

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

No. F.2(9)Rev-9/LC/2025/Part

Jaipur, dated : 29/09/26

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 for use of Agricultural Land for Non-agricultural Purposes in Rural Areas, namely:-

**CHAPTER-I
PRELIMINARY**

1. Short title, extent and commencement.- (1) These rules may be called the Rajasthan Land Revenue (Use of Agricultural Land for Non-agricultural Purposes in Rural Areas) Rules, 2026.

(2) They shall extend to rural areas of the State of Rajasthan.

(3) They shall come into force on and from 2nd day of November, 2026.

2. Definitions.- (1) In these rules, unless the context otherwise requires,-

(a) 'Application' means a completed application submitted along with the required documents and charges;

(b) 'Commercial use' means the use of any premises for any trade or commerce or business, which shall include a shop, commercial establishment, bank, office, guest house, hostel, hotel other than tourism unit, restaurant other than tourism unit dhaba (whether pucca or temporary structure), show-room, cinema, multiplex, petrol pump, explosive magazine, weigh bridge, godown, workshop or any other commercial activity and shall also include the use thereof partly for residential and partly for commercial purposes but shall not include tourism units;

(c) 'DLC Rates' means rates recommended by the district level committee constituted by the State Government for a district, from time to time,



under clause (b) of sub-rule (1) of rule 2 of the Rajasthan Stamps Rules, 2004;

- (d) 'Food Processing Unit' means an enterprise engaged in such manufacturing processes in which raw product of agriculture, animal husbandry or fisheries is transformed to make it edible for human consumption and shall include an enterprise engaged in Agro-processing or Agri-marketing;
- (e) 'Form' means a form appended to these rules;
- (f) 'Hydrocarbon exploration use' means use of land for the purpose of exploration and production of hydrocarbons including its processing and storage facilities like terminals, well pads, warehouses, pipelines and its associated facilities;
- (g) 'Industrial Areas/Industrial Estate' means an area of land developed by the Rajasthan Industrial Development and Investment Corporation or private investors as the case may be, for setting up an industry or industries including essential welfare and supporting services e.g. Post Office, Residential Colony for employees, Educational Institutions, Cold Storage, Pollution Control Treatment Plant, Electric Power Station, and Water Supply and Sewerage Facilities, Dispensary or Hospital, Bank, Police Station, Firefighting Station, Weigh Bridge;
- (h) 'Industrial use' means the use of any premises or workshop or an open area for any industry or warehouse including information Technology Industry, whether a small or medium or large scale unit, or a tourism unit and shall include a brick kiln or a kiln but shall not include any premises used for a purpose as defined in clause (b);
- (i) 'Institutional use' means the use of any premises or an open area by any establishment, organization or association for the promotion of some object specially of general utility, charitable, educational or like nature, except public utility purpose;
- (j) "Integrated Township" means a self sustained township having an area of more than ten hectares, with all the basic modern amenities, and having space for residential, medical, commercial, retail, recreational and educational facilities, maintaining proper balance in residential and



commercial spaces along with green and open spaces and in such township space for industrial activities may be provided;

- (k) "khatedar tenant" shall have the same meaning as assigned under the Rajasthan Tenancy Act, 1955;
- (l) 'Medical Facilities' shall include Clinics, Dispensaries, Hospitals, Diagnostic Centers and Nursing-Homes;
- (m) 'Master Plan Area' means the area covered by Master Plan prepared and approved for any urban area in accordance with the provisions of the Rajasthan Urban Improvement Act, 1959(Act No. 35 of 1959) or any Development Authority constitute for development of urban area by an Act of the State Legislature;
- (n) '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);
- (o) "Premium" means Premium payable for use of agricultural land for non-agricultural purposes;
- (p) "Non-agricultural Land Use Order" means order issued for permission of use of agricultural land for non-agricultural purposes under these rules;
- (q) "Online portal" means the digital platform established by the State Government for the purpose of these rules;
- (r) 'Peripheral Belt' means the peripheral belt as indicated in the Master Plan or Master Development Plan of a city or a town prepared under any law for time being in force and where there is no Master Plan or Master Development Plan or where peripheral belt is not indicated in such plan, the area as may be notified by the State Government in the Urban Development and Housing Department, from time to time and where any part of a village falls within the peripheral belt, the whole village shall be deemed to be within the peripheral belt;
- (s) 'Person' means a human being and shall include a firm, registered society, association of persons, corporate body or any other legal person;



