

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

No. F. 6(26)Rev.6/2014/50.

Jaipur, Dated:- 29.06.2021

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) (Second Amendment) Rules, 2021.

(2) They shall come into force at once.

2. Amendment of rules 2.- In 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 (aaa), after the existing expression "manufacturing" and before the existing expression "and distribution", the expression "warehousing" shall be inserted; and

(ii) in clause (g), after the existing expression "or an open area for any industry" and before the existing expression "including information", the expression "or warehouse" shall be inserted.

3. Amendment of rule 6A.- In rule 6A of the said rules, after the existing sub-rule (6), the following new sub-rule (7) shall be added, namely:-

"(1) Notwithstanding anything contained in sub-rule (1) to sub-rule (6) if in case any khatedar tenant desires for conversion of agricultural land for Food Processing Unit he may submit an application complete in all respects in Form-A along with the documents prescribed therein and proof of deposit of conversion charges to the prescribed authority. On receipt of completed application the prescribed authority may issue conversion order in the manner prescribed in rule 9."

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

(i) the existing clause (a) to (l) of sub-rule (1) shall be substituted by the following, namely:-

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(a) Residential Unit	Tehsildar upto 4000 Square meters
(b) Residential Colony/ project	<p>(i) Sub Divisional Officer- Where total area does not exceed 10,000 square meters.</p> <p>(ii) Collector- Where total area does not exceed 50,000 square meters</p> <p>(iii) State Government- Where total area exceeds 50,000 square meters.</p>
(c) Commercial purpose	<p>(i) Sub Divisional Officer- Where the total area does not exceed 5000 square meters (but excluding cinema, petrol pump, explosive magazine, multiplex, hotel, resort).</p> <p>(ii) Collector- All cases of commercial purposes where the total area does not exceed 50,000 square meters.</p> <p>(iii) State Government- All cases of commercial purposes where the total area of land exceeds 50,000 square meters.</p>
(d) Industrial Area/ Industrial purpose	<p>(i) Sub Divisional Officer - Where total area does not exceed 10,000 square meters (But excluding tourism unit)</p> <p>(ii) Collector- Where total area does not exceed 50,000 square meters including tourism unit</p> <p>(iii) State Government- All cases Where total area exceeds 50,000 square meters.</p>
(e) Salt manufacturing purpose	<p>(i) Sub Divisional Officer - Where total area does not exceed 2,00,000 square meters</p> <p>(ii) Collector- Where total area exceeds 2,00,000 square meters.</p>
(f) Public Utility purpose	<p>(i) Sub Divisional Officer - Where total area does not exceed 10,000 square meters.</p> <p>(ii) Collector- Where total area does not exceed 50,000 square meters</p>

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	(iii) State Government- Where total area exceeds 50,000 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 50,000 square meters. (iii) State Government- Where total area exceeds 50,000 square meters.
(h) SEZ	State Government
(i) Food Processing unit	(i) Sub Divisional Officer - Where total area does not exceed 10,000 square meters. (ii) Collector- Where total area does not exceed 50,000 square meters (iii) State Government- Where total area exceeds 50,000 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 10,000 sq. meters. (ii) Collector- Where total area does not exceed 50,000 square meters.. (iii) State Government- All cases where the total area exceeds 50,000 square meters.
(k) Hydrocarbon exploration	Collector
(l) Stadium play ground and sports complex	Collector

(ii) in sub-rule (2),-

(a) for the existing expression "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" |

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the expression, "by a committee consisting of the following:-

(A) in case where the prescribed authority is Collector or the State Government:-

- | | |
|--|------------------|
| 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 |

(B) in case where the prescribed authority is up to the rank of Sub-divisional Officer:-

- | | |
|---|-------------|
| 1. Sub-divisional Officer | Chairperson |
| 2. Tehsildar concern | Member |
| 3. Deputy Town Planner
of the Town Planning Dept | Member" |

shall be substituted; and

(b) before the existing first proviso the following new proviso shall be inserted, namely:-

"Provided that If such approach way is not available, the khatedar shall arrange from his rest of his khatedari land and if such appropriate khatedari land is not available then the khatedar shall arrange from the adjoining land of the another khatedar with the consent of khatedar of such adjoining land. The consent of such khatedar shall be in writing and agreement of consent shall be for the minimum period of five years. The agreement of consent shall be submitted along with the intimation about the land proposed to be used.";

(c) in second proviso, for the existing expression "Provided that", the expression "Provided further that" shall be substituted; and

(d) in third proviso, for the existing expression "Provided further that", the expression "Provided also that" shall be substituted.

5. Amendment of rule 10.- In rule 10 of the said rules,-

(i) after the existing sub-rule (1) and before the existing sub-rule (2), the following new sub-rule (1A) shall be inserted, namely:-

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"(1A) if land is converted under these rules or under any other rules framed under the Act before the commencement of these rules for any specific purpose and such converted land has been transferred by registered sale deed to another person and transferee apply to use it for any other non agricultural purpose and if purchase rate of the land mentioned in the sale deed is non agricultural, it will not take into consideration."; and

(ii) after the existing sub-rule (3) and before the existing sub-rule (4), the following new sub-rule (3A) shall be inserted, namely:-

- “(3A) If a person, after the issue of conversion order for any specific purpose has used the converted land for any other non-agricultural purpose, without obtaining prior permission of the prescribed authority, permission shall be granted by the prescribed authority on payment of 25% of conversion charges of such non-agricultural use in addition to the charges, if any.”

6. Amendment of rule 14.- In proviso to sub-rule (2) of rule 14 of the said rules, after the existing expression “by the prescribed authority.” and before the existing expression “If the land is not used”, the expression “If person fails to use of land for such converted purpose within such extended period and he desires to further extension of the period, the State Government may, after charging twenty five percent amount of conversion charges as prescribed in rule 7, extend the such period for further three years if tourism unit having less than 200 rooms and four years if tourism unit having 200 or more than 200 rooms.” shall be inserted.

By order of the Governor,

(Kamlesh Abusana)

Deputy Secretary to the Government

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

1. S.A. to Hon'ble Revenue Minister, Rajasthan Jaipur.
2. P.S. to Principal Secretary, Revenue Department, Jaipur
3. Accountant General, Rajasthan, Jaipur
4. All Divisional Commissioners. Rajasthan
5. All Collectors, Rajasthan
6. Deputy Accountant General, SRA, Rajasthan, Jaipur.
7. Registrar, Board of Revenue, Rajasthan, Ajmer.
8. Director Printing and Stationary department for publication of the Notification in the Rajasthan Gazette dated 29/06/21.. along with additional copies
9. Director, Public Relation, Rajasthan, Jaipur.
10. Registrar, Board of Revenue, Ajmer.
11. "RAVIRA" Board of Revenue, Rajasthan, Ajmer.

12. Director, Information & Technology (Computer), Jaipur.
13. Joint Registrar, Library Judges, Supreme Court, New Delhi.
14. Registrar General of High Court of Rajasthan, Jodhpur.
15. All Joint Secretaries/Dy. Secretaries Department of Revenue.
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Deputy Secretary to the Government

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