

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

No. F. 6(26) Rev.6/2014/ 33

Jaipur, Dated:- 06-10-2016

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 (Rajasthan 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) (Second Amendment) Rules, 2016.

(2) They shall come into force on the date of its publication in the Official Gazette.

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) after the existing clause (aaaa) and before the existing clause (b), the following new clause (aaaaa) shall be inserted, namely:-

“(aaaaa) ‘Ceiling area’ means the maximum area of agricultural land as defined in clause (d) of section 2 of the Rajasthan Imposition of Ceiling on Agricultural Holdings Act, 1973 (Act No. 11 of 1973);” ;

(ii) after the existing clause (j) and before the existing clause (k), the following new clause (jj) shall be inserted, namely:-

“(jj) ‘Micro and small enterprise’ means micro and small enterprise as defined in the Micro, Small and Medium Enterprises Development Act, 2006 (Central Act No. 27 of 2006);”; and

(iii) the existing clause (qqq), appearing between the existing clause (qqq) and the existing clause (r) shall be renumbered as clause “(qqqq)”.

3. Amendment of rule 4.- In clause (a) of rule 4 of the said rules, for the existing expression “the Land Acquisition Act, 1894”. the expression “the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act No. 30 of 2013)” shall be substituted.

4. Substitution of rule 6.- The existing rule 6 of the said rules shall be substituted by the following, namely:-

“6. Use of khatedari land for establishment of small scale industries and kjava etc..- Notwithstanding anything contained in these rules, no permission for conversion shall be required where a Khatedar tenant desires to establish micro, small scale industrial unit, kjava (small brick kiln) or desires to use of land for the purpose of institutional, medical facilities or public utility on his own khatedari land upto an area not exceeding one acre. The area so used shall continue to be in his khatedari.”

5. Amendment of rule 7.- In rule 7 of the said rules, for the existing expression “covered by rule 5 and 6”, the expression “covered by rule 5, 6, 6A, 6B and 6C” shall be substituted.

6. Amendment of rule 9.- In rule 9 of the said rules,-

(i) the existing sub-rule (1) shall be substituted by the following, namely:-

“(1) A khatedar tenant, seeking permission for conversion of agricultural land for any non-agricultural purpose shall submit an application online or in physical format to the authority prescribed below in Form-A along with the documents specified therein and a copy of receipt as proof of the payment of amount of conversion charges. If application is submitted online than hard copy of complete application shall also be required to submit within 7 days to the prescribed authority:

Purpose of Conversion	Prescribed Authority
(a) Residential unit.	Tehsildar upto 2500 sq. meters.
(b) Residential Colony/ project	(i) Sub Divisional Officer- Where total area does not exceed 10,000 square meters. (ii) Collector- Where total area does not exceed ceiling area. (iii) State Government- Where total area exceeds ceiling area.
(c) Commercial purpose	(i) Sub Divisional Officer- Where the total area does not exceed 2000 square meters (but excluding cinema, petrol pump, explosive magazine, multiplex, hotel, resort). (ii) Collector- All cases of commercial purposes where the total area does not exceed 1,00,000 square meters. (iii) State Government- All cases of commercial purposes where the total area of land exceeds 1,00,000 square meters.



