

**Rajasthan Land Revenue (Allotment, [xxx]  
and Regularisation of Agricultural Land for Construction of  
Cinemas, [xxx] and Establishment of Petrol Pump or Medical  
Facilities [or Explosive Magazine]) Rules, 1978**

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**<sup>1</sup>Rajasthan Land Revenue (Allotment, <sup>2</sup>[xxx] and  
Regularisation of Agricultural Land for  
Construction of Cinemas, <sup>3</sup>[xxx] and Establishment  
of Petrol Pump or <sup>4</sup>[Medical Facilities]  
<sup>5</sup>[or Explosive Magazine]) Rules, 1978**

In exercise of the powers conferred by clause (XI-A) of sub-section (2) of Section 261, read with Section 90-A, 102 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956) and all other powers enabling it in this behalf, the State Government hereby makes the following rules for Allotment, <sup>2</sup>[xxx] and Regularisation of Agricultural Land for construction of Cinemas <sup>3</sup>[XXX] and for Establishment of Petrol Pump, <sup>4</sup>[Medical facilities] or <sup>5</sup>[Explosive Magazine], namely—

**Rule 1. Short title, extent and commencement.**—(1) These rules maybe called the Rajasthan Land Revenue (Allotment, <sup>2</sup>[xxx] and Regularisation of Agricultural Land for Construction of Cinemas <sup>3</sup>[XXX] and for Establishment of Petrol Pumps or <sup>4</sup>[Medical Facilities] <sup>5</sup>[or Explosive Magazine] Rules, 1978.

(2) They shall come into force on the date of their publication in the Rajasthan Rajpatra.

**Rule 2. Definitions.**—In these rules, unless the context otherwise requires—

- (a) 'Act' means the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956);
- (b) 'Cinema' means the entire area licensed for cinematographic exhibitions and includes all appurtenances, plants and apparatus located thereon;
- <sup>5</sup>[(bb) 'Chief Controller' means the Chief Controller of Explosive appointed under the Explosive Rules, 1983 made under the Explosive Act, 1884 (Central Act No. 4 of 1884).
- (bbb) 'Explosive' means as explosive included in the list of Authorised explosive published by the Central Government from time to time in the Official Gazette.]

1. Published in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 26-10-1978.  
2. Word 'Conversion' deleted vide Noti No. F.6(54) Rev./6/2601/27 dated 6-10-2003. Pub. in Raj. Gaz., IV(c) dated 23-10-2003.  
3. Deleted vide No. F. 6(63) Rev./4/75/15, dated 8-5-1997.  
4. Inserted vide No. F. 6(63) Rev./Gr IV/75/19, dated 20-8-1996. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 27-8-1996.  
5. Inserted vide Noti. No. F-9(18) Rev-6/2002/42 dated 18-4-2006. Pub. in Raj. Gaz., Part IV(c) dated 29-4-2006.

- (c) 'Form' means a form appended to these rules;
- (d) 'Government' and 'State' respectively means the Government and the State of Rajasthan;
- (e) 'Hotel' means a building or a part of a building where lodging with or without board or other service is by way of business, provided for a monetary consideration;
- <sup>1</sup>[(ee) 'Medical facilities' means Hospitals, Diagnostic centres and Nursing Homes as approved by the Government in the Medical and Health Department for rural area excluding charitable medical institutions;]
- <sup>2</sup>[(eee) 'Magazine' means a building specially constructed in accordance with a design approved by the Chief Controller and intended for storage of more than 5 K.G. of explosive.]
- (f) 'National value' shall mean and include conversion charges as may be prescribed and penalty in cases of regularisation, plus the cost of land in case of encroachment on Government agricultural land;
- (g) 'Periphery village' means a village situated within a distance of half a mile of the boundary of a municipal area; and
- (h) 'Petrol pump' means the place where petroleum, diesel, crude oil and any other oil and products being used in automobiles are kept for sale and includes a service station and such constructions as may be necessary.

<sup>3</sup>[(i) XXX.]