- (t) 'Petroleum and Petrochemical Installation' means any premises wherein any place has been specially prepared for the storage of petroleum in bulk, but does not include a well-head tank or a service station;
- (u) 'Prescribed Authority' means the authority as specified in rule 4 of these rules;
- (v) 'Public Utility use' means use of land for dharamshala, religious place, gaushala, public park, old age homes, orphanage, nariniketan, leprosy centre, centre for person with disability, de-addiction centre, kanya ashram or balgrah;
- (w) 'Renewable Energy Projects' means and include Solar farm/Solar Plant/Solar Power Plant, Wind Farm/Wind power plant/Biomass based Power Plant/Biomass Gasifier based Power Plant/Biogas Power Plant/Bio CNG/CBG project/Hydro Power Project/Pump Storage Project (PSP)/Battery Storage (Minimum 85% charging by Renewable) or Pooling Sub-station for Renewable Projects;
- (x) 'Rural Area' means an area which is not included in the notified area of urban bodies and their periphery belts;
- (y) 'Residential Colony/Project' means residential plots/flats/house being developed by Developer to sale further to any person;
- (z) 'Residential unit' means use of any premises for dwelling of human beings not exceeding area of 1000 sq. meters;
- (za) 'Schedule' means Schedule appended to these rules;
- (zb) SEZ means Special Economic Zone notified under the proviso to sub-section (4) of section 3 and sub-section (1) of section 4 of Special Economic Zone Act, 2005 (Act No. 28 of 2005) including free trade and warehousing zone;
- (zc) 'Solar plant/solar power plant' means a power plant or system utilizing solar energy through solar photo-voltaic or concentrated solar thermal devices including its integration into conventional fossil fuel for generating of electricity;

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- (zd) 'Service station' means any premises specially prepared for the fuelling of motor vehicles and includes such places within the premises which have been specially approved by the licensing authority for the servicing of motor vehicles and for other purposes;
- (ze) 'Sports complex' means a sports centre offering a variety of different sports facilities under one roof;
- (zf) 'Stadium' means a large closed area of land with rows of seats around the sides and often with no roof, used for sports events etc.;
- (zg) 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;
- (zh) 'Urban Bodies' means bodies constituted under the Rajasthan Municipality Act, 2009 (Act No. 18 of 2009) or the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), any Development Authority constituted for development of urban area by the Act of the State Legislature; and
- (zi) 'Wind Power Plant' means a group of wind turbines in the same location used for production of electric power.
- (2) Words and expression used but not defined in these rules shall have the same meaning as assigned to them in the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956).

CHAPTER-II USE OF LAND

3. Use of agricultural land for non-agricultural purposes.- Any agricultural land held by any khatedar tenant may be used for the following non-agricultural purposes, namely:-

- (i) Residential unit;
- (ii) Residential Colony/Project;
- (iii) Commercial purpose;
- (iv) Industrial purpose/Industrial area/Industrial Estate;
- (v) Salt manufacturing purpose;
- (vi) Public Utility purpose;

- (vii) Institutional purpose;
- (viii) Medical facilities;
- (ix) Development of SEZ;
- (x) Food Processing unit;.
- (xi) Renewable Energy Projects;
- (xii) Hydrocarbon exploration;
- (xiii) Stadium, play ground and sports complex; and
- (xiv) Integrated Township.

4. Prescribed Authority.- The Prescribed Authority for the purpose of grant of permission to use of agricultural land for non-agricultural purposes or change in purpose to other non-agricultural purpose shall be the Sub-Divisional Officer of the area concerned;

5. Application.- (1) The application in Form-A, completed in all respects, shall be filed electronically through the online portal for the permission for use of agricultural land for non- agricultural purpose alongwith a copy of reciept of proof of the payment of premium amount and application fee Rs. 2000/- for residential unit purpose and Rs. 20,000/- for any other purpose. Application fee shall not be refunded and it shall not be adjusted with premium.