(d) Industrial Area/ Industrial purpose	(i) Sub Divisional Officer - Where total area does not exceed 50,000 square meters (But excluding tourism unit) (ii) Collector-Where total area does not exceed ceiling area including tourism unit (iii) State Government - All cases where the total area exceeds ceiling area
(e) Salt manufacturing purpose	(i) Sub Divisional Officer - Where total area does not exceed 2,00,000 square meters (ii) Collector- Where total area exceeds 2,00,000 square meters.
(f) Public Utility purpose	(i) Sub Divisional Officer - Where total area does not exceed 5000 square meters. (ii) Collector- Where total area does not exceed 1,00,000 square meters (iii) State Government- Where total area exceeds 1,00,000 square meters.
(g) Institutional purpose and Medical facilities	(i) Sub Divisional Officer- Where the total area does not exceed 10,000 square meters (ii) Collector- Where total area does not exceed 1,00,000 square meters. (iii) State Government-Where total area exceeds 1,00,000 square meters.
(h) SEZ	State Government
(i) Agro-processing or Agri-marketing unit	(i) Collector- Where area does not exceed 1,00,000 square meters. (ii) State Government- Where area exceeds 1,00,000 square meters.
(j) Solar farm/Solar Plant/Solar Power Plant, Wind Farm/ Wind power plant	(i) Sub Divisional Officer - Where total area does not exceed 50,000 sq. meters. (ii) Collector- Where total area does not exceed ceiling area. (iii) State Government- All cases where the total area exceeds ceiling area.

Provided that if residential colonies/projects are being set up on the Khatedari land situated partially under the jurisdiction of urban bodies and its peripheral belt and partially under rural area, then the conversion of Khatedari lands shall be done by the appropriate competent officers authorized by the State Government under section 90-A of the Act and the rate of conversion shall be charged for the whole area according to the rates specified by Urban Development and Housing Department for the Urban areas and the conversion charges charged for the land falling under the rural area shall be deposited in the Government Revenue Head through challan.”;

(ii) the existing sub-rule (2) shall be substituted by the following, namely:-

(2) For setting up of residential colonies/projects in rural area, 40% of total land shall be reserved for public facilities including roads and remaining 60% land shall be utilized for residential colonies/projects including 5% area of total land for commercial and institutional purpose. The conversion charges at the rate of residential colony/project shall be payable on the total area of the residential colonies/projects. The layout plan/building plan/certificate of completion of the project for residential colony/project industrial area/industrial estate in rural areas shall be approved by a committee consisting of the following:-

- | | |
|---|------------------|
| 1. District Collector | Chairperson |
| 2. Additional District Collector (Administration) | Member Secretary |
| 3. Sub Divisional Officer concern | Member |
| 4. Executive Engineer posted in Zila Parishad | Member |
| 5. Zonal Senior Town Planner/Deputy
Town Planner of the Town Planning
Department. | Member |

The Committee shall approve the lay out plan if it fulfils the conditions mentioned above and it has an approach-way to the project not less than 30 feet in the width and such approved lay out plan shall be part of the conversion order. No lay out plan is required to be approved for any other purpose but the approach road to the proposed land is required:

Provided that once an applicant is allowed to convert his land for industrial purpose in a district, he shall be allowed to convert other piece of khatedari land for the same industrial purpose or its expansion in the same district only if the existing industry for the same purpose is running.

Provided further that no application for conversion shall be required where tenant desires to establish a micro, small scale industrial unit, kjava (small brick kiln), or desire to use of land for institutional purpose, medical facilities purpose or public utility purpose on his own khatedari land upto an area not exceeding one acre and such land shall be deemed to have been converted for such a micro, small scale industrial unit, kjava (small brick kiln), institutional purpose, medical facilities or public utility purpose. No conversion charges shall be payable for such conversion.

Provided also that no application for conversion shall be required, if the entire piece of land and building constructed thereon is to be used exclusively for setting up of Information Technology Industry with the permission of Empowered Committee on Investment chaired by the Chief Secretary. However, the conversion charges shall be payable under these rules.



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.”;

(iii) in sub-rule (3), for the existing expression “within 45 days”, the expression “within 90 days” shall be substituted.; and

(iv) the existing sub-rule (5) shall be substituted by the following, namely:-

“(5) In case the prescribed authority fails to issue an order under sub-rule (3) or (4) within the specified period, he shall be liable for disciplinary action under relevant rules. where conversion order is to issued by prescribed authority upto the rank of Sub Divisional Officer within the prescribed period and application is complete in all respect then the Collector shall pass necessary order regarding conversion within 30 days and in case prescribed authority is Collector. then the Divisional Commissioner shall pass necessary order regarding conversion within 30 days. Such orders shall be deemed to have been passed by the prescribed authority in exercise of its power vested under sub-rule (3) or (4), as the case may be.”