(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 meaning assigned to them in the Act.

**Rule 3. Scope of the rules.**—These rules shall govern—

- (a) the allotment of unoccupied Government land for construction of a Cinema <sup>4</sup>[X X X] or for the establishment of a petrol pump, and
- (b) the <sup>5</sup>[xxxx] regularisation of land of any person for the purpose of construction of a Cinema <sup>6</sup>[X X X] or for establishment of a petrol pump.

**<sup>6</sup>Rule 4. [Agricultural land which cannot regularised.**—Following land shall not be regularised; namely—

- (1) Land to which the applicant does not have any legal right,
- (2) Land which is allotted for a special purpose or on special terms under the —

1. Inserted vide No. F. 6(63) Rev./Gr. IV/75/19, dated 20-8-1996. Pub. in Raj. Gaz., Exty., Part IV-C dated 27-8-1996.
2. Inserted vide Noti. No. F-9(18) Rev-6/2002/42 dated 18-4-2006. Pub. in Raj. Gaz., Part IV-C dated 29-4-2006.
3. Deleted vide GSR 55, dated 26-8-1998. Pub. in Raj. Gaz., Exty., Part 4(ga)(I), dated 4-9-1998.
4. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.
5. Deleted vide No. F. 6(63) Rev./4/75, dated 8-5-1997.
6. Substituted vide Noti. No. F-6(54) Rev. 6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.

- (a) Rajasthan Land Revenue (Allotment and Conversion of Land for the Construction of Seed Stores) Rules, 1965;
- (b) Rajasthan Land Revenue (Allotment of Land for Receptacles) Rules, 1961;
- (c) Rajasthan Land Revenue (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 the <sup>1</sup>[Land Acquisition Act, 1894 (Central Act of 1894)] or any other law for the time being in force;
- (4) Land which is situated within one hundred and twenty feet of a railway boundary of the National highway;
- (5) Land which is situated within ten feet of any road maintained by the Government or local authority;
- (6) Land which is situated within a radius of 5 kilometres of Bhakra and Rajasthan Canal Mandi unless prior consent of the Mandi Development Committee has been obtained.

**Rule 5. Classes of land which may be allotted.**—Land for the construction of cinema <sup>2</sup>[X X X] or establishment of a petrol pump <sup>3</sup>[medical facilities] may be allotted by way of lease out of the following categories of unoccupied Government land, namely—

- (a) Unculturable Land classified as 'Gair mumkin' or 'Ujar':  
Provided that the land used as cremation ground or burial ground, grazing ground or pasture land and the 'pal' or embankment of a tank the water of which is used by the village cattle, even though classified as unculturable shall not be allotted;
- (b) Where suitable land classified as unculturable is not available, culturable waste land or land classified as banjar;
- (c) Where <sup>4</sup>and of the categories mentioned in the preceding clauses are not available, the lowest class of barani land available.

<sup>4</sup>[Deleted].

**Rule 6. Application for permission.**—(1) Subject to Rule 4, <sup>5</sup>[xxx] if any person who had trespassed upon Government agricultural land, and has<sup>6</sup> utilised

1. Substituted vide No. F. 6(63) Rev. 4/75/Rev. VI/42, dated 6-8-1998. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 4-9-1998.
2. Deleted vide No. F. 6(63) Rev./4/75 dated 8-5-1997.
3. Inserted vide No. F. 6(63) Rev./4/75/19, dated 20-8-1993. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 27-8-1996.
4. Proviso deleted vide No. F. 6(11) Rev. 6/99/6, dated 15-2-2001. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 24-2-2001.
5. Deleted vide Noti. No. F-6(54) Rev. 6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.



such land for the construction of a cinema or a hotel, or for establishment of a petrol pump, wants to acquire <sup>1</sup>[X X X] lease rights in the land so used for construction of a cinema or a hotel, or for establishment of a Petrol Pump, he may submit an application in writing in Form 'A' to the Collector of the District in which the said agricultural land is situated.

