

**Government of Rajasthan  
Urban Development & Housing Department**

No. F.3(77)UDH/3/2009 Part

Date:

**NOTIFICATION**

**Subject: New provisions in Rajasthan Township Policy-2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).**

Following Amendments/ New provisions are hereby notified in Rajasthan Township Policy-2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) under Section 337 of Rajasthan Municipal Act-2009, Section 90 of the Jaipur Development Authority Act-1982, Section 85 of the Jodhpur Development Authority Act-2009, Section 85 of the Ajmer Development Authority Act-2013, Section 60 of the Rajasthan Housing Board Act-1970 and Rule-31 of the Urban Improvement (Disposal of Urban Lands) Rules, 1974:-

**New Provisions in Rajasthan Township Policy - 2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).**

**Provision - 6.19 (above 10 hectares): -**

For development and implementation of land proposed under recreational land use (Parks/Open-spaces/Playgrounds/Stadiums/plantation area (excluding plantation belt proposed along water bodies and State/National highways)) as per notified Master Plan/ Zonal Development Plan through preparation of layout plan using land re-adjustment within the particular land use.

<b>Area Requirement</b>			
<ul style="list-style-type: none"> <li>Scheme area for recreational land use (Parks/Open-spaces/Playgrounds/Stadiums/Plantation area (excluding plantation belt proposed along water bodies and State/National highways))</li> <li>- Minimum Area 10 hectare</li> </ul>			
<b>Parameters of scheme</b>			
Sr. No (a)	Use (b)	Percent Area (c)	Remarks/ Detailed breakup of Use/Activity (d)
1.	Recreational (Parks/Open-spaces/Playgrounds/Stadiums/ Plantation area (excluding plantation belt proposed along water bodies and State/National highways))	40% of scheme area	<b>Min. 40%</b> of the scheme area as (as one chunk) to be surrendered without and cost and free from encumbrance to the concerned Urban Local Body (ULB) to be used mandatorily for the recreational use designated as per Master Plan/Zonal development plan.

2.	Commercial/Mixed/ Residential/ Institutional use by land owner(s)/developers(s)	40% of scheme area	<b>Max. 40%</b> of the scheme area to be utilized by the land owner(s) / developer(s) for commercial/mixed use/ residential/ institutional use as single patta or layout. Since, 40% of the total land surrendered by the land owner(s)/developer(s) is being developed as Recreational Use (Parks/Open spaces/Playgrounds/ Stadiums/ Plantation area (excluding plantation belt proposed along water bodies and State/National highways) etc.), therefore, the provisions of park/facilities as per Rajasthan Township Policy, 2010 shall not be mandatory in this area, however internal roads may be provided as per requirement of developer(s)/land owner(s)
3.	Commercial/Mixed/ Residential/ Institutional/ use by concerned ULB.	15% of scheme area	<b>Max. 15%</b> of the scheme area for Commercial/Mixed/ Residential/ Institutional/ use to be used by ULB for sale/allotment.
4.	Public Utility/Other Community Facility use by concerned ULB.	5% of scheme area	<b>Min. 5%</b> of the scheme area for Public Utility/Other Community Facility use to be used by ULB for public purpose.
5.	<b>Building Parameters:</b> As per prevailing Building Byelaws.		
6.	<b>Approach road:</b> Min. 12 mtrs.		
7.	<b>Incentive to land owner(s) / developer(s):</b> <ul style="list-style-type: none"> <li>Land conversion charges: 100% exemption</li> <li>External development charges: 100% waiver</li> <li>TDR Facility: Applicable</li> <li>Building plan approval fee: As applicable</li> <li>The ULB may grant developer(s)/land-owner additional max. up to 20% of its Commercial/Mixed/ Residential/Institutional and Public Utility/Other Community Facility land-use share as an incentive if; <ul style="list-style-type: none"> <li>the developer(s)/land-owner(s) develops a park or construct building(s) for facility area as per the DPR which shall be submitted by the developer(s) )/land-owner(s) and shall be approved by the concerned ULB.</li> <li>The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.</li> </ul> </li> </ul>		



**Note:**

1. The above scheme shall be permitted in the recreational land use of the notified Master Plan/ Zonal Development Plan including uses such as Park, Open Spaces, Playgrounds and Stadium.
2. The above scheme shall be applicable on the entire area proposed under the land uses mentioned above.
3. The following can apply for this scheme:
  - Urban local body/ Local Authority
  - All the land owners, whose land is falling under such area through joint application
  - Developer(s) through joint venture agreement with land owner(s).
4. The Urban Local Body/Local Authority (ULB/LA) shall immediately after taking over the possession, develop the land for the public. The ULB/LA can also impose betterment levy on the land owners in the surrounding area of this facility.
5. In case, of more than one land owner/developer the area to be utilised by them shall be in proportion to their land share in the overall scheme.