7. Insertion of new rule 9A.- After the existing rule 9 and before the existing rule 10 of the said rules, the following new rule 9A shall be inserted, namely:-

“**9A. Tatal conversion.-** (1) A khatedar tenant seeking permission for tatal conversion of agricultural land for any non-agricultural purpose shall submit an application online or in physical format in Form-A in the manner provided in sub-rule (1) of rule 9 along with the documents prescribed therein and a copy of receipt as proof of the payment of amount of conversion charges for area sought to be converted and tatal conversion charges of rupees ten thousands and rupees five per square meter (non-refundable and non-adjustable with conversion charges)

(2) The prescribed authority shall decide the application in manner prescribed in sub-rule (3) of rule 9 within fifteen working days excluding the date of submission of application. Where conversion order is not issued by the prescribed authority upto the rank of the Sub Divisional Officer within the prescribed period mentioned above and application is completed in all respect then the Collector shall pass necessary orders regarding conversion within ten working days and in case where the prescribed authority is Collector then the Divisional Commissioner shall pass necessary order regarding conversion within ten working days. Such orders shall be deemed to have been passed by the prescribed authority in exercise of its power vested under sub-rule (3) of rule 9.”

8. Amendment of rule 10.- The existing sub-rule (1) of rule 10 of the said rules shall be substituted by the following namely:-

“(1) If a person, after the issue of conversion order under rule 9 for any specific purpose, intends to use it other non-agricultural purpose, he may submit an application online or in physical format in Form-C along with a copy of receipt as proof of deposit of the payment of the difference amount of conversion charges, if any. If application is submitted online then hard copy of complete application shall also be required to produce within 7 days to the prescribed authority.”

9. Substitution of rule 12.- The existing rule 12 of the said rules shall be substituted by the following, namely:-

“12. Entry in revenue record after conversion.- (1) After issue of conversion order by the prescribed authority, the Tehsildar shall reduce the area from Khatedari land by making necessary entries in the revenue records.

(2) After the conversion of land it shall be entered as non-agriculture land along with the purpose for which land has been converted in column of soil classification of jamabandi.

(3) The copy of approved layout plan superimposed on converted khasra numbers shall be attached with jamabandi.

(4) In case of transfer of converted land by the khatedar tenant, he shall inform about such transfer to the Tehsildar. On the basis of deed of transfer the Tehsildar shall open mutation in Form P-21 of the Rajasthan Land Revenue (Land Records) Rules, 1957. The Tehsildar shall maintain a separate mutation register for land converted for non-agricultural purposes. On subsequent transfer of land converted for non-agricultural purposes in favour of any other person, the subsequent entry shall be made in the mutation register.

(5) Any person who got converted his agricultural land under these rules or the rules time being in force in rural areas for conversion of agriculture land, for any non-agricultural purposes or his transferee may, apply at any time along with conversion order and deed of transfer of land in his favour, to the Tehsildar concerned for entry of his name and soil classification in the mutation register. On receipt of application, the Tehsildar shall make necessary entries in the mutation register maintained for the purpose.”

10. Amendment of rule 14.- In sub-rule (1) of rule 14 of the said rules,-

(i) the existing first proviso shall be substituted by the following, namely:-

“Provided that if any person fails to use of land for such converted purpose within the period stipulated above, then the period may be extended by the Collector for next five years on payment of twenty five percent amount of the

conversion charges prevailing at the time of extension of such land by him. If the land is not used for the said non-agricultural purpose within such extended period the conversion order shall be withdrawn”;

- (ii) after existing second proviso and before the existing third proviso, the following new provisos shall be inserted, namely:-

“Provided also that if any person who got converted his agricultural land after the commencement of these rules fails to use land within prescribed period or extended period and such period is lapsed before 16th January, 2012 and the conversion order has not been withdrawn, the period may be extended by the Collector for next five years on payment of twenty five percent amount of the conversion charges prevailing at the time of extension of such land by the such person. The period shall be counted from the date of commencement of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) (Amendment) Rules, 2012. If he desires to further extension of the period, the Collector may, after charging hundred percent amount of conversion charges prevailing at the time of extension, extend the period for another five years.