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

(3) A receipt shall be given in respect of such application bearing time and date of receiving the same.

**Rule 6A. Register of Applications.**—All applications received under Rule 5 shall be entered in a Register to be kept in Form 'B'.

**Rule 7. Scrutiny and Enquiry of applications.**—(1) Within one month of the receipt of application, it shall be scrutinised and enquired into by the Collector or any other Officer authorised by the State Government, the Collector or any other Officer so authorised may, if he thinks proper refer any application for advice to the Chief Town Planner, Rajasthan or any of the authorities mentioned in Schedule II.

(2) On receipt of the reference, the Chief Town Planner or the authorities mentioned in the Schedule II 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 so authorised shall proceed further in the matter, without waiting for such advice, and it may be presumed that the Chief Town Planner or the authorities concerned have no objection to such permission.

(3) Upon receipt of advice from the Chief Town Planner or the authorities mentioned in the Schedule II or after the expiry of one month from the date of reference, the Collector shall after making such further enquires regarding the suitability of the land and such other matters as he may deem fit, pass necessary orders either granting or rejecting the application. In case of rejection he shall record his reasons for the same.

**Rule 8. Disposal of applications.**—All applications submitted to the Collector under Rule 5 shall be examined and enquired into by him separately.

**Rule 9. Conditions of allotment, <sup>2</sup>[xxx] and regularisation.**—Allotment, <sup>2</sup>[xxx] and regularisation of agricultural land for construction of a Cinema or a Hotel or for establishment of a Petrol Pump under these rules shall be subject to following conditions—

(1) The applicant shall pay to the State Government such lease rent as is hereinafter prescribed;

<sup>3</sup>[(2) Any person who has surrendered his tenancy rights and got the land allotted on lease under these rules may at any time apply to the Collector for reverting the land for the original use. The Collector, with prior approval of the State Government, shall pass an order for reversion and on such reversion the status of the land shall be the same as it was before he had surrendered his tenancy rights, but he shall not be entitled to get refund of any amount paid by him for conversion or otherwise.]

(3) The land use as shown in the Master Plan shall be taken into consideration for the town for which Master Plan have not been finalised and in case of other towns for which Master Plans have not been finalised, opinion of the local authority and the Chief Town Planner or his representative shall be obtained;

1. Deleted vide GSR 35, dated 29-6-1981, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(i), dated 2-7-1981.

2. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003, Pub. in Raj. Gaz. Part IV(c) dated 23-10-2003.

3. Inserted vide Noti. No. F-9(18) Rev. 6/92/PV/42 dated 24-1-2011, Pub. in Raj. Gaz. Part IV(c) dated 10-2-2011.

(4) The requirements of land for different types/categories of Hotels in different categories of town shall be determined by the Chief Town Planner;

(5) In case there are more than one applicant for Government land, allotment shall be made by auction to the highest bidder;

<sup>1</sup>[(6) (i) Lease rent of periphery villages shall be half of the rates prescribed for adjoining town;

(ii) the rates of lease rent for rural areas not included in clause (i) above shall be half of the rates prescribed for towns in category III in sub-rule (8);]

<sup>2</sup>(7) [xxx]

<sup>3</sup>[(8)(a) The <sup>4</sup>[lease rent] chargeable for a standard size plot of 4,000 sq. yards of agricultural land for Cinemas <sup>5</sup>[xxx] shall be as under—

	<sup>5</sup> [(i) For towns in Category No. I	Rs. 2500/- P.M.
	(ii) For towns in Category No. II	Rs. 1250/- P.M.
	(iii) For towns in Category No. III	Rs. 600/- P.M.
(b)	The lease rent for a standard size plot of 1200 sq. yards of agricultural land for Petrol Pump <sup>6</sup> [and Explosive Magazine] shall be as under—	
	(i) For towns in Category No. I	Rs. 500/- P.M.
	(ii) For towns in Category No. II	Rs. 300/- P.M.
	(iii) For towns in Category No. III	Rs. 200/- P.M.
(c)	Where the size of a plot is smaller or larger than the standard size as prescribed in clause (a) or (b) the rate shall be proportionately increased or decreased].	
<sup>7</sup> [(d)	No lease rent shall be charged for <sup>8</sup> [xxx] of private agricultural land for purpose of establishing a medical facility in rural area defined in the Rajasthan Land Revenue (Conversion of Agricultural Land for Non-Agricultural Purposes in Rural Areas) Rules, 1992 of following categories:	
	<b>Category A</b> —Institutions willing to set up speciality hospitals in specialities approved by the Government excluding charitable medical institutions;	

