32

Rajasthan Land Revenue (Allotment & [XXX] Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971

CONTENTS

Rule No.	Particulars	Page No.
1.	Short title, extent and commencement	290
2.	Definitions	290
3.	Non-agricultural purposes for which land may be permitted to be used	291
3-A.	Restriction for permission of the use of agricultural land for non-agricultural purpose	291
4.	Land for which Conversion can not be regularised	292
5.	Application for permission	292
6.	Register of Applications	293
7.	Scrutiny and Enquiry of Applications	293
8.	Disposal of Application	293
9.	Conditions of Regularisation	293
10.	Restriction on transfer	295
11.	Realisation of Arrears	295
12.	Breach of Conditions and Rules	295
13.	Appeal	295
14.	Powers of the Government	295
Schedule I		295
Form A to Form C		296-298
Notifications		298-311

32

Rajasthan Land Revenue (Allotment & [XXX][1] Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971

[Rules Repealed by Noti. No. F6(63) Rev./Gr./IV/75 dated 21-10-1978]

G.S.R. 36.—In exercise of the powers conferred by clause (xi-A) of the sub-section (2) of Section 261, read with Section 90-A, 102 and clause (a) of sub-section (1) of Section 260 of the Rajasthan Land Revenue Act, 1956 (Raj. Act 15 of 1956) and all other powers enabling it in this behalf, the State Government hereby makes the following Rules for regularisation of the conversion of agricultural land for residential or commercial purposes in urban areas namely—

Rule 1. Short title, extent and commencement.—(1) These Rules may be called the Rajasthan Land Revenue (Allotment and [XXX][1] Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971.

(2) They shall subject to the proviso (a) to sub-section (1) of Section 66 of the Rajasthan Tenancy Act extend to all places throughout the State which fall within any municipal area and their periphery villages.

(3) They shall come into force on the date of their publication.

Rule 2. Definitions.—(1) In these Rules, unless the context otherwise requires —

(a) 'Act' means the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956);

(b) 'Commercial Purpose' means use of any premises for any trade or business and shall include the use thereof partly for residential and partly for commercial purpose;

(c) 'Form' means a form appended to these Rules;

(d) 'Government' and 'State' respectively means the Government and the State of Rajasthan;

[2][(dd) 'Low Income Person' shall mean person having a total income of Rs. 200/- per month or less.]

(e) 'Municipal area' means any local area for which a Municipal Council or a Municipal Board is constituted under the Rajasthan Municipalities Act, 1959 (Rajasthan Act 38 of 1959) or in respect of which a civil survey or preparation of master plan is ordered or an Urban Improvement Trust is constituted under the Rajasthan Urban

1. The words 'Regularisation of the' deleted vide Noti. No. F. 6(94) Rev./Gr. IV/73, dated 14-11-1973. Pub. in Raj. Govt. Gaz., Part IV(Ga), dated 20-11-1973, on Page 135 (90-91).

2. Inserted by Noti. No. F. 6(94) Rev./Gr. IV/73, dated 14-11-1973. Pub. in Raj. Govt. Gaz., Part IV(Ga), dated 20-11-1973 & effective from 20-11-1973.

Improvement Act, 1959 (Rajasthan Act 35 of 1959) and shall include a cantonment or a notified area; and

(f) 'Periphery village' means a village situated within a distance of half a mile of the boundary of a municipal area.

(2) Words and expressions, not defined in these Rules but defined in the Act, shall, wherever used in these Rules, be construed to have the meanings assigned to them in the Act.

Rule 3. Non-agricultural purposes for which land may be permitted to be used.—(1) Subject to the provisions of these Rules, agricultural land may be permitted to be used for—

(a) Construction of a residential house, or

(b) for any Commercial purpose;

[1][(c) for poultry farming.]

(2) No land shall be converted to any non-agricultural purpose referred to in sub-rule (1), unless necessary permission from the Collector has been obtained and lease deed, under Rule 9 has been executed.

(3) If any agricultural land (including Government unoccupied agricultural land) has already been used for residential or commercial purposes before the commencement of the Rules without permission of the State Government in accordance with the provisions of sub-section (3) of Section 90-A of the Act, such use may be regularised by the Collector by charging premium, urban assessment and penalty as provided in Rule 9:

Provided that application for such regularisation is made within six months of the enforcement of the Rules. The Collector may also *suo moto* or on the report of the S.D.O./Tehsildar concerned take action in this regard as provided in the Act or Rules.]

Rule 3A. Restriction for permission of the use of agricultural land for non-agricultural purpose.—Permission for the use of the land for residential or commercial purpose shall be accorded subject to the following conditions—

No such permission shall be accorded—

(a) If the land in question is situated outside the area earmarked for residential or commercial purpose according to the Master Plan of Jaipur City.

(b) If the applicant has got any other house or house site with him within the limits of Municipal Council of Jaipur City. For that purpose, the applicant shall submit an affidavit to the effect, along with his application.

(c) For an area of the land which exceeds the limits of area to be allotted to an individual including the member of the co-operative housing society as prescribed by the Urban Improvement Trust.]

[2][(d) If the land whose conversion or regularisation has been sought was acquired by the Housing Co-operative Society after November 14, 1973.]

1. Inserted vide Noti. No. F. 6(94) Rev/Gr. 4/73, dated 28-2-1974. Pub. in Raj. Govt. Gaz., Exty., Part 4(Ga)(I), dated 2-3-1974.

2. Added vide Noti. No. F. 6(94) Rev/Gr. 4/73, dated 28-2-1974. Pub. in Raj. Govt. Gaz., Exty., Part 4(Ga)(I), dated 2-3-1974.

Rule 4. Land for which Conversion can not be regularised.— Conversion of the following land shall not be regularised, namely—

(1) Land in which the applicant does not have Khatedari rights;

(2) Land which is allotted for a special purpose or on special terms under the—

(a) Rajasthan Land Revenue (Allotment and Conversion of Lands for the Construction of Seed Stores) Rules, 1965;

(b) Rajasthan Land Revenue (Allotment of Land for Receiptacles) Rules, 1961;

(c) Rajasthan (Allotment of Land to Co-operative Societies) Rules, 1959;

(d) Rajasthan Land Revenue (Allotment of Land to Dairy and Poultry Farms) Rules, 1968;

(e) Rajasthan Land Revenue (Allotment of Land to (Gaushalas) Rules, 1957;

(f) Rajasthan Land Revenue (Allotment of Tank Bed Lands for Cultivation) Rules, 1961.

(3) Land in respect of which acquisition proceedings are pending under the provisions of Rajasthan Land Acquisition Act or any other law in force.

(4) Land which is situated within one hundred yards of any railway boundary or of the National Highway.

(5) Land which is situated within fifty yards of any road maintained by the Government or a local authority.