Provided also that any person who got converted his agricultural land under the Rajasthan Land Revenue (Conversion of Agriculture Land for Non-agriculture Purposes in Rural Areas) Rules, 1992 and fails to use such land within two years from the date of issue of conversion order or within extended period and the conversion order has not been withdrawn, may apply to the Collector within six months from the date of commencement of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) (Second Amendment) Rules, 2016 for extension of period. The Collector may, after such inquiry as he deems fit, extend period upto two years after charging hundred percent amount of conversion charges prevailing at the time of extension.”

11. Insertion of new rule.- After the existing rule 19 and before the existing rule 20, of the said rules, the following new rules 19-A and 19-B shall be inserted, namely:-

“19-A. Check list.- After receiving of application in Form-A, a check list shall be prepared in Form-F.

19-B. Layout plan and building plan.- After issuing of conversion order in Form-B, the lay out plan and building plan shall be followed as prescribed in Form-G.”

12. Substitution of FORM-A. - The existing FORM-A appended to the said rules shall be substituted by the following, namely:-

"FORM- A
[see rule - 9 (1)]
**APPLICATION FOR CONVERSION OF AGRICULTURAL LAND
FOR NON-AGRICULTURAL PURPOSE**

Ordinary/Tatkal

To

The Prescribed Authority
(State Government/District Collector/Sub-Divisional officer/Tehsildar)

Sir,

I/We hereby apply under rule 9 of the Rajasthan Land Revenue (Conversion of agricultural land for non-Agricultural purposes in rural areas) Rules, 2007 for the conversion of agricultural land held in my/our khatedari tenancy for non-agricultural purpose, the particulars whereof are given here/under:

1. Name/Names of tenant or co-tenants
2. Aadhar number
3. Bhamashah number
4. Father's/husband's name
5. Address with mobile number
6. E-mail ID (if any)
7. Whether the applicant is a member of SC / ST (Yes/No)
8. Details of the land sought to be converted:
 - (a) Name of the District
 - (b) Name of the Tehsil
 - (c) Name of the Village
 - (d) Khasra No./Nos. of the land along with total area of each khasra no.

Note: Enclose self attested copy of the latest Jamabandi.

9. Area (In hectare or sq.mt.) applied for conversion indicating the exact location of such area in the revenue map

Note: (i) Enclose self attested copy of the relevant part of the revenue map, showing the land sought to be converted in red ink.

(ii) Lay out plan in case of residential colony or industrial area.

(iii) How many trees standing on the proposed land for conversion and how many trees likely to be removed, details thereof.

(iv) Applicant is ready for plantation of three trees in lieu of one tree. He shall submit self attested affidavit.



10. Purpose of conversion.....
11. Whether the application is submitted for regularization of the construction made prior to coming into force of these Rules.
12. Rate of conversion charges payable.
13. No. and date of the challan
14. Amount deposited
(Enclose copy of challan)
*Minimum amount to be deposited as prescribed in rule 7
15. Any other relevant information.

I/We hereby certify that the above particulars are correct according to my/our knowledge and belief.

Yours faithfully,

Signature/s of Applicant

Place:

Dated:

Acknowledgement

Name of applicant-----

Receipt No-----

Date-----

Khasra number----- in village----- Tehsil-----

District.....

13. Amendment of FORM-B.- After the conditions (IV) of serial 11 of FORM-B appended to the said rules, the following new condition (V) shall be added, namely:-

“(V) The applicant is allowed to remove ----- trees from the converted land on the condition that he will plant three times of shady or dense trees in lieu of the removed trees within a year. failing which he shall be charged Rs. 500 per year which is remained unplant in form of penalty in revenue head.”