1. Substituted by GSR 35, dated 29-6-1981, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(i), dated 2-7-1981.

2. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003, Pub. in Raj. Gaz. Part IV(c) dated 23-10-2003.

3. Substituted by GSR 5, dated 15-10-1987, Pub. in Raj. Govt. Gaz., Part 4(ga)(i), dated 19-5-1988.

4. Subs. by Noti. No. F. 6(63) Rev./4/75/15, dated 8-5-1997.

5. Deleted by No. F. 6(63) Rev-14/75/115, dated 8-5-1997.

6. Inserted vide Noti. No. F-9(18) Rev.-6/2002/42 dated 18-4-2006, Pub. in Raj. Gaz., Part IV(c) dated 29-4-2006.

7. Added by No. F. 6(63) Rev./4/75/19, dated 20-8-1996, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(i), dated 27-8-1996.

8. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003, Pub. in Raj. Gaz. Part IV(c) dated 23-10-2003.



**Category B**—Nursing homes, hospitals, diagnostic centres, clinics and dispensaries run on commercial lines and not covered by above category 'A' but excluding charitable medical institutions:]

- (9) For Government agricultural land in addition to the <sup>1</sup>[lease rent] at the above rates the price of the land shall also be charged from the lessee which shall be based on the sale price of agricultural land in the neighbourhood:

<sup>2</sup>[Provided that only half the price of land shall be charged for land allotted for a medical facility of category 'A' as mentioned in condition No. 8:]

- (10) In case of Agricultural lands under the control of Public Works Department prevailing price of neighbouring residential land shall be charged and if such area is a part of the Urban Improvement Trust Scheme, then the reserve price of residential land as may be fixed by the Urban Improvement Trust shall be charged;
- (11) The <sup>1</sup>[lease rent] shall apply to all <sup>3</sup>[xxx] effected during the period starting from 16th December, 1960. The amount already paid as premium shall be adjusted against the total amount payable;
- (12) All constructions on land so converted may be regularised under these rules, provided they conform to the by-laws of Urban Improvement Trust, Local Authorities or any other authority having jurisdiction to deal with particular type of construction;
- (13) <sup>3</sup>[Deleted]
- (14) The lessee shall be given land on 20 years lease subject to the condition that the terms and conditions of the lease may be renewed by the State Government subject to the raising of the amount of <sup>4</sup>[lease rent] upto 50% on every such renewal for 20 years. The lease agreement shall be in Form 'C'.

<sup>5</sup>[Rule 9-A. Deleted]

**Rule 10. Breach of conditions and Rules.**—(1) If at any time it is found by the State Government that the land regularised, <sup>3</sup>[xxx] or used for a Cinema or Hotel or Petrol Pump has been put to use for a purpose other than the use for which it was leased, the entire construction shall automatically vest in the State Government without payment of compensation.

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

1. Substituted by GSR 35, dated 29-6-1981. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 2-7-1981.
2. Added by No. F. 6(63) Rev./4/75/19, dated 20-8-1996. Pub. in Raj. Gaz., Part 4(ga)(I), dated 27-8-1996.
3. Deleted vide Noti. No. F. 6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz., Part IV-C dated 23-10-2003.
4. Substituted vide No. F. 6(37) Rev/Gr. 4/81/34, dated 29-6-1981. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 2-7-1981.
5. Rule 9 A Deleted vide No. F. 6(63) Rev. 4/75 Rev. VI. 1, dated 20-8-1996. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 27-8-1996.