[1][**Rule 5. Application for permission.**—(1) If any khatedar tenant intends to construct a residential house on a portion of his holding (other than on Land described in Rule 4), or to use it for commercial purpose or whenever any person who has khatedari rights in agricultural land, or who has trespassed upon Government agricultural land, other than the Land described in Rule 4 of these rules and has utilised such Land for commercial purpose, he may submit an application in writing along with an affidavit as required according to Rule 3-A with in six months from the date of coming into force of these Rules in duplicate in Form A to the Collector of the district under which the village/town/city in which the applicant's holding is situated falls.

[2][Provided that if any Housing Co-operative Society fails to seek permission within a period provided as above, the land of such Co-operative Society shall be acquired.]

(2) When application under sub-rule (1) is made by a person having khatedari rights in Agriculture Land, he shall have to surrender his khatedari rights.

(3) Such an application shall be verified by the applicant as a plaint according to the provisions of the Code of Civil Procedure, 1908.

1. 'Rule 5' Substituted 1971, vide No. F. 6(94) Rev/Gr. IV/73. dated 14-11-1973. Pub. in Raj. Govt. Gaz., Part IV(Ga), dated 20-11-1973 & effective from 20-11-1973.

2. Proviso added vide Noti. No. F. 6(94) Rev/Gr. 4/73. dated 28-2-1974. Pub. in Raj. Govt. Gaz., Exty., Part 4(Ga)(I). dated 2-3-1974.

(4) Such construction may be regularised by the Collector or any other Officer authorised by him under these Rules, even without an application, simply on the report of the Sub-Divisional Officer.

(5) The applicant shall be given a receipts in respect of such application bearing time and date of receiving the same, if it is presented by him personally.]

Rule 6. Register of Applications.—All applications received under Rule 5 shall be entered in a Register to be kept in Form 'B' and the application shall be given a receipt showing the time and date when his application was received.

Rule 7. Scrutiny and Enquiry of Applications.—(1) Within 30 days of the receipt of an application, it shall be scrutinised and enquired into by the Collector or any other Officer authorised by him. He may, if he thinks proper, refer any application to the Chief Town Planner, Rajasthan or any of the authorities mentioned in Schedule I for advice.

(2) On receipt of the reference, the Chief Town Planner or the authorities mentioned in the Schedule I shall give advice within one month recommending the case for permission or giving reasons for its rejection. If such advice is not given within one month, the Collector or any other Officer shall proceed further in the matter without waiting for advice, and it may be presumed that the Chief Town Planner or the authorities concerned has no objection to such permission.

Rule 8. Disposal of Application.—All applications submitted to the Collector under Rule 5 shall be examined and enquired into by him separately. He may either reject the application or pass an order of regularisation.

Rule 9. Conditions of Regularisation.—Regularisation for the use of agricultural land for construction of residential house or for commercial purposes under these Rules shall be done on the following conditions—

(1) The applicant shall pay to the State Government such premium, urban assessment and the penalty as may be prescribed by the State Government from time to time.

[1][Provided that if his land for which permission is sought falls within periphery limits of two municipal boards/councils, in that case the premium, urban assessment and penalty chargeable from such applicant shall be those which are prescribed for the bigger Municipal Board/ Council. Provided further that the State Government may prescribe different rates of premium, urban assessment and penalty for different towns/cities/villages and for areas in the same town/city /village.]

[2][Provided also that if any conversion of agricultural land whether held by a tenant or which is Sewai Chak land falling in any rural area has been made by construction of a building (including bara) for a residential purpose and subsequently such area has been included in a municipal area by extension of its limits or by constitution of the Panchayat Circle or part thereof into a municipal area, the premium,

1. Added vide Amendment Rules, 1971, vide No. F. 6(94) Rev./Gr. IV/73. dated 14-11-1973. Pub. in Raj. Govt. Gaz., Part IV(Ga). dated 20-11-1973 & effective from 20-11-1973.

2. Added vide No. F. 6(44) Rev./4/73, G.S.R. 8. dated 25-4-1977. Pub. in Raj. Govt. Gaz., Exty., Part 4(Ga)(I). dated 25-4-1977, Page 21.

urban assessment or penalty chargeable and terms and conditions and restrictions subject to which such conversion and regularisation shall be permitted, shall be the same as were applicable in respect of conversion and regularisation of land for a residential purpose (including a bara) in the rural area immediately before its inclusion in the municipal area.]

(2) All construction on land so converted shall be regularised under these Rules provided they conform to the bye- laws of Urban Improvement Trust, Local authorities or any other authority to deal with a particular type of construction.

(3) With effect from the date of regularisation of the land and issue of lease in pursuance thereof, all Khatedari rights in the land including Khud-kasht rights of the applicant, if any, under the Rajasthan Tenancy Act, 1955 (Act No. 3 of 1955) shall be deemed to have been surrendered to the State Government and the land shall he deemed to have vested in the State Government. Thereafter the applicant shall be recognised as lessee of the State Government and the land revenue on such land shall cease.

(4) The lessee shall be given land for 99 years lease subject to the condition that the terms and conditions of the lease may be revised by the State Government after every 30 years. The lease agreement shall be in Form C.

(5) The lease granted under the Rules shall be transferable subject to the conditions and restrictions provided in these rules or by any other law or rules relating to such lease; and

(6) The lessee shall be bound to comply with all the provisions of these rules and the Act, and the lease shall be subject to it.

[1][(7) The premium, urban assessment and penalty realisable from the applicant shall be realised in instalments as follows—

	Amount realisable	Instalments
(i)	In case the amount realisable is more than Rs. 1000/- and upto Rs. 4000/-	In two yearly equal instalments.
(ii)	In case the amount realisable is more than Rs. 4000/- and upto Rs. 6000/-	In three yearly equal instalments.
(iii)	In case the amount realisable is more than Rs. 6000/- and upto Rs. 8000/-	In four yearly equal instalments.
(iv)	In case the amount realisable is more than Rs. 8000/-	In five yearly equal instalments.

Interest at the rate of 6-¼% shall be charged on the amount realisable, from the date of order of conversion.

(8) In case of Housing Co-operative Society, it will be obligatory on such society to obtain approval of the development plan of the land from the Urban Improvement Trust within a period of six months from the issue of permission or order of regularisation, otherwise action for acquisition of such land of the society shall be taken.

1. Added vide No. F. 6(94) Rev./Gr. IV/73. dated 14-11-1973. Pub. in Raj. Govt. Gaz., Part IV(Ga). dated 20-11-1973 w.e.f. 20-11-1973.

(9) In case of a housing co-operative society, it shall be obligatory for such society to complete the development according to the approved plan within six months.]

Rule 10. Restriction on transfer.—A member of a Scheduled Caste or a Scheduled Tribe and any person whose construction has been regularised for the construction of residential house on concessional rates, if any prescribed under Rule 9 of these Rules shall not transfer such land within 5 years of the date of regularisation.

Rule 11. Realisation of Arrears.—Arrears of premium, Urban Assessment and penalty, as the case may be, shall be recoverable as an arrear of land revenue and it shall be recovered by the Collector concerned under the control of the Board of Revenue of Rajasthan.