**Provision – 4.15 (upto 10 hectares): -**

For development and implementation of land proposed under recreational land use (Parks/Open-spaces/Playgrounds/Stadiums/Plantation area (excluding plantation belt proposed along water bodies and State/National highways)) as per notified Master Plan/ Zonal Development Plan through preparation of layout plan using land re-adjustment within the particular land use.

<b>Area Requirement</b>			
<ul style="list-style-type: none"> <li>• Scheme area for recreational land use (Parks/Open-spaces/Playgrounds/Stadiums/Plantation area (excluding plantation belt proposed along water bodies and State/National highways))</li> <li>-Area upto 10 hectare</li> </ul>			
<b>Parameters of scheme</b>			
Sr. No (a)	Use (b)	Percent Area (c)	Remarks/ Detailed breakup of Use/Activity (d)
1.	Recreational (Parks/Open-spaces/Playgrounds/Stadiums/ Plantation area (excluding plantation belt proposed along water bodies and State/National highways))	50% of scheme area	<b>Min. 50%</b> of the scheme area as (as one chunk) to be surrendered without and cost and free from encumbrance to the concerned Urban Local Body (ULB) to be used mandatorily for the recreational use designated as per Master Plan/Zonal development plan.
2.	Commercial/Mixed/ Residential/ Institutional use by land owner(s)/developers(s)	40% of scheme area	<b>Max. 40%</b> of the scheme area to be utilized by the land owner(s) / developer(s) for commercial/mixed use/ residential/ institutional use as single patta or lay out. Since, 50% of the total land surrendered by the land owner(s)/developer(s) is being

			developed as Recreational Use (Parks/Open-spaces/Playgrounds/Stadiums/ Plantation area (excluding plantation belt proposed along water bodies and State/National highways) etc.), therefore, the provisions of park/facilities as per Rajasthan Township Policy, 2010 shall not be mandatory in this area, however internal roads may be provided as per requirement of developer(s)/land owner(s)
3.	Commercial/Mixed/ Residential/ Institutional/Public Utility/Other Community Facility use by concerned ULB.	10% of scheme area	Max. 10% of the scheme area for Commercial/Mixed/ Residential/ Institutional/ Public Utility/Other Community Facility use to be used by ULB for sale/allotment/public purpose.
4.	<b>Building Parameters:</b> As per prevailing Building Byelaws.		
5.	<b>Approach road:</b> Min. 12 mtrs.		
6.	<b>Incentive to land owner(s) / developer(s):</b> <ul style="list-style-type: none"> <li>Land conversion charges: 100% exemption</li> <li>External development charges: 100% waiver</li> <li>TDR Facility: Applicable</li> <li>Building plan approval fee: As applicable</li> <li>The ULB may grant developer(s)/land-owner additional max. up to 10% of its Commercial/Mixed/Residential/Institutional/Public Utility/ Other Community Facility land-use share as an incentive if; <ul style="list-style-type: none"> <li>the developer(s)/land-owner(s) develops a park or construct building(s) for facility area as per the DPR which shall be submitted by the developer(s) )/land-owner(s) and shall be approved by the concerned ULB.</li> <li>The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.</li> </ul> </li> </ul>		
	<b>Note:</b> <ol style="list-style-type: none"> <li>The above scheme shall be permitted in the recreational land use of the notified Master Plan/ Zonal Development Plan including uses such as Park, Open Spaces, Playgrounds and Stadium.</li> <li>The above scheme shall be applicable on the entire area proposed under the land uses mentioned above.</li> <li>The following can apply for this scheme: <ul style="list-style-type: none"> <li>Urban local body/ Local Authority</li> <li>All the land owners, whose land is falling under such area through joint application</li> <li>Developer(s) through joint venture agreement with land owner(s).</li> </ul> </li> <li>The Urban Local Body/Local Authority (ULB/LA) shall immediately after taking over the possession, develop the land for the public. The ULB/LA can also impose betterment levy on the land owners in the surrounding area of this facility.</li> </ol>		



5. In case, of more than one land owner/developer the area to be utilised by them shall be in proportion to their land share in the overall scheme.

