

**GOVERNMENT OF RAJASTHAN
REVENUE (GROUP-6) DEPARTMENT**

No. F. 11 (4) Rev-6/2014 / 16

Jaipur, Dated:- **22 MAY 2016**

NOTIFICATION

In exercise of the powers conferred by clause (xi-A) of sub-section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), the State Government hereby makes the following rules further to amend the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) (Fifth Amendment) Rules, 2015.

(2) They shall come into force at once.

2. Amendment of rule 2.- In sub-rule (1) of rule 2 of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, hereinafter referred to as the said rules, -

(i) in clause (b), for the existing expression "hotel, restaurant", the expression "hotel other than tourism unit, restaurant other than tourism unit" shall be substituted.

(ii) the existing clause (r) shall be substituted by the following, namely:-

"(r) '**Tourism Unit**' means a tourism unit or project as such approved by the Department of Tourism, Government of Rajasthan or approved by the Ministry of Tourism, Government of India."

3. Insertion of new rule 6C.- After the existing rule 6B and before the existing rule 7 of the said rules, the following new rule 6C shall be inserted, namely:-

6C. Conversion of Heritage Properties into Heritage Hotels.- Notwithstanding anything contained in these rules if owner of a heritage property, situated on agriculture land, applies on plain paper for conversion of Heritage Property into Heritage Hotel along with recommendation of the Department of Tourism, Government of Rajasthan, an order for conversion to this effect may be issued by the prescribed authority within the time limit prescribed under rule 9. No conversion charges shall be payable for conversion under this rule. Land converted under this rule may be used for commercial purpose up to maximum of 1000 sq meters or 10 percent of plinth area of the existing heritage building."

4. Amendment of rule 8.- The existing sub-rule (2) of rule 8 of the said rules shall be substituted by the following, namely:-

“(2) No conversion charges as prescribed in rule 7, shall be payable for conversion of land held by tenant for establishment of a tourism unit as defined in clause (r) of sub-rule (1) of rule 2.”

5. Amendment of rule 9.- In sub-rule (2) of rule 9 of the said rules, after the existing last proviso, the following new proviso shall be added, namely:-

“Provided also that in case of heritage hotels, if parking arrangement is made available by the owner in premises or elsewhere, the requirement of width of approach road shall not be applicable.”

6. Amendment of rule 14.- In rule 14 of the said rules,-

- (i) the existing provision shall be numbered as sub-rule (1).
- (ii) in sub-rule (1), so numbered, after existing expression “non-agricultural purpose” and before the existing expression “,shall be used”, the expression “other than tourism unit” shall be inserted.
- (iii) after sub-rule (1), so numbered, the following new sub-rule (2) shall be added, namely:-

“(2) Any agricultural land converted for tourism unit shall be used for establishment of tourism unit within the time limit specified as under,-

- (i) three years for a tourism unit having less than 200 rooms.
- (ii) four years for a tourism unit having more than 200 rooms.

Provided that above period may, in appropriate case, further be extended for a period of one year by the prescribed authority. If the land is not used within such extended period, the conversion order and other concessions shall be withdrawn after giving an opportunity of being heard.”

By order of the Governor,

(Anil Kumar Agrawal)

Joint Secretary to the Government

Copy: - Copy forward to the following for information and necessary action:-

- 1 P.S. to Hon'ble Chief Minister, Rajasthan Jaipur.
- 2 P.S. to Hon'ble Revenue Minister, Rajasthan Jaipur.
- 3 P.S. to Chief Secretary, Rajasthan Jaipur.
- 4 P.S. to Principal Secretary, Industries Department.
- 5 P.S. to Principal Secretary, Tourism Department