(2) Upon submission of completed application in Form-A along with documents specified therein, permission order shall be automatically generated in Form-B.

(3) If a person, after the issue of permission order under sub-rule (2) above, intends to use it for other non agricultural purpose, he may submit an application in Form-C, completed in all respect, electronically through the online portal for the permission of other non agricultural use.

(4) Upon submission of completed application in Form-C along with documents specified therein, permission order shall be automatically generated in Form-D.

6. Restricted categories of land.- (1) No person shall be permitted and no permission shall be granted under these rules to use of any category of agricultural land specified in schedule-I, hereinafter referred to as the restricted category of land, for any non-agricultural purposes.

(2) The details of categories of land specified in Schedule-I shall be put on public domain by electronic means within a period of three months from the date of publication of these rules.

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7. Non-agricultural use of land without permission.- (1) The Patwari shall conduct survey as and when required but not less than twice in a year about the use of agriculture land for any non-agriculture purpose without permission and he shall report such cases of violation to the Prescribed Authority concerned in Form-E.

(2) The Prescribed Authority shall, on receipt of report under sub-rule (1), issue a notice to the tenant specifying penalty therein. Such penalty shall be equal to four times of the premium prescribed for that use.

(3) The tenant may deposit the penalty specified in notice or may dispute the notice. After deposition of penalty, the Prescribed Authority shall issue order in Form-F for permission of non agricultural use.

(4) Where tenant disputes the notice, the Prescribed Authority shall decide the case on merit and further proceedings shall be followed accordingly.

8. Retention of ownership rights.- Use of land under these rules shall not affect title of the landholder.

9. Reversion of land for agricultural use.- Any person who got permission for use of his agricultural land for any non agricultural purpose under these rules or the rules time being in force in rural areas for conversion of agricultural land for any non-agricultural purpose or his transferee may apply at any time to the prescribed authority for reverting the land for its original use i.e Agricultural. In such case the prescribed authority may pass an order for reversion and on such reversion the status of the land shall be the same as it was before the grant of permission or passing conversion order, as the case may be, of agricultural land but he shall not be entitled to get refund of any amount paid by him for the permission or conversion or otherwise:

Provided that no such reversion under this rule shall be permitted, if the scheduled caste or scheduled tribe khatedar, after getting permission or conversion of his land for non agricultural purpose, has transferred the land to the person, who is not a member of scheduled caste or scheduled tribe respectively.

CHAPTER-III

PREMIUM

10. Premium.- (1) Premium for use of agricultural land for non-agricultural purposes or change of land use shall be payable as per rates specified in Schedule-2.

(2) The Prescribed Authority, on receipt of application, shall ensure whether the premium as per rules has been deposited or not. If premium have not been deposited as per rules, he shall issue a notice to the applicant to deposit the balance premium.

11. Exemption of premium.— No premium shall be payable by tenant or department as specified in Schedule-3.

CHAPTER- IV ONLINE PORTAL

12. Online portal.— (1) The State Government shall establish a unified online integrated portal for submission, processing and disposal of application under these rules.

(2) The portal shall provide,-

- (i) submission of application;
- (ii) automated premium assessment;
- (iii) online payment;
- (iv) digital non agricultural land use permission order; and
- (v) real-time application tracking.

13. Automatic mutation.— Upon issue of order of permission under these rules the mutation enteries shall, after passing of one month of issue of permission order, automatically be made in the revenue record and land classification shall stand changed accordingly:

Provided that on cancellation of permission granted under these rules the mutation enteries shall automatically changed on the date of issuing on cancellation of permission order.

CHAPTER-V SCRUTINY AND ENFORCEMENT

14. Physical inspection.— (1) The Prescribed Authority concerned, either himself or through any officer not below the rank of the Inspector Land Records, shall audit the veracity of facts and documents within one month from the date of issue of order of non agricultural land use permission. If it is found that order is obtained by fraud, concealment, forged documents, false declaration, the order

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may be cancelled with penalty equal to two times of premium. Opportunity of being heard shall be given before passing such order.