**Provision - 6.20 (above 10 hectares): -**

For development and implementation of land proposed under Public & Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. & Semi Govt. and Transportation land use as per notified Master Plan/ Zonal Development Plan through preparation of layout plan using land re-adjustment within the particular land use.

Area Requirement			
<ul style="list-style-type: none"> <li>Scheme area for Public &amp; Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. &amp; Semi Govt. and Transportation land use</li> <li>– Minimum Area 10 hectare</li> </ul>			
Parameters of scheme			
Sr. No (a)	Use (b)	Percent Area (c)	Remarks/ Detailed breakup of Use/Activity (d)
1.	Public & Semi-public/Tourism Facility/ Public Utilities/ Public Facility/ Other Community Facility/ Govt. & Semi Govt./Transportation	40% of scheme area	<b>Min. 40%</b> of the scheme area as (as one chunk) to be surrendered without and cost and free from encumbrance to the concerned Urban Local Body (ULB) to be used mandatorily for the recreational use designated as per Master Plan/Zonal development plan.
2.	Commercial/Mixed/ Residential/ Institutional use by land owner(s)/developers(s)	40% of scheme area	<b>Max. 40%</b> of the scheme area to be utilized by the land owner(s) / developer(s) for commercial/mixed use/ residential/ institutional use as single patta or lay out. Since, 40% of the total land surrendered by the land owner(s)/developer(s) is being developed as Public & Semi-public/Tourism Facility/ Public Utilities/ Public Facility/ Other Community Facility/ Govt. & Semi Govt./Transportation, therefore, the provisions of park/facilities as per Rajasthan Township Policy, 2010 shall not be mandatory in this area, however internal roads may be provided as per requirement of developer(s)/land owner(s)

3.	Commercial/Mixed/ Residential/ Institutional/ Public Utility/Other Community Facility use by concerned ULB.	15% of scheme area	<b>Max. 15%</b> of the scheme area for Commercial/Mixed/ Residential/ Institutional/ use to be used by ULB for sale/allotment.
4.	Park/ Green Space/ Woodland/City Forest use by concerned ULB.	5% of scheme area	<b>Min. 5 %</b> of the scheme area for Park/ Green Space/ Woodland/City Forest use to be used by ULB for public purpose.
5.	<b>Building Parameters:</b> As per prevailing Building Byelaws.		
6.	<b>Approach road:</b> Min. 12 mtrs.		
7.	<b>Incentive to land owner(s) / developer(s):</b> <ul style="list-style-type: none"><li>• <b>Land conversion charges: 100% exemption</b></li><li>• <b>External development charges: 100% waiver</b></li><li>• <b>TDR Facility: Applicable</b></li><li>• <b>Building plan approval fee: As applicable</b></li><li>• <b>The ULB may grant developer(s)/land-owner additional max. up to 20% of its Commercial/Mixed/ Residential/ Institutional/ Public Utility/Other Community Facility and Park/ Green Space/ Woodland/City Forest land-use share as an incentive if;</b><ul style="list-style-type: none"><li>- <b>the developer(s)/land-owner(s) develops a park or construct building(s) for facility area as per the DPR which shall be submitted by the developer(s) )/land-owner(s) and shall be approved by the concerned ULB.</b></li><li>- <b>The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.</b></li></ul></li></ul>		
<b>Note:</b> <ul style="list-style-type: none"><li>1. The above scheme shall be permitted in the Public &amp; Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. &amp; Semi Govt. and Transportation land use of the notified Master Plan/ Zonal Development Plan.</li><li>2. The above scheme shall be applicable on the entire area proposed under the land uses mentioned above.</li><li>3. The following can apply for this scheme:<ul style="list-style-type: none"><li>• Urban local body/ Local Authority</li><li>• All the land owners, whose land is falling under such area through joint application</li><li>• Developer(s) through joint venture agreement with land owner(s).</li></ul></li><li>4. The Urban Local Body/Local Authority (ULB/LA) shall immediately after taking over the possession, develop the land for the public. The ULB/LA can also impose betterment levy on the land owners in the surrounding area of this facility.</li><li>5. In case, of more than one land owner/developer the area to be utilised by them shall be in proportion to their land share in the overall scheme.</li></ul>			

**Provision – 4.16 (up to 10 hectares): -**

For development and implementation of land proposed under Public & Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. & Semi



Govt. and Transportation land use as per notified Master Plan/ Zonal Development Plan through preparation of layout plan using land re-adjustment within the particular land use.

