the scheme then provision of EWS/LIG has to be kept in proportion to the residential area as per provision-1A of the CMJAY.

(ii) EWS /LIG houses / plots shall be compulsory in all schemes of plotted area with minimum size of 2 ha. and for all schemes of Group Housing. Charges @ residential reserve price will be levied for schemes less than 2 ha. against EWS/ LIG plots. Out of total EWS/ LIG plots/ flats, minimum 50% of the plots/ houses shall be of EWS category.

(iii) For allotment of EWS /LIG houses / plots the income criteria as prescribed by State Government may be considered and the list of eligible and selected persons to be sent to concerned ULB.

(iv) Size of EWS/LIGH plots - 30 to 45 sq m. / 46 to 75 sq m. respectively and disposal of EWS & LIG plots shall be @ 25% and 60% respectively, of the residential price being charged from other allottees.

(v) Size of EWS/LIGH flats to be -325-350 sq ft and 500- 550 sq ft respectively and disposal shall be @ rate, as decided by Govt. from time to time.

(vi) Allotment of EWS/LIG plots should be through ULB to eligible persons.

(vii) EWS/LIG houses can be constructed by the ULB/ Rajasthan Housing Board by transferring the EWS/LIG plots to the local body at a fixed rate.

(viii) The amount deposited in the ULB in lieu of EWS/LIG plots should be used by the body for the construction of EWS/LIG houses.

3.5.5 Guidelines for Informal sector provisions

(i) The provision of informal shops shall be 10 such shops for every 100 Residential plots, with minimum area 9 Sq.m. and Maximum 12 Sq.m. which shall be used for Dairy, confectionary, vegetables, seasonal/ morning market etc., informal shops shall be permissible on preferably minimum 12 m wide road (if 12 m road is not available in scheme then informal commercial block may be proposed on 9 m wide road).

In case of planning for small informal shops, provision of parking in front of informal shops shall be provided, the percentage of land used for such parking in the planning shall be considered as a part of commercial area.

In case of single lease deed of informal commercial block construction parameters shall be applicable as per Building Bye Laws with the condition that requirement of informal shops shall be provided as far as possible on ground floor, if more no. of shops is required as per norms, then permission may be given to provide Informal shops on first floor also. Maximum height of such informal block shall be 15 M or as per building bye laws whichever is less.

(ii) Informal shops shall be allotted to nominees of developer under this policy.

(iii) In case of single plot of informal commercial, detailed plan showing informal shops shall be mandatory with layout plan of scheme.

3.6 Relaxation in Park/ facility Area

(i) If one or more proposed Master plan / Zonal Plan / Sector Plan road having a ROW more than 24 meters, passes through the schemes/ land falling in waterbody buffer/ safety corridor of gas pipeline, HT line, oil pipeline and if the area under such roads/ buffer/ safety corridors exceeds 10 % of the scheme area, than, for every 1% excess in road area corresponding 1% area under facility can be reduced from the non- saleable facility area, subject to a maximum limit of relaxation of 5%. Minimum 5% facility area required for essential services in the residential or other schemes (having provision of 10% facility area) shall be mandatory. In other schemes having provision of 5% facility area, minimum 2% facility area shall be mandatory after relaxation.

(ii) In single plot layout cases, if more than 10% land is surrendered free of cost for Master plan, Zonal plan, Sector plan road/drain/canal/water body/ HT Line/ Gas/ Oil pipeline safety corridor, then for every 1% excess in road area, corresponding 1% area under facility may relaxed.

(iii) There will be no compulsion to reserve 5% facility area while for Single farm house purpose.

(iv) There will be no compulsion to reserve 5% facility area for Single institutional purpose layout. When a lease deed is issued for institutional purpose, condition should be mentioned in the lease that in future, if land is required for setting up any public utility like police station, fire station, electricity substation, overhead water tank etc. in that area, then the concerned institute will provide it free of cost to the extent of 5% on main road.

(v) In case of Resort Single plot layout, charges of 5% land at DLC of Agricultural land will be levied.