(2) No third party rights shall be created within one month from the date of issue of order in Form-B or Form-D, as the case may be.

CHAPTER-VI APPEAL

15. Appeal.- (1) Any person aggrieved by an order passed by the Prescribed Authority under these rules may, within thirty days from the date of communication of such order, prefer an online appeal to the Collector along with proof of payment of fifty percent of disputed amount of premium in cases where dispute relates to amount of premium and in other cases fifty percent of amount of premium, if premium is already not deposited:

Provided that the Collector may entertain an appeal after the expiry of period of thirty days, if it is satisfied that the appellant was prevented by sufficient cause from filing it in time.

(2) On receipt of any such appeal, the Collector shall after affording a reasonable opportunity of being heard to the appellant and after making such inquiry as it deems fit, pass an order thereon as he thinks fit, for reasons to be recorded in writing, and the order so passed shall be final.

(3) The proceedings before the Collector shall be completed within a period of sixty days from the date of preferring appeal under sub-rule (1).

CHAPTER-VII LAYOUT AND BUILDING PLAN

16. Compliance with planning laws.- Permission of use of land for non-agricultural purposes under these rules shall not exempt any person from compliance of,-

- (i) approval of layout and building plan,
- (ii) building bye-laws,
- (iii) fire safety laws,
- (iv) environmental laws,
- (v) pollution control laws, and

(vi) development control regulations.

17. Layout and building plan approval.- (1) The layout and building plan shall be approved by the Prescribed Authority as per prevailing laws. However layout plan/building plan/certificate of completion for residential colony/ residential project/ industrial area/industrial estate/ integrated township /tourism unit in rural areas shall be approved by a committee consisting of the following, namely:-

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

(2) The Committee may approve the lay out plan and building plan, in the manner as specified in Schedule-4, if it fulfills the following conditions, namely:-

- (a) in case of residential colonies/projects, 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;
- (b) in case of integrated township 40% of total land shall be reserved for public facilities including roads; or
- (c) in case of industrial area/industrial estate, 70% area of total land shall be reserved for setting up of industries out of which 3% area of total land may be allowed to use for commercial purposes and the remaining 30% area of land shall be reserved for open area, public facilities including roads and essential welfare and supporting activities out of which 5% area of total land for open area, 15% area of total land



reserved for public facilities including roads and 10% area of total land for essential welfare and supporting activities,

and it has an approach-way to the project not less than 30 feet in the width.

18. Repeal and savings.- (1) The Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural area) Rules, 2007 are hereby repealed from the date of commencement of these rules:

Provided that such repeal shall not affect 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 any enquiry conducted, verification made or proceedings taken in respect thereof.

Provided further that the application submitted under rules so repealed and pending on the date of commencement of these rules shall be disposed off as per the provisions of rules so repealed.



FORM-A

[see rule 5 (1)]

Application for use of Agricultural land for Non Agricultural Purpose

Reference No.....

To,

The Prescribed Authority
(Sub-Divisional Officer)

.....

Distt.....

Sir,

I/We hereby apply for permission to use of agricultural land held in my/our khatedari tenancy for non-agricultural purpose, the particulars whereof are given as under:

PART-I

S.No	Particulars	Details
(1)	(2)	(3)
1.	Name of applicant (s)	
2.	Father/Husband/Guardian's Name	
3.	(a) Address	(a)
	(b) Telephone Number (if any)	(b).....
	(i) Land Line (office)	
	(ii) Land Line (residence)	
	(iii) Mobile number	
	(c) Email ID (if any)	(c).....
	(d) Document for proof of Identification	(d)
	(e) Document for proof of address	(e)

