# 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.

Area Requirement								
• Sch	neme a	irea	for re	ecreational	land	use	(Parks/Open-	
spa	spaces/Playgrounds/Stadiums/Plantation area (excluding plantation belt proposed							
alc	ng water bo	dies and St	tate/Natio	nal highway	s))			
- N	/Inimum Are	a 10 hecta	are		TI (			
Paran	neters of sch	eme						
Sr. No		Use		Percent	Rema	rks/Detailed	d breakup of	
(a)		(b)		Area		Use/Activ	ity	
				(c)		(d)		
1.	Recreation	al		<b>40</b> % of	Min. 40%	of the sche	eme area as (as	
	(Parks/Ope	n-		scheme	one chu	ınk) to b	e surrendered	
	spaces/Play	/grounds/s	Stadiums/	area	without	and cost a	and free from	
	Plantation	area (	exduding		encumbra	ince to t	he concerned	
	plantation l	belt propo	sed along		Urban Lo	cal Body (U	LB) to be used	
	water	bodies	and		mandator	ily for the r	recreational use	
	State/Natio	onal highw	ays))		designate	d as per Ma	ester Plan/Zonal	
					developm	ent plan.		
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2	Commercial/Mixed/	<b>40</b> % of	Max. 40% of the scheme area to be	
	Residential/Institutional use	scheme	utilized by the land owner(s) /	
	by land	area	developer(s) for commercial/mixed	
	owner(s)/developers(s)		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/	<b>15</b> % of		
	Residential/Institutional/use	scheme	Commercial/Mixed/ Residential/	
	by concerned ULB.	area	Institutional/ use to be used by ULB	
			for sale/allotment.	
4.	Public Utility/Other	<b>5</b> % of	Min. 5% of the scheme area for	
	Community Facility use by	scheme	Public Utility/Other Community	
	concerned ULB.	area	Facility use to be used by ULB for	
			public purpose.	
		" 5 "		
5.	Building Parameters: As per pre	evailing Build	aing Byelaws.	
6.	Approach road: Mn. 12 mtrs.			
7.	Incentive to land owner(s) / de		+i ou	
	Land conversion charges: 1	-		
1	External development dhat  TRO Facility Applicable	rges: 100%/	<b>Naiver</b>	
	TDR Facility: Applicable		T-	
	<ul> <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/IVixed/ Residential/Institutional and Public Utility/Other Community Facility land-use share as an incentive if;</li> <li>the developer(s)/land-owner(s) develops a park or construct building(s)</li> </ul>			
	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.  The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.			
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#### Note:

- 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 themshall 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.

#### Area Requirement

- Scheme area for recreational land use (Parks/Open-spaces/Playgrounds/Stadiums Plantation area (excluding plantation belt proposed along water bodies and State/National highways))
- -Area up to 10 hectare

Parameters of scheme

	Palali	eters of scrience		
	Sr. No	Use	Percent	Remarks/ Detailed breakup of
	(a)	(b)	Area	Use/Activity
			(c)	(d)
	1.	Recreational	<b>50</b> % of	Min. 50% of the scheme area as (as
		(Parks/Open-	scheme	one chunk) to be surrendered
		spaces/Playgrounds/Stadiums/	area	without and cost and free from
		Plantation area (excluding		encumbrance to the concerned
		plantation belt proposed along		Urban Local Body (ULB) to be used
_		water bodies and		mandatorily for the recreational use
		State/National highways))		designated as per Master Plan/Zonal
				development plan.
	2.	Commercial/Mixed/	<b>40</b> % of	Max. 40% of the scheme area to be
		Residential/Institutional use	scheme	utilized by the land owner(s) /
		by land	area	developer(s) for commercial/mixed
		owner(s)/developers(s)	*	use/residential/institutional use as
				single patta or lay out.
				Since, 50% of the total land
				surrendered by the land
		9		owner(s)/developer(s) is being

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			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		
4.	<b>Building Parameters:</b> As per pre	voiling Build	purpose.		
5.	Approach road: Mn. 12 mtrs.	vaiii g build	ii 6 Dyciavo.		
6.	Incentive to land owner(s) / developer(s):  Land conversion charges: 100% exemption  External development charges: 100% waiver  TDR Facility: Applicable  Building plan approval fee: As applicable  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;  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.  The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.				
	Note:				
	<ol> <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> <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 presenting above the land of the land of the land owner in the presenting above the land of the land owner in the presenting above the land of the land owner in the lan</li></ol>				
		the public. The ULB/LA can also impose he surrounding area of this facility			

betterment levy on the land owners in the surrounding area of this facility.

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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 Mester Plan/ Zonal Development Plan through preparation of layout plan using land re-adjustment within the particular land use.