Rule 12. Breach of Conditions and Rules.—(1) If at any time, it is found by the Collector that the land regularised for residential purpose has been used for commercial purpose, then the lessee shall be liable to pay the premium as prescribed in Rule 9 for the conversion of land for commercial purpose. The premium so paid for the conversion of land for the construction of residential house shall be adjusted towards the premium to be charged for the conversion of land for commercial purpose.

(2) If at any time, it is found by the Collector that the land so regularised has been transferred in contravention of these rules, it may be resumed to the State Government. The lessee shall, however, be given three months time to remove the structure or building erected on the land, if any.

(3) In case of any other breach of condition or Rule by the lessee a penalty equal to premium paid by him or upto Rs. 1,000/- may be imposed on him by the Collector.

(4) No action under sub-rules (1), (2) and (3) shall be taken unless the lessee is given a reasonable opportunity of being heard against the proposed action.

[1]**[Rule 13. Appeal.**—[X XX].

(2) No appeal shall lie against the order of the State Government.

Rule 14. Powers of the Government.—(1) Notwithstanding anything contained in these Rules, the State Government either on its own motion or on the application of any person, shall have the powers to call for record of any case and pass such orders as it deems fit, after giving the parties concerned an opportunity of being heard.

(2) Notwithstanding anything contained in these Rules but subject to the provisions of Section 90-A of the Act, the State Government shall have powers to regularise the use of agricultural land for construction of residential house or for commercial purpose on any terms as it deems fit.

Schedule I

Authorities to whom cases may be referred under Rule 7 of the Rajasthan Land Revenue (Allotment and [xxx] Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971.

1. Deleted vide No. F. 6(95) Rev./Gr. 4/73, dated 16-3-1974. Pub. in Raj. Govt. Gaz., Exty., Part IV(Ga), dated 16-3-1974, Page 557.

	Cities/Towns/Villages	Authority
1.	Jaipur, Kota, Hanumangarh and Ganganagar, Jodhpur, Udaipur, Ajmer, Bikaner, Suratgarh, Sikar, Beawar, Alwar, Bhilwara, Pali, Baran & Gangapur	Chief Town Planner or any Officer nominated by him but not below the rank of Dy. Chief Town Planner. U.I.T. Mandi Committee or Municipality concerned or the Notified Area Committee.
2.	Periphery Villages	—do—
3.	Other Municipal Towns and their periphery villages	Concerned adjoining Municipality.
4.	Other Villages	Panchayat concerned.

Form A

(See Rule 5)

Application for permission to Use Agricultural Land for Residential and Commercial Purpose in Urban Areas

To,

The Collector,

District .....

Sir,

[1][I hereby apply under Section 90-A of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956) read with Rule 5 of the Rajasthan Land Revenue (Allotment and Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971 for permission to use the agricultural land, particulars whereof are given here under for conversion for residential/commercial purpose as indicated below.]

2. The required particulars are given below—

(i) Name of the applicant with Parentage and address

(ii) Particulars of land in respect of which permission is required:

(a) Name of the Village/Town with name of Tehsil,

(b) Khewat Number, if any,

(c) Khasra Number,

(d) Area,

(e) Classification of the land,

(f) Annual Land Revenue,

(g) Use to which the land was put during the last three years,

(h) Name of the (khatedar).including parentage.

(iii) Actual area of the land in Sq. Yds. which has been converted.

(iv) The purpose for which the land is utilised i.e. construction of house or Commercial purpose.

1. Substituted vide No. F. 6(95) Rev./Gr. 4/73, dated 16-3-1974. Pub. in Raj. Govt. Gaz., Exty., Part IV(Ga). dated 16-3-1974, Page 557.

3. That the applicant is a khatedar tenant of land applied for conversion and the land stands in his name in revenue records, the certified copies of which are enclosed herewith.

4. That the land is situated in the city/town/periphery village/village ..... of..... Tehsil..... and..... District.

5. I hereby certify that the information's given above are correct according to my knowledge and belief and I hereby bind myself to pay the necessary premium and abide by the conditions on which the land is allowed to he used for construction of house/commercial purpose.

Witness ..... Signature of applicant.

Dated .....

Form B

(See Rule 7)

Register of Application for Allotment and Regularisation of the Use of Agricultural Land for the Construction of House/Commercial Purpose

Tehsil ..... District .....

S.No.	Name of Applicant With parentage, residence, occupation and age	Date & Time of receipt of application	Particulars of the land of which conversion had been done					Final Orders	Remarks
			Kh. No.	Kht No.	Area	Soil Classification	Revenue or rent		
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.

Form C

(See Rule 9)

Lease Deed

This Lease made on the ..... day of ..... between the Governor of the State of Rajasthan (hereinafter called 'the Lessor', which expression shall unless excluded by subject or context, include his successors-in-office and permitted assigns) of the one part and Shri ..... son of Shri ..... resident of ..... Tehsil ..... District. (hereinafter called 'the Lessee', which expression shall, unless excluded by subject or context include his successors and assigns) of the other Part.

Whereas the Lessee has applied to the Lessor for acquisition of urban lease rights in the land described in the schedule hereto;

And Whereas the Lessor has agreed to grant the lease of the said land to the Lessee for 99 years on the terms & conditions hereinafter appearing;

Now this Deed Witnesses as follows:

1. In pursuance of the aforesaid agreement and in consideration of a sum of Rs. ..... (Rupees ..... only) as premium and a sum of Rs. (Rupees ..... only) as urban assessment paid before the execution of this deed (the receipt of which sum the Lessor hereby acknowledges) and of the covenants hereinafter contained, the Lessor hereby demises to the Lessee, the land detailed and described in the schedule hereto and thereon shown with its boundaries coloured in red (hereinafter referred to as the demised land) to hold the same up to the Lessee from the ....., day of ..... for a period of 99 years.

2. The parties hereto hereby mutually agree as follows—

(1) That the lessee will during the continuance of this lease, pay all rates, taxes and charges of every description now payable or hereinafter to become payable in respect of the demised land or the building erected thereupon by the Lessee.

(2) The terms and conditions of the lease may be revised by the State Government after every 30 years.

(3) The lease shall be subject to the provisions contained in the Rajasthan Land Revenue (Allotment and Regularisation of the Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971.

(4) That the Lessee will not without the previous consent in writing of the Lessor use or permit the use of demised land for any purpose other than that for which it is leased out.

(5) That the renewal of lease after the expiry of the said term of 99 years shall be at the option of the Lessee.

(6) That if at any time any dispute, doubt or question shall arise between the parties hereto touching the interpretation, meaning or effect of this deed or any clause thereof or their respective rights and liabilities hereunder, the same shall be referred to the arbitration of the Revenue Secretary to the Government of Rajasthan, Jaipur whose decision thereon shall be final and binding on the parties.