4.	If the applicant is not the tenant (a) Relationship of the applicant to the khatedari tenant (b) Authorization details (a) Letter of authorization/Power of Attorney by the khatedar tenant (s) (b) In the case of a juristic person authorization by Competent Authority Forum/ Authority with Power of Attorney/Letter of Authorization	(a) (b)
5.	In case of land held in co-tenancy, if all the tenants are not jointly submitting this intimation (a) Letter of authorization signed by all tenants authorizing the applicant/tenant to intimate the SDO (b) If only certain tenant shares are being put declaration regarding the shares of the co-tenant(s) in the land being put to use for non-agricultural purposes	(a) (b)
6.	Name of tenant (s)	

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7.	(i) Father/Husband/Guardian's Name (if tenant is an individual) (ii) Registration No/PAN no in case of a Juristic person.	(i)..... (ii)
8.	(a) Address (b) Telephone Number (a) Land Line (office) (b) Land Line (residence) (c) Mobile number (c) Email ID (d) Document for proof of Identification (e) Document for proof of address	(a) (b) (c) (d) (e)
9.	Details of Land (a) District (b) Tahsil (c) Village/Urban local body (d) Patwari Halka No/Sector No.	(a) (b) (c) (d)



	Khasra Number	Current status		Purpose		Premium to be deposited	
		existing use	Area (in Sq. mt.)	Non agricultural purpose	Area (Sq. mt.)	premium per sq.mt. (in Rs.)	Total premium (in Rs.) (5x6)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Grand Total						
10.	Total amount to be deposited (in words.....)						
11.	Details of payment made (a) Challan identification number (b) Name of payee (c) Date of payment (d) Head in which payment made (e) Total amount deposited (in figure and words)					(a) (b) (c) (d) (e)	

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12.	Copy of diversion sketch to scale with land proposed to use on agricultural purpose marked separately	Submitted/Not submitted
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Place.....

Date.....

Signature of applicant

Name _____



AFFIDAVIT

Declaration about agricultural land

(On Rs.100/- stamp paper)

I/We, _____ son/daughter/wife of
_____, aged about _____ years, resident of
_____, do hereby solemnly affirm, take oath and declare
as under:

1. That I/we am/are the applicant(s) in respect of the land mentioned in the application form submitted for permission for non-agricultural land use.
2. That the land mentioned in the application does not fall under any restricted/prohibited category of land.
3. That I/we declare that the land applied for permission, as mentioned in the application form, is not subject to any stay order, injunction order, restraint order, or any other order passed by any court, tribunal, or competent authority, and the said land is free from all encumbrances, claims, objections, and disputes.
4. That I/we declare that the land applied for non-agricultural land use, as mentioned in the application form, is in conformity with the minimum required existing approach road and road right of way as per the norms.
5. I/we have calculated and deposited premium as per Schedule-2 and understand that the amount so deposited shall not be refunded after issuing of permission order in Form-B, under any circumstances.
6. I/we also agree to deposit any amount computed over and above what I have paid if case it is found that the premium calculated and deposited by me is less than the amount as prescribed under the rules.
7. That the documents attached/enclosed with the application are true, correct, genuine, and authentic to the best of my/our knowledge and belief, and no material fact has been concealed, suppressed, or misrepresented.
8. That I/we shall comply with all directions, orders, conditions, and instructions issued from time to time by the State Government.
9. That in case any information, document, declaration, or statement submitted by me/us is found to be false, incorrect, forged, misleading, or contrary to law, I/we shall be solely responsible for the same, and the prescribed authority shall be at liberty to cancel/revoke the permission granted and to take appropriate legal action in accordance with law.



Contact no. and email address:	DEPONENT(S) Signature: _____
	Name: _____ -----
	Address: _____

VERIFICATION

I/We, the above-named deponent(s), do hereby verify that the contents of paragraphs 1 to 9 of this affidavit and Form-A are true and correct to the best of my/our knowledge and belief, and nothing material has been concealed therefrom.

Verified at _____ on this _____ day of _____, 20.

DEPONENT(S)

Signature: _____

Mandatory Enclosures-

- (1) Copy of document for proof of identity
- (2) Copy of document for proof of address
- (3) Copy of khasra of current year
- (4) Area (In hectare or sq.mt.) applied for permission indicating the exact location of such area in the revenue map with relevant part of the revenue map, showing the area in red ink.
- (5) Copy of Receipt of payment of premium
- (6) In case of juristic person, the letter of authorization to act on behalf of such juristic person issued by competent body or person.