14. Substitution of FORM-C.- The existing FORM-C of the said rules shall be substituted by the following, namely:-



"FORM-C
[see rule 10]

APPLICATION FOR CHANGE IN PURPOSE OF CONVERSION

To

The Prescribed Authority
(The State Government/
District Collector,
Sub-Divisional Officer,
Tehsildar-----)

Sir,

I/We hereby apply under rule 10 of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purpose in rural areas) Rules, 2007 for change in purpose of conversion from------(purpose)-----to------(purpose)-----, the particulars whereof are given here under:

1. Name/Names of tenant or co-tenants
2. Aadhar number
3. Bhamashah number
4. Father's/husband's name
5. Address with mobile number
6. E-mail ID (if any)
7. No. and date of original conversion order
(Note: Enclose a photo copy of the order).
8. Purpose for which the land was converted.
9. Revised purpose of conversion.
10. Details of the land, the purpose of which is sought to be changed:
 - (i) Name of District:
 - (ii) Name of Tehsil:
 - (iii) Name of Village:
 - (iv) Khasra No./Nos. of the land with total area of each Khasra No.
11. Area (in sq. mtrs.) sought to be converted for revised purpose, indicating the exact location of such area in the map,
Note: Enclose self attested copies of relevant part of the revenue map).

To be filled by office concerned

1. Rate of conversion payable for the original conversion.
2. Rate of conversion payable for the revised conversion.



3. Amount of difference of conversion.
4. No. and date of the challan depositing difference amount of premium (Note: Enclose original copy of challan).
5. Any other relevant information.

I/We hereby certify that the above particulars are correct according to my/our knowledge and belief.

Yours faithfully,

Signature of Applicant
Name of Applicant

Place:

Date:

Acknowledgement

Applicants name

Receipt No.

date

Khasra no. -----in village-----Tehsil-----
District.....

15. Substitution of Form D.- The existing Form D of the said rules shall be substituted by the following, namely:-



"FORM-D
[see rule 10 (4)]

Office of Prescribed Authority (State Government/District Collector/ S.D.O./Tehsildar-----
-----)

No.

Dated:

REVISED CONVERSION ORDER

On the application of Mr/Mrs-----of village--
----- Tehsil-----, the agricultural land already
converted for a non-agricultural purpose is here by converted for revised non-agricultural
purpose under rule 10 (4) of the Rajasthan Land Revenue (Conversion of Agricultural Land for
Non-Agricultural in Rural Areas) Rules, 2007, the particulars of which are given as under:

1. Name/Names of tenant or co-tenants:
2. Aadhar number:
3. Bhamashah number
4. Father's/husband's name:
5. Address with mobile number
6. E-mail ID (if any)
7. Whether the applicant is a member of SC/ST.:
8. Purpose of original conversion indicating the
Number and date of the order.
9. Revised Purpose of conversion.
10. Details of the land converted:
 - (a) (i) Name of District
 - (ii) Name of tehsil
 - (iii) Name of village
 - (b) Khasra No. of the land along with area of
each Khasra No. (in hectare).
 - (c) Area converted (in sq. mtr.)
Indicating the area of each Khasra No.
- Note:** A duly verified copy of the relevant part
of revenue map showing the land converted
for revised non-agriculture purpose is enclosed.
11. Rate of conversion payable on original conversion.
12. Amount of premium deposited with original
13. Amount of penalty deposited, if any, with date & No. of challan.
14. Amount of interest deposited, if any, with date and No. of challan.



15. Other particulars, if any

16. The above conversion order shall be subject to the following conditions:-

- (i) The land converted for the above non-agricultural purpose shall not be used for any other non-agricultural purpose, without obtaining prior permission of the prescribed authority.
- (ii) If the applicant fails to use the land for the revised converted purpose within a period of 2 years from the date of the issue order, money deposited by the applicant shall be forfeited.
- (iii) No land as mentioned in rule 4 shall be used for non-agricultural purpose.
- (iv) No part of the land converted for public utility purpose shall be used for any other non-agricultural purpose without valid permission from the Prescribed Authority.