Area Requirement			
<ul style="list-style-type: none"> <li>Scheme area for Public &amp; Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. &amp; Semi Govt. and Transportation land use–Area up to 10 hectare</li> </ul>			
Parameters of scheme			
Sr. No (a)	Use (b)	Percent Area (c)	Remarks/ Detailed breakup of Use/Activity (d)
1.	Public & Semi-public/Tourism Facility/ Public Utilities/ Public Facility/ Other Community Facility/ Govt. & Semi Govt./Transportation	50% of scheme area	<b>Min. 50%</b> of the scheme area as (as one chunk) to be surrendered without and cost and free from encumbrance to the concerned Urban Local Body (ULB) to be used mandatorily for the recreational use designated as per Master Plan/Zonal development plan.
2.	Commercial/Mixed / Residential/ Institutional use by land owner(s)/developers(s)	40% of scheme area	<b>Max. 40%</b> of the scheme area to be utilized by the land owner(s) / developer(s) for commercial/mixed use/ residential/ institutional use as single patta or lay out. Since, 50% of the total land surrendered by the land owner(s)/developer(s) is being developed as Public & Semi-public/Tourism Facility/ Public Utilities/ Public Facility/ Other Community Facility/ Govt. & Semi Govt./Transportation, therefore, the provisions of park/facilities as per Rajasthan Township Policy, 2010 shall not be mandatory in this area, however internal roads may be provided as per requirement of developer(s)/land owner(s)
3.	Commercial/Mixed/ Residential/ Institutional/ Public Utility/Other Community Facility use by concerned ULB.	10% of scheme area	<b>Max. 10%</b> of the scheme area for Commercial/Mixed/ Residential/ Institutional/ Public Utility/Other Community Facility use to be used by ULB for sale/allotment/public purpose.
5.	<b>Building Parameters:</b> As per prevailing Building Byelaws.		
6.	<b>Approach road:</b> Min. 12 mtrs.		
7.	<b>Incentive to land owner(s) / developer(s):</b>		

	<ul style="list-style-type: none"> <li>• Land conversion charges: 100% exemption</li> <li>• External development charges: 100% waiver</li> <li>• TDR Facility: Applicable</li> <li>• Building plan approval fee: As applicable</li> <li>• The ULB may grant developer(s)/land-owner additional max. up to 10% of its Commercial/Mixed/Residential/Institutional/Public Utility/ Other Community Facility land-use share as an incentive if; <ul style="list-style-type: none"> <li>- the developer(s)/land-owner(s) develops a park or construct building(s) for facility area as per the DPR which shall be submitted by the developer(s) )/land-owner(s) and shall be approved by the concerned ULB.</li> <li>- The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.</li> </ul> </li> </ul>
<p><b>Note:</b></p> <ol style="list-style-type: none"> <li>1. The above scheme shall be permitted in the Public &amp; Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. &amp; Semi Govt. and Transportation land use of the notified Master Plan/ Zonal Development Plan.</li> <li>2. The above scheme shall be applicable on the entire area proposed under the land uses mentioned above.</li> <li>3. The following can apply for this scheme: <ul style="list-style-type: none"> <li>• Urban local body/ Local Authority</li> <li>• All the land owners, whose land is falling under such area through joint application</li> <li>• Developer(s) through joint venture agreement with land owner(s).</li> </ul> </li> <li>4. The Urban Local Body/Local Authority (ULB/LA) shall immediately after taking over the possession, develop the land for the public. The ULB/LA can also impose betterment levy on the land owners in the surrounding area of this facility.</li> <li>5. In case, of more than one land owner/developer the area to be utilised by them shall be in proportion to their land share in the overall scheme.</li> </ol>	