In witnesses the parties hereto have signed this deed on the day and year above written.

Signed by the Lessee — Signed by ..... for and on behalf of the Governor

Witness-1 ..... — Witness -1.....

2..... — 2.....

Schedule and Plan

Notifications

In pursuance of Rule 3 read with Rule 9 of the Rajasthan Land Revenue (Allotment & Conversion of Agricultural land for Residential or Commercial Purposes in Urban Areas) Rules, 1971 and in Supersession of Revenue (B) Department Notification No. E (32) Rev./B/71 dated October 9, 1971, published in Rajasthan Rajpatra Part IV(c) dated 9.10.1971, the State Government prescribes the following rates of premium for the places noted below—

No.	Name of the Town	Delimitation and description of the Zone	Rate of the premium to be charged for conversion of one's own Agricultual land for Residential purposes.	Rate of the premium to be charged for conversion of one's own agricultural land for commercial purpose.	Rate of the premium to be charged for encroachment upon Govt. Agricultual land and conversion thereof for residential purposes.	Rate of the premium to be charged for encroachment Upon Govt. Agricultual land and conversion thereof for commercial purposes.
1	2	3	4	5	6	7
1.	Within the Municipal limits of Jaipur City.	**(1) Mirza Ismail Road** Frontage and on either side (four walls on the North & Ashoka Road on the Sounth and a straight line throughout) **(2) S.M.S. Highway** 1. College, Hospital & Tonk Road on West & Thandisarak on East 2. 'C' Scheme upto Rly. Line 3. Civil Lines 4. P.W.D. Office 5. Gopal Bari and 6. Lal Kothi Scheme. **(3) Bapu Nagar** 1. Bapu Nagar 2. Gandhinagar 3. Tilaknagar 4. Adarshnagar 5. Bajainagar 6. University area upto Jhalana Road Malviya Engineering College	Rs. 40/- per Sq. yds. Rs. 30/- per Sq. yds. Rs. 20/- per Sq. yds.	Rs. 160/- per Sq. yds. Rs. 120/- per Sq. yds. Rs. 80/- per Sq. yds.	Rs. 50/- per Sq. yds. Rs. 38/- per Sq. yds. Rs. 26/- per Sq. yds.	Rs. 170/- per Sq. yds. Rs. 128/- per Sq. yds. Rs. 86/- per Sq. yds.

7. Sindhicamp				
8. Banipark				
9. Nirman Marg on either side.				
(4) Tonk Pnatakh & beyond upto Airport.	Rs. 15/- per Sq. yds.	Rs. 60/- per Sq. yds.	Rs. 19/- per Sq. yds.	Rs. 64/- per Sq. yds.
(5) West of Railway line excluding Civil Lines.	Rs. 10/- per Sq. yds.	Rs. 40/- per Sq. yds.	Rs. 14/- per Sq. yds.	Rs. 44/- per Sq. yds.

Provided that following concessions shall be given to the persons noted below—

Area of Land	Schedule Caste & Schedule Tribes	Other person of Low Income
For the first 125 sq. yards	25% at the prescribed premium, urban assessment and penalty, if any	50% of the prescribed rate of premium, urban assessment and penalty, if any
For the next 126 sq. yards	-do-	75%
upto 250 sq. yards	37½%	75%

Provided further that the above concession shall only be applicable for the use of land for residential purpose only.

Provided also that the area of land for which permission has been sought exceed 250 sq. yds. the premium, urban assessment and penalty chargable shall be that which stands prescribed for the area of full land and the above concessions shall not be allowed.

[1][and provided also that for conversion of agricultural land for poultry farming half of the rates prescribed for residential purposes shall be charged.]

[2][*Explanation.*—1. The premium to be charged as above for regularisation of past conversion of agricultural land shall be deemed to include penalty also as required under Section 90-A of the Rajasthan Land Revenue Act.

2. The premium to be charged as above shall be deemed to include the urban assessment also as required under Section 90-A of the Rajasthan Land Revenue Act.

[Noti. F. 6(94) Rev./Gr. IV/73, G.S.R. 81(32), dated 14-11-1973.]

1. Added vide G.S.R. 265(8), dated 3-1-1975, Pub. in Raj. Govt. Gaz., Part IV(Ga)(I), dated 9-1-1975, on Page 554(1).
2. Pub. in Raj. Govt. Gaz., Exty., Part IV(Ga)(I), dated 20-12-1973, on Page 135(92).

In pursuance of Rule 3 read with Rule 9 of the Rajasthan Land Revenue (Allotment and Regularisation of Conversion of Agricultural Land for Residential or Commercial Purposes in Urban Areas) Rules, 1971, the State Government prescribes the following rates of premium for the places notified below—

S.No.	Name of the Town	Elimitation and description of the Zone	Rate of the premium to be charged for conversion of one's own Agricultual land for Residential purposes.	Rate of the premium to be charged for conversion of one's own agricultural land for commercial purposes.	Rate of the premium to be charged for encroachment upon Govt. Agricultual land and conversion thereof for residential purposes.	Rate of the premium to be charged for encroachment Upon Govt. Agricultual land and conversion thereof for commercial purposes.
1	2	3	4	5	6	7
1.	अलवर शहर	(1) अलवर नोर्थ ईस्ट ब्लॉक—	18 रु. प्रति वर्ग गज	72 रु. प्रति वर्ग गज	19.80 रु. प्रति वर्ग गज	73.80 रु. प्रति वर्ग गज
		तरफ पूर्व—नरू मार्ग के तरफ पूर्व से ग्राम दाऊगपुर व नगरपरिषद सीमा तक।				
		तरफ पश्चिम—स्वर्ग रोड़ के तर्फ का हिस्सा व हसन की के हिस्से से पहाड़ तक।				
		तरफ उत्तर— तर्फ उत्तर का हिस्सा मय नगरपरिषद सीमा बाउन्ड्री तक।				
		तरफ दिक्षण—जयमार्ग तर्फ उत्तर का हिस्सा।				
		(2) अलवर नोर्थ वेस्ट ब्लाक—				
		तरफ पूर्व—स्वर्ग रोड़ का पश्चिमी हिस्सा।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	60.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज

तरफ पश्चिम—पहाड़ की तलहटी तक। तरफ उत्तर—जेल बकतावर पल्टन के तरफ उत्तर को नगर-परिषद एरिया तक व दक्षिण की तरफ हसन की एगिया, लाजपत नगर, स्कीम नं. 1 आर्य नगर। तरफ दक्षिण—बजाज बाजार सड़क तरफ उत्तर का हिस्सा। **(3) अलवर सेन्ट्रल ईस्ट ब्लाक—** तरफ पूर्व—नगर परिषद एरिया की तरफ पश्चिम का हिस्सा जिसमें नरू मार्ग, कुश मार्ग, रघु मार्ग, मनु मार्ग के समीप। तरफ पश्चिम—करौली कुंड की सड़क का पश्चिमी हिस्सा जिसमें जैन नसिया जी करौली कुंड, मेंहदी बाग, वगैरा होप सर्कस के तरफ पूर्व वाले हिस्से। तरफ उत्तर—जय मार्ग के सड़क दक्षिण का हिस्सा जिसमें मंगल मार्ग, विनय मार्ग वगैरा। तरफ दक्षिण—मोती डूंगरी के उत्तरी कौने से दक्षिणी हिस्सा, फ्रेन्डस कालोनी गर्ल्स स्कूल, जय कृष्ण क्लब आदि।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज
(4) अलवर सेन्ट्रल वेस्ट ब्लाक— तरफ पूर्व—करौली कुंड वाली सड़क मनु मार्ग की तरफ पश्चिमी का हिस्सा। तरफ पश्चिम—पहाड़ की तलहटी, तलहटी तक। तरफ उत्तर—बजाजा बाजार सड़क की तरफ दक्षिण का हिस्सा होप सर्कस वगैरा। तरफ दक्षिण—राव राजा विक्रमसिंह की कोठी के सामने तरफ उत्तर वाला हिस्सा जिसमें जय पलटन, मिलिट्री हॉस्पीटल, जसवन्त स्कूल, प्रताप स्कूल आदि।	12 रु. प्रति वर्ग गज	48 रु. प्रति वर्ग गज	13.20 रु. प्रति वर्ग गज	49.20 प्रति वर्ग गज
(5) अलवर साउथ ईस्ट ब्लाक— तरफ पूर्व—कमेटी के सरहद के जिसमें इन्डस्ट्रीयल एरिया छोड़कर पोलोटेकनिकल कॉलेज, नरू मार्ग रघु मार्ग वगैरा।	18 रु. प्रति वर्ग गज	72 रु. प्रति वर्ग गज	19.80 प्रति वर्ग गज	73.80 रु. प्रति वर्ग गज

	तरफ पश्चिम—मनु मार्ग का पश्चिमी हिस्सा। तरफ उत्तर—राजर्षि कालेज मोती डूंगरी की तरफ दक्षिण हिस्सा। तरफ दक्षिण—नगर-परिषद एरिया में कटी घाटी, रूपवास की तरफ का उत्तर का हिस्सा जिसमें सकूर प्रजानन केन्द्र, मोती डूंगरी, फूल बाग। **(6) अलवर सेन्ट्रल वेस्ट ब्लाक—** तरफ पूर्व—मनु मार्ग सड़क की तरफ पश्चिमी हिस्सा जिसमें सेड़ की बावड़ी, जयपलटन वगैरा। तरफ पश्चिमी—पहाड़ की तलहटी तक। तरफ उत्तर—सेड़ की बावड़ी, जयपलटन, राजपूत छात्रावास, ब्राह्मण छात्रावास के सहित तरफ दक्षिण तक। तरफ दक्षिणी—कटी घाटी से तरफ दक्षिण को पहाड़ी के तलहटी के उत्तर तक।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज
2. भीलवाड़ा टाउन	(1) मुरली विलास धर्मशाला के दक्षिणी पश्चिमी कोनों से राजेन्द्र नगर सड़क के उत्तर में सिन्धु नगर क्लवर्ट तक, नागोरी बाग के दक्षिणी पूर्वी कौने से उत्तर में सड़क लड़क महाराणा टाकीज का चौराहा व सीधे उत्तर में बाजार नं. 1 सड़क आबकारी कार्यालय चौराहा व यही से आजाद चौक के उत्तर वाली सड़क खैराती खां के मकान के पास होते हुए रेलवे आहाते की दीवार तक। यहां से दक्षिण में स्टेशन के मुख्य द्वार पर होते हुए गजाधर धर्मशाला के पीछे दक्षिण में एस. बी. सिंह की दुकान तक तथा यहां से सड़क क्रोस करके वापिस मुरली विलास धर्मशाला का दक्षिणी कोना।	40 रु. प्रति वर्ग गज	160 रु. प्रति वर्ग गज	44 रु. प्रति वर्ग गज	164 रु. प्रति वर्ग गज
	(2) जेल के आगे कृषि विभाग का उत्तरी पश्चिमी कौना, यहां से अजमेर सड़क व रेलवे लाईन को क्रोस करके पश्चिम में पुलिस लाईन को दायें हाथ रखते हुए सड़क राज. स्पीनिंग व बीविंग मिल की उत्तरी पश्चिमी कोने तक यहां से राजस्थान स्पीनिंग मिल की पश्चिमी दीवार के सहारे-सहारे और यहां से इंडस्ट्रीयल एरिया को पश्चिम की तरफ रखते हुए सड़क इण्डस्ट्रीयल एरिया के दक्षिण पूर्वी कोने	20 रु. प्रति वर्ग गज	80 रु. प्रति वर्ग गज	22 रु. प्रति वर्ग गज	82 रु. प्रति वर्ग गज

तक, भीलवाड़ा गंगापुर सड़क के तिराहे तक, यहां से पूर्व में भीलवाड़ा गंगापुर सड़क/ सड़क श्री बाफना के मकान तक और दक्षिण दिशा में सड़क क्रोस पर श्री सक्सेना श्री रसीक बिहारी माथुर के मकान को बांये हाथ रखते हुए डागा फैल्ट्री के मुख्य द्वार तक, यहां से दक्षिण में सड़क सड़क महादेव मिल के पीछे होते हुए सन्यासाश्रम को बाये हाथ रखते हुए हमीर गढ़ सड़क पर व सड़क, रेलवे लाईन के क्रोसिंग के नीचे होते हुए हरिजन बस्ती को दाये हाथ रखकर नाले महावीर मिडिल स्कूल की जमीन तक तथा शास्त्री नगर को बायें रखते हुए आसजी बाग जाने वाली सड़क पर यहां से सड़क के नीचे उत्तर कर पुसा लाल जी के बाग को दायें रखते हुए मानसून नाले की सड़क पर श्री क्षेत्रिय का मकान तथा पश्चिम में चमार मंदिर व जानवरों के अस्पताल को दायें रखकर सड़क पर। यहां से उत्तर में राजकीय प्राथमिक शाला का उत्तरी पश्चिमी कोनर और सड़क क्रोस करके पुलिस कोतवाली होते हुए प्रीतम सिंह पंजाबी के मकान तक व मणिक्य नगर तथा माली खेड़ा को मिलाते हुए बाई पास सड़क पर भदादों का खेत। यहां से पश्चिम में बाई पास सड़क होते हुए वापस कृषि विभाग के उत्तरी पश्चिमी कोने तक।