Signature of the
Prescribed Authority
(State Government/
District Collector/
SDO/Tehsildar)

Seal of the
Prescribed Authority

No.

Date:

Copy to:

1. The District Collector, -----.
2. Gram Panchayat-----.
3. The Applicant Shri-----.

Signature of the
Prescribed Authority

16. Adding of Form F and G.- After the existing Form F of the said rules, the following new Form G and F shall be added, namely:-



FORM-F
[see rule 19-A]

CHECK LIST

The report prepared by the Office of Tehsildar on the application submitted under the Rajasthan Land Revenue (Conversion of agricultural land to non-agricultural purposes in rural areas) Rules, 2007 in the following format:-

1. Name of khateadar/father's name:-
2. Village/Tehsil District:-
3. Date of application:-
4. Khasra number with area:-
5. Soil classification:-
6. Whether land is affected by Master plan/urban area/Peripheral area or not:-
7. Purpose of conversion:-
8. Whether application is submitted in Form A (agricultural land) or in Form C (for earlier converted land):-
9. Whether land proposed is restricted under rule 4, if yes details thereof:-
10. Whether proposed land as used by tank bed, river, nala , lake or any way or not:-
11. Details of area sought for conversion:-
 - (i) Area in square meters:-
 - (ii) Conversion charges under rule 7:-
 - (iii) DLC rates per square meters:-
 - (a) Near vicinity of abadi/ unirrigated:-
 - (b) Distance from abadi for unirrigated land:-
 - (c) Irrigated:-
 - (iv) Conversion charges deposited:-

Challan No.	Date	Amount	head

Exemption of conversion charges under rule 8, if applicable

- (v) Difference of conversion charges, if any:-
12. Proposal of Tehsildar:-
 1. Latest copy of jamabandi:-
 2. Revenue map (including approach way and showing activities happening nearby:-
 3. Proposed lay out plan including roads and facilities area shown (40 percent area should be left for road and facility purpose) by enclosing affidavit (in case of residential project/ industrial project:-
 4. Site report (parcha moka):-
 5. Patwari report in prescribed format:-
 6. Distance of proposed land from:-
 - (i) National Highways:-
 - (ii) State Highways:-



- (iii) Mega Highways:-
 - (iv) Major District Road:-
 - (v) Other road:-
 - (from the middle of road land shall be measured and no construction shall be allows as per guidelines of Indian Road Congress and area shall be shown)
 - (vi) distance from abadi of a village in case conversion is sought for industrial purpose:-
 - 7. situation of land on spot:-
 - 8. whether there is any construction on proposed land or not. If construction exists the area so used:-
 - 9. Proposed penalty on construction made without approval:-
 - 10. whether proposed land is under acquisition or not, details thereof:-
 - 11. whether applicant is holding land in excess of ceiling limit, if yes the area of land.
 - 12. whether the applicant has converted his khatadari land previously? If yes then:-
 - (1) Purpose of conversion
 - (2) Khasra number
 - (3) Area measuring
 - (4) Prescribed Authority
 - (5) Date of conversion order with file number
 - 13. Lay out plan map placing on khasra number:-
 - 14. Approach road shall be shown in layout plan or the khatedar using the road for last 10 years on khatedari land:-
 - 15. Whether the proposed roads width is according to guidelines or not:-
 - 16. If any high tension line is running on the khatedari land, may be shown in the layout plan shall be distinguished (the area for the purpose of high tension line is used not liable to convert):-
 - 17. Whether any case is pending before any court of law for the proposed land if yes details thereof:-
 - 18. Proposed lands distance from the railway line or railway land:-
 - 19. Whether any health hazardous industry is running near the proposed land, if yes the distance from the land:-
-