(vi) In case of hotel/ motel Single plot layout, charges of 5% land at residential reserve price will be levied.

3.7 Provisions for Buffer along Water-bodies

Buffer along water bodies, which are not notified under any Act/statute/Master plan, is proposed to be kept as per following provisions:

a) Minimum 30 m from HFL or revenue boundary of rivers whichever is higher within the limits of the Urban Local Bodies. (HFL of river shall be fixed as certified by the Irrigation Department).
b) Minimum 30 m from the FTL boundary of Lakes/ Tanks of area 10 ha. And above.
c) Minimum 12 m from FTL boundary of Lakes/ Tanks of area 5ha. To 10 ha.
d) Minimum 9 m from FTL boundary of Lakes/ Tanks of area less than 5 ha;
e) Minimum 9 m from the defined boundary of Canal/ Nala/Storm Water Drain of width more than 10 m.
f) Minimum 6 m from the defined boundary of Canal/ Nala/ small water bodies/ Storm Water Drain of width up to 10 m.
g) Minimum 6 m along all sides from the Step-well.

Note:

i. In case of single plots, buffer may be kept as setback area where road is not proposed. In case road (minimum 9 m) is planned then the area of road has to be surrendered to ULB.
ii. In case River/Nala has been channelized, buffer shall be kept as per development plan or minimum 9 M whichever is more.
iii. If water bodies belong to irrigation department, then HFL/FTL will be fixed by them and for such cases NOC shall be obtained from irrigation department.
iv. In case the water bodies are not under irrigation department/ are not defined, the boundary of such waterbodies shall be kept as per revenue record or ground situation, whichever is higher and shall be defined by the concerned ULB.

Chapter 4. GENERAL PROVISIONS

4.1 General Provisions for All Schemes

(i) It should be ensured by the concerned ULB that the Township scheme is approved by it as per the time frame notified by the State Government.

(ii) First Patta/ lease deed can be issued to the khatedar/developer or to the nominee/s of the khatedar/developer. However, in the projects of group housing/commercial/institutional etc. single Plot may be given to the khatedar/ developer or his nominee at his choice.

(iii) The ULB shall issue the lease deed in favor of the allottee under certain terms and conditions, which shall be abided by the allottee.

(iv) The nominee's list / details shall be submitted by the developer to the concerned urban local body. The nominee can be a person / company / HUF / legal body / partnership firm etc.

(v) MOEF norms for Schemes/Township & provisions of environment clearance as required by ministry of Environment and Forest (Government of India) shall be applicable.

(vi) The concerned ULB will acquire land for Draft sector plan / zonal plan roads under Land Acquisition Act, 2013/ by mutual consents under the provision of Authority/UIT/ Municipal Acts and develop all sector plan / zonal plan roads as soon as possible after approval of the draft sector plan / zonal plan.

(vii) As per sector commercial policy, procedure adopted by JDA for construction of sector roads and development of commercial strips along them, Jodhpur/Ajmer/ other Development Authority, all Urban Improvement Trusts and Local Bodies should propose commercial strips along the Zonal Plan roads for implementation of proposed Sector/Zonal Plan roads and process of land acquisition should be followed through mutual consents under the provision of Authority/UIT/ Municipal Act and roads of Zonal Development Plan should be constructed.

(viii) Land Conversion of the Undivided Share Land - Non division of the agricultural land in the revenue records makes it difficult for the Authorized Officer to ascertain the share of each of the applicant cokhatedars. In order to expedite the process of approvals, the Authorized Officer appointed under the Rajasthan Land Revenue Act-1956 shall be entitled to divide the undivided share of the Khatedar in cases where there is mutual consent of all the concerned Khatedars. For this purpose, State Government may delegate the powers under section-260 of the Rajasthan Land Revenue Act-1956 to him. Such land could be considered for approval under 90-A of the Rajasthan Land Revenue Act, 1956, change in land use and, layout plan approval after getting it divided by Authorized Officer

(ix) Due to shortage of funds with ULB timely development of the sector plan roads is not possible, resulting in unplanned / haphazard development of the cities, ULB may construct sector roads on PPP basis.

