

21

**Rajasthan Land Revenue (Allotment and
Conversion of Lands for the Construction
of Seed Godowns) Rules, 1965**

CONTENTS

Rule No.	Particulars	Page No.
1.	Short title	176
2.	Interpretation	176
3.	Class of land to be allotted or permitted to be converted	176
4.	Maximum area to be allotted	176
5.	Terms and conditions of allotment	177
6.	Remission of Land Revenue or rent	177
7.	Restrictions on allotment/conversion	177
8.	Construction to be in conformity with the bye-laws	177
Form A		178

21

¹Rajasthan Land Revenue (Allotment and Conversion of Lands for the Construction of Seed Godowns) Rules, 1965

In exercise of the powers conferred by sub-section (2) of Section 261, read with Sections 102 and 90-A and clause (a) of sub-section (1) of Section 260 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), and in supersession of this Department's Notification No. F. 6(116) Rev. B/Gr. 1/64, dated the 19th January, 1965 the State Government hereby lays down the following conditions on which it is willing to make allotment of unoccupied Government agricultural lands, or permit the conversion of agricultural lands held under Khatedari rights into non-agricultural lands, for the construction of ²[seed godowns by eligible Co-operative Societies].

Rule 1. Short title.—These rules may be called the Rajasthan Land Revenue (Allotment and Conversion of Lands for the Construction of Seed ²[Godowns]) Rules, 1965.

Rule 2. Interpretation.—In these rules, unless there is anything to the contrary in the subject or context—

- (a) 'Act' means the Rajasthan Land Revenue Act, 1956;
- (b) 'Government' means the Government of the State of Rajasthan;
- ²[(c) 'Eligible Co-operative Society' means a Co-operative Society whose primary function is to market agricultural produce, agricultural inputs or consumer goods];
- (d) Words and expressions defined in the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956) or the Rajasthan Tenancy Act, 1955 (Rajasthan Act 3 of 1955) shall, wherever used in these rules, be construed to have the meaning assigned to them by the said Acts.

Rule 3. Class of land to be allotted or permitted to be converted.—If Nozool or Abadi land is not available, unoccupied Government agricultural land, classified as Banjar or Gair Mumkin, may be allotted and if request for conversion of Barani or unirrigated land held under Khatedari rights is made, the Collector shall permit such conversion:

Provided that if allotment of irrigated Government land or conversion of irrigated agricultural land held under Khatedari rights is required the previous approval of the ³[Divisional Commissioner concerned shall be obtained].

Rule 4. Maximum area to be allotted.—Subject to requirements, the maximum area to be allotted to be converted shall not exceed ²[upto 1500 sq. metres].

1. Pub. in the Raj. Govt. Gaz., Part 4(ga), dated 16-9-1965.

2. Substituted vide Noti. No. F. 6(29) Rev./Gr. 4/80/106, dated 31-10-1983, Pub. in the Raj. Govt. Gaz., Part 4(ga)(i), dated 29-12-1983.

3. Substituted by GSR 104 dated 7-3-1998, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(i), dated 11-3-1998.

Rule 5. Terms and conditions of allotment.—⁴[(i) The allotment of unoccupied Government land to a eligible Co-operative society shall be made on charging the prevailing market value of the agricultural land as estimated by the Collector, together with 30 times the sanctioned rent rates.]

(ii) Where permission for conversion of Khatedari land is required, such permission shall be accorded on surrendering Khatedari rights whereupon the land shall be allotted on charging premium at the rate of 30 times the sanctioned rent rates.

(iii) The land shall be used strictly for the purpose for which it is allotted, or permitted to be converted, and the construction of the building for which the land is allotted or permitted to be converted shall be started within one year of the sanction. The land shall be liable to resumption if the construction is not started within one year from the date of the sanction:

Provided that the allotting authority may, in appropriate cases, extend such period for a further term, not exceeding one year. If the land is not used for the purpose for which it is allotted, it shall be liable to be resumed by the State Government.