(3) In case of breach of any other conditions or rules by the lessee a penalty upto the amount of lease rent payable for a period of twelve months 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.

**Rule 11. Powers of the State 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 power to call for the 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, and subject to the provisions of Sections 102 and 90-A of the Act, the State Government shall have powers to allot <sup>1</sup>[xxx] or regularise the use of agricultural land for construction of a Cinema <sup>2</sup>[X X X] or for establishment of a petrol pump <sup>3</sup>[or medical facilities] on any terms as it deems fit.

**Rule 12. Repeal and Savings.**—The Rajasthan Land Revenue (Allotment and Conversion of Agricultural Land for Establishment of Petrol Pump) Rules, 1973, as amended from time to time, are hereby repealed:

Provided that the repeal shall not effect any order made action taken, effects and consequences of anything done or suffered there under or any right, title, privilege, obligations or liability already acquired accrued or incurred there under, or enquiry, verification, or proceedings in respect thereof made.

### Schedule I

(See Rule 9)

#### Categorisation of Municipal Towns for <sup>1</sup>[xxx] and Regularisation of Land for Establishment of Petrol Pump and Cinemas/Hotels

##### Category No. I

1. Jaipur
3. Shri Ganganagar

2. Kota

##### Category No. II

1. Ajmer
3. Jodhpur
5. Beawar
7. Bikaner
9. Tonk
11. Kishangarh
13. Gangapur City
15. Baran

2. Udaipur
4. Bhilwara
6. Alwar
8. Churu
10. Pali
12. Hanumangarh
14. Bundi
16. Suratgarh

1. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.
2. Deleted vide No. F. 6(63) Rev./4/75. dated 8-5-1997.
3. Inserted vide No. F. 6(63) Rev./Gr. IV/75/19 dated 20-8-1996. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 27-8-1996.

- |               |                   |
|---------------|-------------------|
| 17. Sikar     | 18. Chittorgarh   |
| 19. Jhunjhunu | 20. Hindaun       |
| 21. Sirohi    | 22. Kherli        |
| 23. Mt. Abu   | 24. Chomu         |
| 25. Dausa     | 26. Ramganj Mandi |

<sup>1</sup>[27. Bharatpur]

### Category No. III

- |                   |                    |
|-------------------|--------------------|
| 1. Barmer         | 2. Banswara        |
| 3. Ratangarh      | 4. Sujangarh       |
| 5. Sardarshahar   | 6. Dholpur         |
| 7. Bandikui       | 8. Pratapgarh      |
| 9. Dungarpur      | 10. Jhalawar       |
| 11. Piplura       | 12. Nawalgarh      |
| 13. Nagaur        | 14. Ladhun         |
| 15. Jalore        | 16. Sawai Madhopur |
| 17. Niwai         | 18. Karauli        |
| 19. Fatehpur      | 20. Jaisalmer      |
| 21. Deedwana      | 22. Kuchaman City  |
| 23. Balotra       | 24. Merta City     |
| 25. Sangria       | 26. Anupgarh       |
| 27. Nathdwara     | 28. Sojat          |
| 29. Sambhar       | 30. Khetri         |
| 31. Amer          | 32. Sanganer       |
| 33. Gangashahar   | 34. Nokha          |
| 35. Nohar         | 36. Raisinghnagar  |
| 37. Shri Karanpur | 38. Makrana        |
| 39. Gajsinghpur   | 40. Kekri          |
| 41. Pushkar       | 42. Shahpura       |
| 43. Bayana        | 44. Bari           |
| 45. Deeg          | 46. Kaman          |
| 47. Lakheri       | 48. Nimbahera      |
| 49. Dungargarh    | 50. Rajgarh        |
| 51. Chaksu        | 52. Chirawa        |
| 53. Phalodi       | 54. Pipar          |
| 55. Khairthal     | 56. Rajgarh        |
| 57. Tijara        | 58. Gangapur       |
| 59. Laxmangarh    | 60. Ramgarh        |
| 61. Bhadra        | 62. Kotputli       |