Verification and recommendation of prescribed authority

All the above mentioned facts are verified from records. Accordingly the case is recommended for conversion/ regularization

District Collector

Tehsildar/Sub Divisional Officer/



FORM-G
[see rule 19-B]

Procedure for layout plan and building plan approval

In rural areas for conversion of agricultural land into non-agricultural purposes the following procedure shall be adopted for layout plan and building plan as required in the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007:-

1. For residential colony/project/ industrial area/industrial estate layout plan shall be approved by the Committee headed by Collector under rule 9 of Rules, 2007. ;

Provided that in the matters where the prescribe authority is the State Government the layout plan shall be submitted by the applicant to the Collector concerned and the layout plan shall be approved by the committee headed by the Collector constituted under rule 9 of Rules, 2007.

2. The building plan approval is necessary for residential unit for an area of 500 square meters and above. The copy of building plan shall be submitted in the office of prescribed authority. Besides this in the matter of residential unit of 300 square meters or above the water harvesting management system shall also be made.
3. The building plan shall be approved as per the prevalent norms/guidelines of nearest Nagar Nigam/Nagar Parishad/Nagar Palika/UIT/Development Authority bye-laws of proposed land.
4. In the matter of 500 square meters area or above for residential unit/residential colony/project/industrial area/industrial estate/ commercial and institutional purpose of the building plan approval shall be issued after the technical advice obtained from the Town Planner of the State Town Planning Department.
5. In the matter of rural areas of the Districts, which are included in the National Capital Region the building plan approval shall be issued after obtaining technical approval from the Senior Town Planner (NCR). After the technical advice building plan approval shall be given as per the norms/guidelines of Nagar Nigam/Nagar Parishad/Nagar Palika/UIT/Development Authority situated in the vicinity of proposed land.
6. The building plan shall be approved by the prescribed authority within sixty days from the date of receipt of application. In case the building plan is not approved within specified period, the applicant will give 30 days' notice to the Prescribed Authority. If building plan is not approved by the Prescribed Authority it shall be deemed to be approved and the applicant may construct as per the bye-laws.



7. The applicant will submit his building plan and relevant papers to the prescribed authority. In case the building plan is approved on misrepresentation or false grounds, the Prescribe Authority may cancel the approval at anytime. The applicant shall wholly responsible and if any amount deposited in this regard, shall be forfeited by the authority.
8. The amount of fees for approval of building plan shall be calculated as per bye-laws of the nearest Nagar Nigam Nagar Parishad Nagar Palika/UIT/ Development Authority and shall deposit in Revenue Head of Revenue Department."

By order of the Governor,


06/10/2016
(Dr. Kunj Bihari Pandya)

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. S.A. to Hon'ble Revenue Minister, Rajasthan Jaipur.
3. P.S. to Chief Secretary, Rajasthan Jaipur.
4. P.S. to Secretary, Revenue Department, Jaipur
5. Accountant General, Rajasthan, Jaipur
6. All Divisional Commissioners. Rajasthan
7. All Collectors, Rajasthan
8. Deputy Accountant General, SRA, Rajasthan, Jaipur.
9. Registrar, Board of Revenue, Rajasthan, Ajmer.
10. Director Printing and Stationary department for publication of the Notification in the Rajasthan Gazette dated along with additional copies
11. Director, Public Relation, Rajasthan, Jaipur.
12. Registrar, Board of Revenue, Ajmer.
13. "RAVIRA" Board of Revenue. Rajasthan, Ajmer.
14. Director, Information & Technology (Computer), Jaipur.
15. Joint Registrar, Library Judges. Supreme Court, New Delhi.
16. Registrar General of High Court of Rajasthan, Jodhpur.
17. All Joint Secretaries/Dy. Secretaries Department of Revenue.
18. Joint Secretary Revenue (G-5) Department for uploading on website.
19. Guard file.


06/10/2016
Joint Secretary to Government