(x) In single Plot cases, when a layout plan is proposed, the land previously deducted for road/road expansion/ facility area while issuing the lease for a single Plot, shall be included in the calculation of the total area and facility area of the plan. Also, the amount previously deposited in lieu of facility area by the ULB for single lease purpose can be adjusted after approval of the layout plan. In such cases, subdivision charges will be applicable and it is appropriate to give full powers at the local level.

(xi) If extension of a single lease is desired, there should be a provision for depositing amount for 5 % of the facility area in case a separate access road is not available for the extension portion.

(xii) The provisions of the Township Policy will be applicable only on the basis of the total area of 90-A order, even if an application for layout has been made on a partial part of it.

(xiii) It is necessary to get demarcation/marking of the proposed MDP/ZDP roads, ring roads and bypasses of the master plan done on the site so that the common people can get information about the proposed roads on the site. Therefore, action should be taken by the local bodies accordingly.

4.2 Allotment of Government Land within the Scheme

(i) In case where Government land (Siwai Chak or Rasta, Pathway, etc.) belonging to local authority having an area of 10% of the scheme or 5 Ha. (whichever is less)is falling within the proposed scheme area and if, that government land do not have an independent approach, then in order to facilitate contiguous development of the scheme the government/ local body may allot such land on reserve price/ DLC rate whichever is more or in lieu of Govt. land 60% of saleable developed plots (residential, group housing plot and commercial in the overall ratio of the scheme) shall be reserve for local authorities. In case the government land exceeds 10% of the scheme area/ more than 2 Ha. area, prior approval of State Government shall be obtained. In case of Govt. land is less than 10% of scheme area and also less than 2 ha, govt. approval will not be required.

(ii) If the government land is required for providing an approach road or any other connecting road to the scheme/Single Plot than the approach road through government land may be allowed on payment of DLC rate of agricultural land. The said access road will be constructed by the developer/ khatedar as per the provisions of the township policy. This access road shall be used for general public and other schemes. The land will remain in the name of ULB in the revenue records.

(iii) In case plotting is not being undertaken by the developer (in case of Group Housing or Special Township Schemes) equivalent land may be allotted to the ULB on minimum 18 m wide road.

4.3 Priority in Approval of the Scheme

(i) Time bound approval / clearance and development of external infrastructure by various Government agencies like VVNL, PHED, PWD or other relevant departments shall be provided.

(ii) The concerned local authority shall issue a letter and provide other assistance required to the developer, for purpose of getting approvals/ NOC/ SureAvailability Certificate on priority from other departments like PHED, VVNL, or any other Departments related to development of such townships.

4.4 Grievance Redressal system

RERA provisions shall applied for grievances of stakeholders.

4.5 Repeals and Savings

(i) The Rajasthan Township Policy, 2010 and The Policy for Residential, GroupHousing and other Schemes in the Private Sector, 2010 are hereby repealed.

(ii) All notifications, circulars, orders issued by the State Government from time to time in relation to matters covered by this policy and which are not consistent to this policy, shall stand superseded to the extent of inconsistency as from the dateof the commencement of this policy.

(iii) Any action taken or thing done under superseded notification, circular, orders priorto coming into force of this policy shall be deemed to have been taken or done under this policy.

Annexure 1 Definitions

(i) **"City Level Infrastructure"** shall mean any infrastructure which provides facility to the schemes and its vicinity areas and the city at large including roads, bridges, water supply, electricity supply, gas supply, telecommunication, health, education, post office, police or fire station, citizen service centers and other government building, etc.;

(ii) **"Detailed Project Report"** will include layout plan, details of saleable plot areas and reserved plots for facilities and parks, cost estimates for development works, timeline for completions of schemes. The report shall also include the requirements of water, electricity and proposals for their sources and facilities, etc.;

(iii) **"Developer"** shall mean a real estate developer registered as per the Para 2.3 of the policy;

(iv) **"Essential development works"** shall mean roads, water supply, electric supply, sewerage and drainage;

(v) **"Facility"** means social infrastructure like school/ educational facilities, hospital/ medical facilities, community center, fire station, police chowki/ station, clubhouse etc.