(3) अजमेर सड़क पर परिषद सीमा का पीलर नं. 1 यहां से पश्चिम में रेलवे लाईन तक और इसी रेलवे लाईन पर होते हुए दक्षिण दिशा में होते हुए चतुर्थ श्रेणी कर्मचारी बस्ती को बायें रखते हुए पांण्डु के नाले के सहारे-सहारे विलिया के पास मुख्य नहर तक, यहां से विलिया ग्राम को बायें हाथ रखते हुए किशनावतों की खेड़ी जाने वाले मार्ग पर व इसी मार्ग होते हुए मौखमपुरा और देवा खेड़ा के मध्य मुख्य नहर पर बने हुए कल्वर्ट तक, यहाँ से नहर नहर होकर देवा खेड़ा को बाये हाथ रखते हुए कच्चे रास्ते पर होकर राजस्थान वनस्पति मिल के पूर्वी दक्षिणी कोने पर व हमीरगढ़ सड़क तक। यहां से पूर्व में रेलवे लाईन तक व वापस रेलवे लाईन होते हुए दक्षिण में जहा मुख्य नहर का कल्वर्ट बना हुआ है वहां तक, तथा पूर्व में ही नहर-नहर को कर अनाज गोदाम	12 रु. प्रति वर्ग गज	48 रु. प्रति वर्ग गज	13.20 प्रति वर्ग गज	49.20 रु. प्रति वर्ग गज

और जगजीवन नगर को बायें रखते हुए भोपालपुरा ग्राम को दायें हाथ रख कर मध्य वाले कच्चे मार्ग पर होते हुए तालाब के पीछे दक्षिण में हरनेई जाने वाले मार्ग पर माताजी का चबुतरा व वट वृक्ष यहाँ से पूर्व में खेतों के मध्य वाले मार्ग पर होते हुए पंचमुखी हनुमान की नाड़ी दादावाड़ी बस्ती को बाये रखकर सुवाणा मार्ग पर होते हुए परिषद की सीमा तक यह पाईंट सुवाना मार्ग पर भंवरलाल पोलिया के खेत तक रहेगा। इसी सुवाणा सड़क पर पश्चिम में सांगानेर बस्ती को दायें रखते हुए इंडियन आयल पेट्रोल पंप तक व सांगानेर जाने वाले मार्ग पर उत्तर में मस्जिद को दांये रखते हुए ठीक नदी के दक्षिणी मुहाने तक तथा नदी के दक्षिणी लाईन होते हुए पिलर नं. 1 तक जो अजमेर सड़क पर स्थित है।

(4) अजमेर सड़क पर पिलर नं. 1, यहाँ से पश्चिम में परिषद की सीमा के पिलर नं. 12 तक जो मालोला ग्राम के पास स्थित है। यहाँ से परिषद की सीमा होते हुए दक्षिण में पिलर नं. 2 तक व यही से पुर की आराजी और मजरों की बाउंड्री होते हुए मंगलपुरा ग्राम को बाये हाथ रखकर माली खेड़ा, बलिया खेड़ा, आदि को बायें रखते हुए दक्षिण में भीलवाड़ा, गंगापुर सड़क पर, यहां से पूर्व दिशा में खारोलिया खेड़ा, भुरड़ो, मगरी का खेड़ा को बाये हाथ रख कर पुर की अराजीयात बाउन्ड्री पर होते हुए बीलिया के पास भीलवाड़ा गंगापुर सड़क पर, यहाँ से दक्षिण दिशा में नगर-परिषद की सीमा का पिलर नं. 10 और पिलर नं. 9 तक, यहाँ से पूर्व में परिषद की सीमा होते हुए किशनावतों की खेड़ी को बायें रख कर हमीरगढ़ सड़क पर पिलर नं. 8 तक व पूर्व में ही रेलवे लाईन को क्रास करके समेलिया ग्राम को दांये हाथ रखते हुए परिषद की सीमा होते हुए पिलर नं. 7 व उसके बाद 6 तक। यहाँ से उत्तर दिशा में परिषद की सीमा होते हुए भीलवाड़ा मांडलगढ़ सड़क पर पिलर नं. 5 तक व सड़क क्रास करके उत्तर में परिषद की सीमा होकर	8 रु. प्रति वर्ग गज	32 रु. प्रति वर्ग गज	8.80 रु. प्रति वर्ग गज	32.80 रु. प्रति वर्ग गज

		कुवाड़ा ग्राम को बांये हाथ रखते हुए नदी के दक्षिणी मुहाने तक यहाँ से पूर्व में नदी के मुहाने होते हुए सांगानेर की आराजियात तक व वापस पश्चिम दिशा में इसी सांगानेर की आराजियात की लाईन पर होते हुए संदरी के हनुमान जी को बांये हाथ रखकर सांगानेर की परिधि तक, यहाँ से सांगानेर ग्राम के पश्चिम में होकर दक्षिण दिशा में नदी के उत्तरी मुहाने तक व इसी नदी के मुहाने होते हुए पश्चिम दिशा में पिलर नं. 3 और वापस अजमेर सड़क पर परिषद की सीमा के पिलर नं. 1 तक।				
4.	जोधपुर शहर	**Zone 1.** Area within circle of 2.5 Miles radius with centre at Sojatigate as marked in Plan, Area inside city wall, Soor Sagar Area, Raoti, Kaga, Mahamandir, Paota, Udaimadir, Raika Bag, Rathnada Part of Bhagat Ki Khoti Part of Industrial Area, Shastri Nagar, L.I.GH.-L.I.G.H. Extension, Sardarpura, Pratapnagar, Massuria Area etc.	Rs. 30/-per sq. yds.	Rs. 120/- per sq.yds.	Rs.33/-per sq.yds.	Rs.123/- per sq.yds.
		Zone 2.(a) Area lying between circles of 4 Miles radius and 2.5 miles radius with centres at Sojati gate as marked in plan. (b) Area beyond 4 miles radius lying in between— (i) Chopasani Road and Barmer Road. (ii) Barmer Road and New Pali Road. Bal Samand, Lal Sagar Area, part of Punjala, Bhadasia, Lal Sagar Aerodrome Area, Defence Laboratory, Bhagat Ki Kothi, University Area Heavy Industrial Area, Arid Zone, Area between Chopasani Road and Barmer road Area between Barmer road to New Pali Road etc.	Rs. 15/-per sq. yds.	Rs. 60/- per sq.yds.	Rs.16.50/- par sq.yds.	Rs.61.50/- per sq.yds.