(iv) The allottee shall give a written undertaking to abide by each and every one of the foregoing conditions.

(v) The land may be allotted by the Collector for construction of seed-stores on lease for maximum period of 99 years. ¹[The lease agreement shall be in Form A.]

Rule 6. Remission of Land Revenue or rent.—Remission of Land Revenue or rent under sub-section (3) of Section 90 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), for the land allotted or permitted to be converted under these rules shall be sanctioned by the Collector concerned, provided that the area does not exceed the scale laid down under Rule 4 above.

²[**Rule 7. Restrictions on allotment/conversion.**—(1) The following land shall not be allotted or converted under these rules—

- (i) agricultural land which has been allotted or converted, or has been reserved for allotment, for any special purpose or on special terms;
- (ii) land which is situated within 35 metres of any Railway boundary;
- (iii) land which is situated within the distance indicated below from the central line of the following roads —
 - (a) National Highways 100 metres,
 - (b) State Highways 50 metres,
 - (c) District Roads 30 metres.

(2) No land which is situated within the Municipal limits of a town or a city having a population of more than 50,000 shall be allotted or converted under these rules without the prior approval of the State Government.]

Rule 8. Construction to be in conformity with the bye-laws.—The construction of the ²[seed godown] shall be subject to building bye-laws of the village Panchayat.

1. Inserted by GSR 110 Dated 2-1-1976, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(i), dated 3-1-1976.

2. Substituted vide Noti. No. F. 6(29) Rev./Gr. 4/80/106, dated 31-10-1983, Pub. in the Raj. Govt. Gaz., Part 4(ga)(i), dated 29-12-1983.

Note—These Rules are repealed to the extent they are applicable to the conversion of Agricultural land for Non-Agricultural purposes in Rural areas under 1992 Rules.

¹[Form A

(See Rule 5(v))

Lease Deed

This lease deed 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 (Name and address of the ²[eligible Co-operative Society]). (hereinafter called 'the Lessee' which expression shall, unless excluded by subject or context include its successor and assigns of the other part.

Whereas the lessee has applied to the Lessor for allotment of unoccupied Government land, prescribed in the Schedule hereto for the purpose of construction of seed stores. And whereas the Lessor has agreed to grant the lease of the said land to the lessee for a period of 99 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) ²[at the rate prescribed in Rule 5 of the Rajasthan Land Revenue (Allotment and Conversion of Lands for Construction of Godown) Rules, 1965] 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 for greater clearness delineated on the plan annexed hereto and thereon/shown with its boundaries coloured (hereinafter referred to as the demised land) to hold the same into the Lessee from the day of for a period of 99 years.

2. The Lessee hereby covenants with the Lessor as under —

- (i) 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.
- (ii) The demised Land shall be used strictly for the purpose for which it is allotted or permitted to be converted and the construction of buildings for which the land is allotted or permitted to be converted shall be started within one year of the sanction. The demised land shall be liable to resumption if the construction is not started within one year from the date of the sanction:

Provided the allotting authority, may, in appropriate cases, extend such period for a further terms, not exceeding one year. If the demised

1. Added by GSR 110, dated 2-1-1976. Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-1-1976.

2. Substituted vide Noti. No. F. 6(29) Rev./Gr. 4/80/106, dated 31-10-1983, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 29-12-1983.

Land is not used for the purpose for which it is allotted, it shall be liable to be resumed by the Lessor.

- (iii) That the construction of seed store shall be subject to Building bye-laws of the village Panchayat.
- (iv) That the Lessee shall abide by the provisions contained in the Rajasthan Land Revenue (Allotment and Conversion of Lands for the construction of seed stores by Village Co-operative Societies) Rules, 1965.

In witness whereof the parties hereto have signed this deed on the day and year first above written.

Signed by the Lessee

Signed by

for and on behalf of the Government

Witness :1

Witness :1

2

2

Schedule and Plan

□□□