(vi) **"Internal Development works"** means roads including pedestrian and cycling track, open spaces, parks, playgrounds, water and electric supply, service ducts/conduit, telephone lines, optical fiber cables, street lighting with poles, sewerage lines, drainage lines, storm water drainage, solid waste disposal, tree plantation, and other utility services and convenience;

(vii) **"Local Authority"** means a ULB constituted under the Rajasthan Municipalities Act-2009, Rajasthan Urban Improvement Act-1959, Jaipur Development Authority Act-1982, Jodhpur Development Authority Act-2009, Ajmer Development Authority Act-2012, Udaipur Development Authority Act-2023, Kota Development Authority Act-2023 or any ULB constituted and declared as such, under any law for the time being in force;

(viii) **"Phased development zone"** or **"phased area"** means the areas/zones/sectors as identified under the Para 3.1 of the policy;

(ix) **"Public Utility"** means physical infrastructure like electric substations, overhead reservoir/ GLR, STP/ ETP/ Rainwater harvesting structures, SWM, telecom etc.

(x) **"Scheme"** shall mean any type of schemes proposed under the provisions of the policy;

(xi) **"Scheme completion certificate"** means a certificate or letter issued as per Para 2.9 of the policy by the local authority to the developer;

(xii) **"Land Pooling Scheme"** means schemes under the provision of RLPS Act 2016 and Rules 2020 shall be governed by provisions of these acts/ rules.

Annexure 2 Engineering & Infrastructure Norms

1. Mandatory Green Norms

(i) All roads should have trees planted at the rate of 1 tree per 15-meter length on either side of the road which can attain minimum 6 meters height. In addition, shrubs shall also be planted on the divider and along both sides of the road.
(ii) Minimum 20% of the road ROW area shall be un-paved/soft-paved surface to allow percolation of water for ground water recharge.
(iii) Community rainwater harvesting structures should be constructed by developer in parks/ open spaces of layout plan.
(iv) Waste water shall be collected, recycled and used for gardening.

2. Submission of Detailed Project Report (DPR)

In order to ensure quality development, it is necessary that the developer submits a Detailed Project Report (DPR) along with application for approval to the concerned ULB. Following details are required in the DPR:

(i) Layout plan showing details of area proposed to be utilized for plots, roads, open space for park, garden and play ground and other public facilities (like school, hospital etc.)
(ii) Details showing, the development in the surrounding area (at least 200 meters radius) along with its superimposition on sector plans (if existing).
(iii) Estimate of expected population in the township and requirement of amenities as per the prevailing standard approved by Government.
(iv) Details of internal development works as per specifications mentioned below
(v) Details of eco-friendly amenities to be provided;
(vi) Plan showing HFL of major lakes, water body, if applicable)
(vii) Plan for the disposal of solid waste.
(viii) Plan for using the excess treated water in gardening for own scheme/ nearby public/private schemes etc.

In Residential Schemes and other schemes internal development works such as Construction of roads, laying of power line and Street lighting, Laying of Water lines, laying of sewer/ drainage lines, Development of Water Sources (Tube well), Ducting for road crossing, Construction and development of Parks and services area, Plantation along roads sides and parks shall be done by the developer only.

The work norms which are not prescribed in the policy can be determined by the concerned ULB at the time of layout plan approval. The work is expected to be done by the developer as per these prescribed norms.

3. Technical Specifications for Internal Development Works

3.1 Construction of Roads and Boundary walls

(i) All the internal road networks including sector plan / master plan roads within the scheme area to be developed by the developer as per the specifications and Road Sections provided by the Local Authority or as per IRC standards.
(ii) All roads of ROW 30 meters and above, shall have provision for divider, service road and entry to plots shall be from service road only.
(iii) Townships / Mini Townships may have a compound wall around the township with gated entry / exit. However, in case of any Master/Zonal Plan/sector roads or public roads passing through the Township / Mini Township, the movement of general public shall not be restricted.