Area Requirement				
• Scheme area for Public & Semi-public, Tourism Facility, Public Utilities, Public Facility,				
Otl	ner Community Facility, Govt. & S	Semi Govt. a	nd Transportation land use	
- N	/Inimum Area 10 hectare			
Paran	neters of scheme			
Sr. No		Percent	Remarks/ Detailed breakup of	
(a)	(b)	Area	Use/Activity	
14.		(c)	(d)	
1.	Public & Semi-public/Tourism		Min. 40% of the scheme area as (as	
	Facility/ Public Utilities/ Public	scheme	one chunk) to be surrendered	
	Facility/ Other Community	area	without and cost and free from	
-	Facility/ Govt. & Semi		encumbrance to the concerned	
	Govt./Transportation		Urban Local Body (ULB) to be used	
			mandatorily for the recreational use	
			designated as per Master Plan/Zonal	
			development plan.	
2.	Commercial/Mixed/	<b>40</b> % of		
	Residential/Institutional use	scheme	utilized by the land owner(s) /	
	by land	area	developer(s) for commercial/mixed	
	owner(s)/developers(s)		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.  Park/ Green Space/	15% of scheme area			
	Woodland/City Forest use by concerned ULB.	scheme area	Park/ Green Space/ Woodland/City Forestuse to be used by ULB for public purpose.		
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5.	Building Parameters: As per pre	evailing Build	ling Byelaws.		
6.	Approach road: Min. 12 mtrs.				
7.	Incentive to land owner(s) / developer(s):				
	Land conversion charges: 100% exemption				
	External development charges: 100% waiver  TDD Facility a Applicable				
	TDR Facility: Applicable     Didensity along any purpose of feet As applicable				
	<ul> <li>Building plan approval fee: As applicable</li> <li>The ULB may grant developer(s)/land-owner additional max. up to 20% of it</li> </ul>				
			Institutional/ Public Utility/Other		
		-	Space/ Woodland/City Forest land-use		
	share as an incentive if;				
	<ul> <li>the developer(s)/land-owner(s) develops a park or construct building(s)</li> </ul>				
	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.				
	<ul> <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>				

#### Note:

- 1. The above scheme shall be permitted in the Public & Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. & Semi Govt. and Transportation land use of the notified Master Plan/ Zonal Development Plan.
- 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 - 4.16 (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-

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

# Area Requirement

• Scheme area for Public & Semi-public, Tourism Facility, Public Utilities, Public Facility,

	her Community Facility, Govt. & Semi Govt. and Transportation land use-Area up to				
	hectare				
	meters of scheme				
Sr. No		Percent	Remarks/ Detailed breakup of		
(a)	(b)	Area	Use/Activity		
		(c)	(d)		
1.	Public & Semi-public/Tourism	<b>50</b> % of	Min. 50% of the scheme area as (as		
	Facility/ Public Utilities/ Public	scheme	one chunk) to be surrendered		
	Facility/ Other Community	area	without and cost and free from		
	Facility/ Govt. & Semi		encumbrance to the concerned		
	Govt./Transportation		Urban Local Body (ULB) to be used		
			mandatorily for the recreational use		
			designated as per Master Plan/Zonal		
			development plan.		
2.	Commercial/Mixed /	<b>40</b> % of	Max. 40% of the scheme area to be		
	Residential/ Institutional use	scheme	utilized by the land owner(s) /		
	by land	area	developer(s) for commercial/mixed		
	owner(s)/developers(s)		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/	<b>10</b> % of	Max. 10% of the scheme area for		
	Residential/ Institutional/	scheme	Commercial/Mixed/ Residential/		
	Public Utility/Other	area	Institutional/ Public Utility/Other		
	Community Facility use by		Community Facility use to be used by		
	concerned ULB.		ULB for sale/allotment/public		
			purpose.		
5.	Building Parameters: As per prevailing Building Byelaws.				
6.	Approach road: Min. 12 mtrs.				
7.	Incentive to land owner(s) / developer(s):				

- Land conversion charges: 100% exemption
- External development charges: 100% waiver
- TDR Facility: Applicable
- Building plan approval fee: As applicable
- The ULB may grant developer(s)/land-owner additional max. up to 10% of its Commercial/IVixed/Residential/Institutional/Public Utility/ Other Community Facility land-use share as an incentive if;
  - 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.
  - The developer(s) completes the development as per DPR and handovers to concerned local authority free of cost and free of any encumbrances.

#### Note:

- The above scheme shall be permitted in the Public & Semi-public, Tourism Facility, Public Utilities, Public Facility, Other Community Facility, Govt. & Semi-Govt. and Transportation land use of the notified Master Plan/ Zonal Development Plan.
- 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
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- 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.

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