		Zone 3. Area beyond circle of 4 miles redius with Centre at Sojatigate excluding aree of **Zone 3 Part (b)** Mandor-Punjala, Nagori Bera, Khokaria, Madanwata Chainpura, Basni, Tamdoliya etc.	Rs. 10/-per sq. yds.	Rs. 40/- per sq.yds.	Rs.11/-per sq.yds.	Rs.41/- per sq.yds.
4.	सीकर टाऊन	(1) इस खण्ड में वार्ड नं. 1, 2, 3, 4, 8, 9, 20, 21, 22 व 23 रखे हैं।	20 रु. प्रति वर्ग गज	80 रु. प्रति वर्ग गज	22 रु. प्रति वर्ग गज	82 रु. प्रति वर्ग गज
		(2) इस खण्ड में वार्ड नं. 5, 6, 7, 10, 18, 19 व 24 रखें है।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज
		(3) इस खण्ड में वार्ड नं. 11, 12, 13, 14, 15, 16 व 17 रखें है।	7 रु. प्रति वर्ग गज	28 रु. प्रति वर्ग गज	7.70 रु. प्रति वर्ग गज	28.70 रु. प्रति वर्ग गज
5.	भरतपुर शहर	(1) नई मण्डी क्षेत्र गिर्द सड़क से जो गोरधन दास जी के मंदिर व हरिजन बस्ती के पास स्टेशन को जाती है और परशुराम धर्मशाला के पीछे वाली जमीन व छोटी रेलवे लाईन जो माल गोदाम के सामने सड़क जाती है व रास्ता तारा आयल मिल की सड़क से मरघट जाती है।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज
		(2) नुमायश पेट्रोल पम्प से कुम्हेर गेट, अखंण्ड रोड, नई मण्डी की सड़क तक।	10 रु. प्रति वर्ग गज	40 रु. प्रति वर्ग गज	11 रु. प्रति वर्ग गज	41 रु. प्रति वर्ग गज
		(3) गिर्द कोट की सड़क, गोलबाग, सड़क, जघीना गेट बाहर, मरघट मथुरा दरवाजा बाहर, फतहपुर सीकरी रोड़, वीनारायण दरवाजें के बाहर, अटल बंद, नीम दरवाजा बाहर, पेट्रोल पम्प तक सड़क गिर्द पेट्रोल पम्प तरफ वाली सेवर व धना रोड़ एग्रीकल्चर जमीन।	8 रु. प्रति वर्ग गज	32 रु. प्रति वर्ग गज	8.80 रु. प्रति वर्ग गज	32.80 रु. प्रति वर्ग गज
		(4) डण्डे के भीतर की	8 रु. प्रति वर्ग गज	32 रु. प्रति वर्ग गज	8.80 रु. प्रति वर्ग गज	32.80 रु. प्रति वर्ग गज

8.	Kota City	**(1). Zone A** Comprising of Villages Kansua, Thekra Chhatrapura, Gumanpura, Ramchandrapura Kotri, Gordhanpura, Rampura, Ladpura, Dostpura Khandgaori, Kherli Purohit, Dadwara, Kishorpura, Ganeshpura Jagir	Rs. 50/-per sq. yds.	Rs. 200/- per sq.yds.	Rs.55/-per sq.yds.	Rs.205/- per sq.yds.
		(2). Zone B Comprising of villages Kunari, Ramnagar Nayakhera, Bhadana, Raipura, Shyopura, Rangbari, Anandpura, Keshopura, Bala Fund, Bokhera.	Rs. 40/-per sq. yds.	Rs.160/- per sq.yds.	Rs.44/-per sq.yds.	Rs.164/- per sq.yds.
		(3). Zone C Comprising of Villages Nanta, Sakatpur, Girdharpura, Gordhanpura, Balita Bargaon (Nandana) Sogria, Deoli, Arab, Manpura.	Rs. 25/-per sq. yds.	Rs. 100/- per sq.yds.	Rs.27.50/- per sq.yds.	Rs.102.50/- per sq yds.
		(4). Zone D Comprising of Villages Shambhpura, Devenagar, Rangtalab, Roteda, Chandresal, Arjunpura, Kherli, Pandyan, Daslana, Jhalipura Borkhandi, Hathikhera, Mandania, Chaudida, Kanwarpura, Dhakarkheri, Rajnagar, Hanwat Khera, Sukhpura, Nava Nohara, Chetrapura, Ummedganj, Khera Jagpura, Lakawa Anandpura (Phoota Talab) Dolatganj (Nayagaon), Rojedi, Ganeshpura, Shvampura, Simila, Kah, Mehrana Venaika, Tirath of Bundi Distt.	Rs. 15/-per sq. yds.	Rs. 60/- per sq.yds.	Rs.16.50/- per sq.yds.	Rs.61.50/- per sq.yds.
9.	बीकानेर शहर	(1) लालगढ़-रीछवाल, चकगर्वी, इन्डस्ट्रीयल एरिया, नागणविजि, घडसीसर तक।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज
		(2) गंगाशहर, भीनासर, नोखारोड तक।	10 रु. प्रति वर्ग गज	40 रु. प्रति वर्ग गज	11 रु. प्रति वर्ग गज	41 रु. प्रति वर्ग गज
		(3) ग्राम बीकानेर, शिवाबाड़ी, रिडमलसर, प्रोहितान (नेशनल हाईवे) एवं जयनारायण व्यास कालोनी के आस-पास शिवबाड़ी तक। नत्थुसर गेट के बाहर कर्मीसर, बच्छासर तक। जस्सुसर गेट के बाहर का एरिया: चकगर्वी नत्थुसर, शरह नयानिया से नाल तक।	7 रु. प्रति वर्ग गज	28 रु. प्रति वर्ग गज	7.70 रु. प्रति वर्ग गज	28.70 रु. प्रति वर्ग गज
10.	उदयपुर शहर	(1) शहर की चार दिवारी के अन्दर, चांदपोल दरवाजे के बाहर के क्षेत्र को छोड़ते हुए जो क्षेत्र।	25 रु. प्रति वर्ग गज	100 रु. प्रति वर्ग गज	27.50 रु. प्रति वर्ग गज	102.50 रु. प्रति वर्ग गज
		(2) देहली गेट से हाथी पोल दरवाजे होते हुए शिक्षा भवन स्कूल का चौराया, लम्बरदार स्कूल महाराणा भूपाल स्टेडियम, मोहता पार्क होते हुए भारतीय लोक कला मण्डल, चेतक सिनेमा के पीछे होते हुए जनरल हास्पीटल के सामने कोर्ट जनरल पोस्ट ऑफिस टूरिस्ट बंगलो, आयड़ योजना की मुख्य सड़क से, आयड़ ब्रीज को मिलाते हुए सेवाश्रम की मुख्य सड़क को मिलाते हुए महाराणा भूपाल कॉलेज के सामने होते हुए, कृषि महाविद्यालय, फतहहाई स्कूल के पास से बंदी गृह, रेल्वे ब्रिज के पास से नया सिटी रेलवे स्टेशन जाने वाली मुख्य सड़क, किशन पोल चौराहे से शहर के किनारे-किनारे होते हुए, उदिया पोल, सुरजपोल, नेहरू बाजार के पीछे से देहली गेट का क्षेत्र।	25 रु. प्रति वर्ग गज	100 रु. प्रति वर्ग गज	27.50 रु. प्रति वर्ग गज	102.50 रु. प्रति वर्ग गज
		(3) स्वरूप सागर की चादर से फतह सागर को जाने वाली सड़क के किनारे होते हुए, फतह सागर से फतह सागर की पाल, सहेलियों की बाड़ी होते हुए फतहपुरा पुलिस चौकी से पुराने फतेहपुरा की सड़क से होते हुए नेशनल हाईवे नं. 8 उदयपुर से नाथद्वारा जाने वाली सड़क किनारे-किनारे आयड़ की नदी के साथ-साथ आयड़ गांव तक जाने वाली पुल से अशोक नगर की मुख्य सड़क, टूरिस्ट बंगलों पोस्ट ऑफिस, कोर्ट जिलाधीश निवास होते हुए, हजारेश्वर कॉलोनी, सेठजी की बाड़ी मधुबन होते हुए मोहता पार्क के पीछे, स्टेडियम के सहारे, लम्बरदार व शिक्षा भवन के चौराहे व स्वरूप सागर की चद्दर तक का क्षेत्र।	20 रु. प्रति वर्ग गज	80 रु. प्रति वर्ग गज	22 रु. प्रति वर्ग गज	82 रु. प्रति वर्ग गज