The technical specifications for road construction shall be as follows:

Table 9 Technical Specifications for Road Construction

S. No.	ROW	Paved Width	Berms width (both side)
1.	9 meter	5.5 meter	1.5 meter
2.	12 meter	5.5 meter	2.5 meter
3.	18 meter	7.5 meter (2 lane)	2.5 meter
4.	24 meters and above	4 lane with divider each side 7.5 meters	2.5 meter

Note:

(i) Gradient, Level and other specifications shall be finalized by the ULB keeping the specifications laid down by IRC.
(ii) 1st layer WBM – 90 – 45mm size (100mm compacted)
(iii) 2nd layer WBM – 63 – 45mm size (75mm compacted)
(iv) 3rd layer (crusher broken) WBM – 53-22.4mm (75mm compacted)
(v) 20 mm PMC with seal coat

3.2 Power Supply and Street Lighting

(i) It shall be necessary to install any non-conventional renewable energy source in the scheme to generate at least 10% of electricity of the total requirement in case of townships above 40 Ha. However, it may not be mandatory in case the developer takes this 10% energy from any such non-conventional energy grid.
(ii) It shall be mandatory for the developer to submit a NOC from the electricity agency for availability of electric supply to all the schemes having outside the phased development zone.
(iii) Street lighting along roads shall be developed as per the provisions of IRC. The distances between the poles and the illumination levels shall be maintained as per the norms of the electricity agency/NBC.
(iv) All street lights shall be solar powered/LED.
(v) All electric lines shall be underground and laid as per norms of concerned VVNL.

(vi) After completion of electrification works in the scheme, the developer shall obtain NOC from the concerned VVNL and handover the complete system to VVNL.

3.3 Water Supply

(i) In case of scheme outside the phased development zone, it shall be mandatory for the developer to provide NOC from Public Health Engineering department/Local Body as may be the agency for supply of potable water in the scheme. The norms for calculation of water supply shall be as per PHED norms.
(ii) After the completion of the water supply scheme, the developer may handover thelaid distribution and storage system to the PHED/ULB/private operator.
(iii) The developer shall lay all internal pipelines of suitable design for water supply asper the norms of PHED in the scheme.
(iv) After the water works is completed in the scheme the developer shall obtained NOC from the concerned agency for satisfactory work completion.
(v) The scheme should have underground water tank/ overhead water tank as per PHED norms.

3.4 Sewerage & Drainage

(i) The drainage system should be connected to the peripheral drainage system or thewater harvesting structure as may be prescribed under norms.
(ii) All the plots in the Township scheme should be well connected with the underground sewerage network with proper slope. The sewerage line should normally be located close to the boundary wall of the plots (within 3 meter) with a provision for connection to plots.
(iii) Sewerage Treatment Plant shall be compulsory for all schemes more than 10 hectares. The developer or Group of developers can propose a common STP which can be maintained by any of the developer or by any specialized company.
(iv) Schemes for Farm house/ Dairy/ Nursery/ Orchard/ Institutional use and in the areas where sewer line is not existing, the provisions of Faecal Sludge and Septage Management (FSSM) shall be mandatory.

3.5 Rain Water Harvesting and Water Recycling

(i) Community rainwater harvesting structures" should be constructed in parks/ playgrounds/ open spaces by developer and all water outlets and drainages should be connected in such a way so as to recycle the water for gardening, washing etc. after treatment.
(ii) Parks and playgrounds must be constructed at lower elevations in order to collect water.
(iii) Parking shall be semi paved for Ground Water Recharge.
(iv) Shoulders shall be kept semi paved for Ground Water Recharge.

3.6 Solar Heating System

In the proposed scheme solar heating system shall also be provided as per the provisions of prevailing building regulations or as per the provisions in this regard made from time to time.