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Note:

Proof of identity may be self-attested copy of Aadhar Number, Voter ID, Passport, Driving License, Pass Book of any Nationalized Bank, or any Photo ID issued or certified by any Gazetted Officer of the State Government or the Central Government.

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Form- B
[see rule 5(2)]
Government of Rajasthan
Office of Prescribed Authority

Permission Order

The application of Shri-----of village ----- Tehsil-----, agricultural land held by him in his khatedari tenancy has applied under the Rajasthan Land Revenue (Use of Agricultural Land for Non-agricultural Purposes in Rural Areas) Rules, 2026, hereinafter referred to as the said rules, the particulars of which are given as under:

1. Names of applicant khatedar/tenants with father's/husband's name and complete address.
2. Details of the land converted:
 - (a) Name of the village/Gram Panchayat/Tehsil.
 - (b) Khasra No. of the land along with area of each Khasra No. (in hectare).
 - (c) Area converted (in hectare or sq. mtr.) in

Permission for non-agricultural land use is hereby granted for_____ purpose subject to the following conditions, namely:-

The permission shall remain subject to the following conditions:

1. The land shall be used only for the purpose for which permission has been granted.
2. This permission shall not dispense with the requirement of obtaining any approval, licence, consent or sanction required under any other law.
3. The applicant shall comply with the provisions of the Rajasthan Land Revenue Act, 1956, the said rules, environmental laws and all other applicable statutes.
4. Existing public roads, Government land, watercourses, drainage channels, electric lines and public utilities shall neither be obstructed nor encroached upon.



5. No construction shall be undertaken without obtaining approval of layout plan/building plan and any other approval required under any prevailing law from the competent authority.
6. If any statement made in the application or any document produced is found false, forged or obtained by fraud or suppression of material facts, this permission shall be liable to be cancelled after following due process of law.
7. The State Government shall be entitled to recover any unpaid premium, conversion charges, penalty or other dues in accordance with law.
8. This permission does not confer or recognize title over the land and shall remain subject to any order passed by a competent Court or authority.
9. Any violation of the Act, Rules or conditions of this order shall render the permission liable to cancellation and invite such further action as permissible under law.

Authority

Signature of the Prescribed

No.

Date:

Copy to:

1. The District Collector-----
2. Gram Panchayat-----
3. The applicant Shri-----

Signature of the Prescribed Authority



FORM-C

[see rule 5(3)]

APPLICATION FOR CHANGE IN PURPOSE

To The Prescribed Authority (Sub-Divisional Officer)

Sir,

I/We hereby apply under sub-rule (3) of rule 5 of the Rajasthan Land Revenue (Use of Agricultural Land for Non-agricultural Purposes in Rural Areas) Rules, 2026 for change in purpose from----- (purpose) ----
----to----- (purpose) -----, the particulars whereof are given here under:

1. Name of applicant(s)
2. Father's/husband's name
3. Address with mobile number
4. E-mail ID (if any)
5. No. and date of original permission order (Note: Enclose a photo copy of the order).
6. Purpose for which the land was permitted to non agricultural use.
7. Revised purpose to use.
8. 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.
9. Area (in sq. mtrs.) sought to be used 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 premium payable for the original permission.
2. Premium payable for the revised purpose.
3. Difference of amount.

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.....

Office of Prescribed Authority
(Sub-Divisional Officer)

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FORM-D

[see rule 5(4)]

Office of Prescribed Authority (Sub Division Officer)

No. Dated:

REVISED PERMISSION ORDER

On the application of Mr/Mrs-----
-----of village----- Tehsil-----
-----, the agricultural land already permitted to use for the
purpose..... by order no..... date..... a non-agricultural
purpose is hereby permitted for revised non agricultural purpose.....
under sub-rule (4) of rule 5 of the Rajasthan Land Revenue (Use of
Agricultural Land for Non-agricultural Purposes in Rural Areas)
Rules, 2026, the particulars of which are given as under:

1. Name/Names applicant(s):
2. Father's/husband's name:
3. Address with mobile number
4. 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
5. Rate of premium payable on original permission.
6. Amount of premium deposited with original
7. Amount of penalty deposited, if any, with date & No. of challan. 14.
Amount of interest deposited, if any, with date and No. of challan.
8. Other particulars, if any

The above permission order shall be subject to the following conditions:-

- (i) The land shall be used only for the purpose for which permission has been granted.