1. Added vide No. F. 6(37) Rev./4/81/8, dated 11-1-1985. Pub. in Raj. Govt. Gaz., Part 4(ga)(I) dated 24-1-1985.

- |                   |                   |
|-------------------|-------------------|
| 63. Piplani       | 64. Bali          |
| 65. Neem Ka Thana | 66. Shri Madhopur |
| 67. Pindwara      | 68. Abu Road      |
| 69. Malpura       | 70. Sarwar        |
| 71. Kushalgarh    | 72. Manasar       |
| 73. Deshnok       | 74. Jahajpur      |
| 75. Chhapar       | 76. Bidasar       |
| 77. Rajaldesar    | 78. Ratan Nagar   |
| 79. Tara Nagar    | 80. Sardulshahar  |
| 81. Sagwara       | 82. Jobner        |
| 83. Jhalra Patan  | 84. Sunel         |
| 85. Bissau        | 86. Bagar         |
| 87. Mandawa       | 88. Mukandgarh    |
| 89. Sujangarh     | 90. Udaipurwati   |
| 91. Vidya Vihar   | 92. Chhabra       |
| 93. Indragah      | 94. Nawa          |
| 95. Parbatsar     | 96. Bhinmal       |
| 97. Toda Bhim     | 98. Khandela      |
| 99. Pokaran       | 100. Todaraisingh |
| 101. Deoli        | 102. Uniara       |
| 103. Devgarh      | 104. Rajsamand    |
| 105. Salumber     | 106. Bhindar      |

All other unclassified municipal towns, notified areas and cantonment boards.

### Schedule II

(See Rule 7)

Authorities to whom cases may be referred under Rule 7 of the Rajasthan Land Revenue (Allotment, <sup>1</sup>[xxx] and Regularisation of Agricultural Land for Construction of Cinemas <sup>2</sup>[xxx] and for Establishment of Petrol Pumps <sup>3</sup>[or medical facilities]) Rules, 1978.

Towns	Authorities
1. Towns falling in categories No. 1 and 2 of Schedule 1.	Chief Town planner or any Officer nominated by him but not below the rank of Deputy Chief Town Planner, Urban Improvement Trust or Jaipur Development Authority Mandi Committee or Municipality

<sup>1</sup> Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.

<sup>2</sup> Deleted vide No. F. 6(63) Rev-14/75, dated 8-5-1997.

<sup>3</sup> Inserted by No. F. 6(63) Rev/Gr. IV/75/19, dated 20-8-1996. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 27-8-1996.



concerned or the Notified Area  
Committee.

2. Towns falling in category No. III and  
periphery villages or towns falling in  
categories No. 1, 2 & 3 of Schedule 1.

### Form 'A'

(See Rule 5)

#### Applications for allotment of Unoccupied Government Land for Construction of a Cinema, <sup>2</sup>[X X X] or Establishment of Petrol Pump <sup>3</sup>[or medical facilities]

To

The Collector,  
District .....

Sir,

I hereby apply under Section 90-A of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act No. 15 of 1956) read with Rule 5 of the Rajasthan Land Revenue (Allotment, <sup>2</sup>[xxx] and Regularisation of Agricultural Land for Construction of a Cinema, <sup>1</sup>[X X X] or for Establishment of Petrol Pump <sup>3</sup>[or medical facilities] Rules, 1978 for allotment of unoccupied Government Agricultural land, particulars whereof are given hereunder for construction of a Cinema, <sup>1</sup>[X X X] or for establishment of a Petrol Pump or medical facilities.

2. The required particulars are given below—

(i) Name of the applicant with parentage and address .....

(ii) Particulars of Land .....

(a) Name of village/town with name of Tehsil .....

(b) Khasra No. ....

(c) Area .....

(d) Soil Class .....

(e) Means of irrigation, if any, with details .....