3.7 Solid Waste Management

The developer must submit a detailed plan for the solid waste management and ensure that a separate space for segregation, storage, decentralized processing of solid waste is demarcated in every scheme. The developer must ensure its implementation till the scheme is handed over to the ULB/RWA.

3.8 City Gas Distribution Entity

(i) The Land allotment to City Gas Distribution entity for establishing City Gas Distribution/Pressure regulating station/District regulating station shall be considered on priority on the land parcel reserved for facilities in the scheme layout plan as per the Orders issued by the State Government time to time in this regard.

(ii) The City Gas Distribution entity shall be allowed to laid gas pipeline along the roads and connection to the individual plots shall be laid under the supervision and guidance of the City Gas Distribution entity.

3.9 Services Duct and layout

(i) The developer shall lay underground duct/ conduit along the roads for each scheme. The duct shall carry cables for telephone, internet, fiber optic, and any other future requirements.

(ii) Electric lines shall be carried through a different conduit as they emit electromagnetic waves. However, if the local power distribution agency, provides NOC to carry the power lines through the same duct, the developer can use the same duct for the same.

(iii) The developer shall lay various service lines (electric, telephone, optical fiber, sewerage, water, etc.) on any one side of the road and shall compulsorily provide service points on the other side of the road at not more than 100 meters away, by creating the service points connecting from the main line.

4. External Development in case the scheme is outside phased zone

(i) In case the scheme is proposed outside the phased development zone, then –

a) The scheme shall have an approach road of minimum ROW as per table-6 having minimum 5.5m. BT/ CC road but if, the local authority is required to construct an approach road for the scheme, then actual cost of construction (demand raised by the agency) of at least 2- lane bituminous approach road of 5.5 meter wide paved surface (irrespective of ROW) shall be calculated by the local authority and shall be deposited by the developer. However, in case where a master plan/ zonal plan/ sector plan or a recorded Revenue road/ PWD roads or Road of any other department road which continues beyond the scheme, is to be constructed, than 50 % of calculated amount shall be deposited by the developer in the local authority for construction of approach road, the rest 50% shall be invested by the local authority;

b) It is mandatory to ensure water / electric supply to the scheme for which source has to be clearly mentioned in the project report but if, the PHED or concerned VVNL is required to construct trunk infrastructure/GSS for provide water / electricity supply to the scheme then actual cost (demand raised by the agency) of creating such infrastructure shall be deposited to the concerned agency and the deposition receipt in this regard has to be produced by the develop.

(ii) The concerned authority/ agency upon receipt of external development charges shall develop the desired infrastructure in the stipulated time.

5. Group Housing

All internal development works including establishment of STP, Water Treatment plant, power supply, GSS, roads, water supply etc. inside the premises shall be done by the developer as per norms laid down by the competent body (ULB or the concerned Department/Agency of the State).

Annexure 3 Various Charges Payable by Developer

1. **Layout Plan Approval Charges –**

   a) At the time of application for approval of layout plan, the developer shall deposit layout plan approval fee in the local authority @ of Rs. 20 per Sq.M. for first 10 ha. and Rs. 10 per Sq.M. for the remaining area, calculated on the total scheme area.

   b) In case the developer applies for any revision in the earlier approved layout plan then revision fee @ 25% of the layout plan approval fee shall be charged.

2. **Land premium –**

   After the approval of layout plan, the developer shall deposit the land premium as per the end use of saleable area, in the local authority, as per the rate prescribed from time to time by the Government.

3. **Lease Money –**

   At the time of issuance of Patta/ Lease Deed, the lease money shall be deposited, in the local authority, as per the rate prescribed below –

   a) Residential purpose - @ 2.5% per annum on 4 times of the residential land premium charges.

   b) Institutional/ Industrial/ Tourism purpose - @ 2.5% per annum on 4 times of the residential landpremium charges.

   c) Commercial purpose - @ 5% per annum on 4 times of the residential land premium charges.

   d) One-time lease money is payable which is equivalent to the lease money payable for eight years.