(4) अशोक नगर से आयड़ जाने वाली सड़क पर बने पुल से आघाट नगर योजना की सरहद से सहारे-सहारे प्रताप नगर की उत्तरी सीमा नगर पालिका के के चुंगी नाके तक (उदयपुर-चितौड़) काटन मिल की उत्तरी सीमा से आई. टी. आई. की पूर्वी और होते हुए आदिवासी स्कूल से रेडियों स्टेशन से उदय सागर रोड़ के सहारे-सहारे डिस्टलरी के भट्ट से होते हुऐ सबरी कॉलोनी से आयड़ पुल के का क्षेत्र।	15 रु. प्रति वर्ग गज	60 रु. प्रति वर्ग गज	16.50 रु. प्रति वर्ग गज	61.50 रु. प्रति वर्ग गज
(5) उदिया पोल के पास रेलवे अण्डर बिज्र से रेलवे लाईन के साथ-साथ होते हुए फतह हाई स्कूल, शिख कॉलोनी उदयपुर चितौड़ रोड़ रेलवे क्रासिंग के पास, पावर हाउस कॉलोनी के पीछे-पीछे होते हुए आयड़ के सहारे-सहारे हिरण मगरी योजना सेक्टर नं. 3-4-12 की पश्चिमी सरहद व सैक्टर नं. 12 व 14 की दक्षिण से राष्ट्रीय उच्च मार्ग नं. 8 स्टेट रोडवेज के वर्कशाप के पास से माछला मगरा के दक्षिणी ढाल से खास आदि की सड़क के सहारे-सहारे माछला मगरा के पश्चिमी ढाल से दुध तलाई से समोर बाग व समोर बाग से राजकीय मुद्रणालय होते हुए मनमोहन कॉलोनी से राष्ट्रीय उच्च मार्ग नं. 8 से नये रेलवे स्टेशन के सामने होते हुए उदिया पोल के पास ब्रीज तक का क्षेत्र।	10 रु. प्रति वर्ग गज	40 रु. प्रति वर्ग गज	11 रु. प्रति वर्ग गज	41 रु. प्रति वर्ग गज
(6) चांद पोल दरवाजे के बाहर से शहर पना के बाहर रंगसागर स्वरूपसागर की चदर से फतहसागर जाने वाली सड़क व फतह सागर की चद्दर से देवाली ग्राम के पीछे-पीछे होते हुए विद्याभवन क्वाटर्स के पास से, सहेलियों की बाड़ी से फतेहपुरा पुलिस चौकी जाने वाली सड़क होते हुए वेदला जाने वाली सड़क के सहारे-सहारे व नाथद्वारा जाने वाली मुख्य सड़क से पुला गांव को लेते हुए आयड़ नदी के सहारे-सहारे बेदला सड़क पर चुंगी नाके के उत्तर से होते हुए बड़ी जाने वाली सड़क से सिसारमा मन्दिर से शीतल माता मन्दिर होते हुए, खास ओदी होते हुए सड़क-सड़क माछला मगरा के पश्चिमी होते हुए पानी के किनारे-किनारे होते हुए चांदपोल तक का क्षेत्र।	10 रु. प्रति वर्ग गज	40 रु. प्रति वर्ग गज	11 रु. प्रति वर्ग गज	41 रु. प्रति वर्ग गज

11.	Pali City	(1) Zone —Station Area	Rs. 4/-per sq. yds.	Rs. 16/-per sq.yds.	Rs.4.40/- per sq.yds.	Rs.16.40/- per sq.yds.
		(2) Zone—Collectorate Zone (Surajpol to Mela Darwaja)	Rs. 30/-per sq. yds.	Rs. 120/-per sq.yds.	Rs.33/-per sq.yds.	Rs.123/- per sq.yds.
		(2) Zone—Bheri Ghat Zone (Bhatwara to Gandhi Statue & Inside)	Rs. 15/-per sq. yds.	Rs. 60/-per sq.yds.	Rs.16.50/- per sq.yds.	Rs.61.50/- per sq.yds.
		(4) Zone—Payarachowk Zone (Somanath Dhanmandi Baisibazar & inside)	Rs.20/-per sq. yds.	Rs. 80/-per sq.yds.	Rs.22/-per sq.yds.	Rs.82/-per sq.yds.
		(5) Zone—Zangiwar Zone (Jalori Darwaja to Kaluji ki Bagichi & Inside)	Rs.12/-per sq. yds.	Rs. 48/-per sq.yds.	Rs.13.20/- per sq.yds.	Rs.49.20/- per sq.yds.
		(6) Zone—Sindhi Colony Zone (Dharampura Ramdeo Road Maheshwarioan ki Bagichi)	Rs. 10/-per sq. yds.	Rs. 40/-per sq.yds.	Rs.11/-per sq.yds.	Rs.41/-per sq.yds.

Provided that—

(1) The rate of premium chargable from persons who have converted agricultural land for Residential purpose upto 125 sq. yds. shall be 1/2 of the said premium rates and it shall be 3/4 of the said premium rates for those persons who have converted agricultural land for residential purpose upto 250 sq. yds.

(2) In Case of conversion of agricultural land made by a member of the Scheduled Caste or Scheduled Tribe for residential purpose the rate of premium chargeable shall be further reduced to 1/2 of the rate as in (1) above.

(3) If the land converted from agricultural to non-agricultural purpose exceed 150 sq. yds. or 250 sq. yds. as the case my be, by a margin of 5% the rate of premium shall be charged as given in proviso (1) and (2) above for this excess marginal land.

Explanation—The Premium to be charged as above shall be deemed to include penalty also as required under Sec. 90-A of the Rajasthan land Revenue Act.

[*Noti. No. F 6(32) Rev. /B/71/G.S.R. 39., dated 30-10-1971, Pub. in. Raj. Govt. Gaz., Exty., Part 4(Ga) (I),dated3-11-1971, pages 181-194.*]

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