3. I undertake to abide by the provisions of the Rajasthan Land Revenue (Allotment, <sup>2</sup>[xxx] and Regularisation of Agricultural Land for Construction of a Cinema, <sup>1</sup>[X X X] or for Establishment of Petrol Pump <sup>3</sup>[or medical facilities] Rules, 1978.

I hereby certify that the information given above is 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 allotted for construction of a Cinema <sup>2</sup>[X X X] or for establishment of the Petrol Pump or medical facilities.

Witness .....

Date .....

Signature of the Applicant

### Form 'B'

(See Rule 6)

#### Register of Applications for Allotment <sup>1</sup>[xxx] and Regularisation of Agricultural Land for Construction of Cinemas <sup>2</sup>[xxx] and for Establishment of Petrol Pumps or medical facilities.

Tehsil .....

District .....

Serial No.	Name of applicant with Parentage, residence, occupation and age	Date and time of receipt of application
1.	2.	3.

Table Contd.

Particulars of the land					Final Orders	Remarks
Khasra No.	Khevat No.	Area	Soil Classification	Revenue or Rent		
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 of the said land to the Lessee for 20 years on the terms and 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 paid before the execution of this deed (the receipt of which sum the Lessor hereby acknowledges) and of the

1. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.

2. Deleted vide No. F. 6(63) Rev./4/75, dated 8-5-1997.

1. Deleted vide No. F. 6(63) Rev./4/75, dated 8-5-1997.

2. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.

3. Inserted vide No. F. 6(63) Rev. Gr. IV/75/19, dated 20-8-1996. Pub. in Raj. Govt. Gaz., Exty. Part 4-I, dated 27-8-1996.

covenants hereinafter contained, the Lessor demises to the lessee the Land detailed and described in the schedule hereto and for greater clearness delineated on the plan annexed hereto and thereon shown with its boundaries coloured in red (hereinafter referred to as the demised land) to hold the same upto the Lessee from the ..... day of ..... for a period of 20 years.

2. The parties hereto 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 reviewed and revised by the State Government after 20 years.
3. The lease shall be subject to the provisions contained in the Rajasthan Land Revenue (Allotment, <sup>1</sup>[xxx] and Regularisation of Agricultural Land for Construction of Cinemas <sup>2</sup>[xxx] and for Establishment of Petrol Pump or Medical Facilities) Rules, 1978.
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 terms of 20 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.

<sup>3</sup>[7. पट्टेदार, पट्टाकर्ता की लिखित में पूर्व सम्मति के बिना पट्टान्तरित भूमि को उप किराये, उप पट्टे पर नहीं देगा, उसका विक्रय नहीं करेगा या उसे अन्यथा अन्तरित नहीं करेगा। परन्तु पट्टेदार को किसी भी अनुसूचित बैंक या वित्तीय संस्था के पक्ष में उस प्रयोजन के लिए जिसके लिए भूमि इस प्रकार पट्टान्तरित की गई है, प्राप्त ऋण/दी गई/दी जाने वाली प्रत्याभूति को प्रतिभूति करने के लिए पट्टान्तरित भूमि का कब्जाहिन बन्धक करने का अधिकार होगा—

परन्तु यह और कि पट्टेदार, पट्टाकर्ता को बंधक की तारीख से तीन मास की कालावधि के भीतर ऐसे बंध की सूचना देगा।

In witness the parties have signed this deed in the day and year first written.

For and on behalf of the Governor

Signed by the Lessee

Witness (1).....

(2) .....

Witness 1.....

2. ....

□□□

1. Deleted vide Noti. No. F-6(54) Rev./6/2001/27 dated 6-10-2003. Pub. in Raj. Gaz. Pat IV(c) dated 23-10-2003.

2. Deleted vide No. F. 6 (63) Rev./4/75. dated 8-5-1997.

3. Added Noti. No. F 6 (63) Rev. 4/85/30 dated 22-6-1987 Pub. in Raj. Govt. Gaz. Part 4(ga) dated 8-10-1987.