4. **EDC / City Infrastructure Development Charges (CIDC)–**

   a) After the approval of layout plan, City Infrastructure Development Charges shall be levied on all schemes. Developer shall deposit these charges in the local authority @ following rates: -

Table 10 City Infrastructure Development Charges

1.	For Towns having population up to 1 lac as per census 2011	Rs. 300/- per sq.mt
2.	For Towns having population above 1 lac up to 5 lacs as per Census2011, except SNB, Bhiwadi	Rs. 350/- per sq.mt
3.	For Towns having population above 5 lacs as per census 2011, SNB and Bhiwadi	Rs. 400/- per sq.mt.

Note:

(i) In case of developed areas of any town (where basic infrastructure like 18 m. wide road and power lines are available within a radius of 500 meters), EDC shall be charged Rs. 250/- per square meter.

(ii) EDC to be increased 5% on every 1st April of next year.

(iii) EDC shall be charged on gross area of the scheme.

(iv) For providing water supply, power lines and sewer connection separate charges would be payable to the concerned agency as and when this work is taken up. For providing water supply the developer may develop source of water at his own cost. However, developer may get water line to the township from Public Health Engineering department (PHED) for which the developer has to pay the demand raised by PHED.

(v) The amount deposited as EDC shall be kept in a separate fund by the ULB. The ULB shall utilize this fund for providing external/ peripheral development in the particular area after assessing the local infrastructure requirements. The State Government shall have full rights to revise the EDC as deemed necessary from time to time.

(vi) ULB will complete the external development works normally within 10 years' time frame from the full receipt of EDC.

(vii) In case of Institutional/ tourism units, EDC shall be charged as prescribed rates on double of the allowed built up area.

(viii) In case of individual industrial plots having existing infrastructure, EDC shall be charged, as follows: -

a) For Towns having population up to 50,000	Rs. 40/- Sqm.
b) For Towns having population above 50,000 and below 1 lac	Rs. 60/- Sqm.
c) For Towns having population 1 lac & above	Rs. 100/- Sqm.

(ix) EDC for Farmhouses scheme having existing infrastructure shall be charged Rs. 100/- per Sq. m. on double of the allowed built-up area.

(x) ULB shall not bear any obligation to provide any additional infrastructure to such plots as described in point (viii) and (ix).

(xi) EDC may be deposited in 4 installments in case of schemes having area more than 10 ha. The amount of the first installment of EDC will be deposited before the issuance of layout plan, second installment without interest within 06 months from the date of approval, thereafter with 9% interest for the next 06 months, third installment The deposit will have to be made without interest for 09 months and then with 9% interest for the next 06 months and the fourth installment will have to be deposited without interest for 12 months from the approval and with 9% interest for the next 06 months. In this way, the entire amount of external development fee can be deposited within a period of 18 months from the date of approval.

(xii) In case the amount of EDC is not deposited within time period, the period can be extended after the approval of the State Government. During this period, interest will be payable at the rate of 9% and the entire outstanding amount of any installment will have to be deposited.

(xiii) Under previous township policies, where the plots have been sold by the developer/ landowner without providing internal and external development works. In such a situation, if the landholders/ constituted committee deposit the amount for internal and external development charges, then after depositing those amounts, lease deed may be issued to the landholders.

b) For schemes outside the phased development zone CIDC shall be charged @ 1.25 times the prescribed rates.

5. **Stamp duty –**

In case of the first allottees of the plots in the scheme (residential, institutional, industrial, tourism etc.). Stamp Duty is payable on the amount calculated as 4 times of the conversion charges for residential purposes. In case of commercial plots, the Stamp Duty shall be chargeable on the amount calculated as 8 times of the residential conversion charges. For subsequent transfers of a plot or in case of re-allotment of a plot after its cancellation, stamp duty would be payable on the reserve price fixed by the ULB for the area.

6. **Subdivision Charges –**

In case of Single Plot/ Lease Deed, if further subdivision proposed in the form of layout of Flatted/ Group Housing/ Plotted, Subdivision charges will be applicable.