- (ii) This permission shall not dispense with the requirement of obtaining any approval, licence, consent or sanction required under any other law.
- (iii) The applicant shall comply with the provisions of the Rajasthan Land Revenue Act, 1956, the said rules, environmental laws and all other applicable statutes.
- (iv) Existing public roads, Government land, watercourses, drainage channels, electric lines and public utilities shall neither be obstructed nor encroached upon.
- (v) No construction shall be undertaken without obtaining approval of layout plan and building plan from the competent authority
- (vi) The State Government shall be entitled to recover any unpaid premium, conversion charges, penalty or other dues in accordance with law.
- (vii) This permission does not confer or recognize title over the land and shall remain subject to any order passed by a competent Court or authority.
- (viii) Any violation of the Act, rules or conditions of this order shall render the permission liable to cancellation and invite such further action as permissible under law.

Signature of the Prescribed Authority

(Sub-Divisional Officer)

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



FORM-E

[see rule 7(1)]

Report of Non Agricultural Land Use

To

The Prescribed Authority
(Sub-Divisional Officer)

.....

District.....

1. It has come to notice that the below mentioned land has been utilized for non-agricultural purposes on the spot but the tenant of the land, -

(a) has not applied for permission to use of agricultural land for non-agricultural purposes under rule 5 of the Rajasthan Land Revenue (Use of Agricultural Land for Non-agricultural Purposes in Rural Areas) Rules, 2026.

(b) has given incorrect intimation.

(c) has applied but has not received the communication from the Sub-Divisional Officer so far.

2. Particulars of the land used without permission and premium is to be charged:-

S. No	Particulars	As per information given by the applicant (See Note 2 below)	As found on the spot
(1)	(2)	(3)	(4)
1.	Khasra		
2.	Total area (in sq.m.)		
3.	Purpose for which the land is currently assessed (See Note 4 below)		
4.	Non agricultural land used area (in sq. m.)		



S. No	Particulars	As per information given by the applicant (See Note 2 below)	As found on the spot
5.	Purpose for which land is being used (See Note 4 below)		
6.	Rate applicable for premium as per rule		
7.	Amount of premium payable		
8.	Rate applicable for premium to be charged with penalty etc.		

3. The particulars of the applicant of the above lands are as follows, namely: -

Name	Father's/Husband's Name
Full Address	
.....	

4. Whether the applicant has given application? Yes / No

If yes, then fill in following the details

S. No.	Particulars	Details
1.	Date of application given by the tenant	
2.	Amount deposited against premium	
3.	Whether communication issued by the Sub-Divisional Officer If yes, give the Number and date thereof	Yes / No

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4.	The difference of amounts, if any, required to be deposited by the tenant (a) Premium (b) Penalty (c) Total	
5.	Whether the tenant has deposited the amount mentioned in item (4) above? If yes, then please give the date and number of the receipt of payment made.	Yes / No
6.	Whether the orders for updating land records have been issued under these rules	Yes / No

Place:.....

Date:.....

No.....

Tehsil.....Dist.....

Enclosures-

(1) Copy of the Khasra

(2) Diversion sketch

Notes:-

1. Please mark one of the options (a) to (e) as applicable.
2. Column (3) will be filled as per the written information given by the applicant
3. In case the khasra Numbers are too many, attach a separate sheet giving complete details.
4. Pick up the purpose from the list below:

(a) Agricultural purpose

(c) Educational purpose

(e) Industrial purpose

(g) Other purpose.....

(b) Residential purpose

(d) Commercial purpose

(f) Charitable purpose

Signature of Patwari

Name.....

Patwari Halka/Zone



Schedule-1

(see rule 6)

Lands not permitted to use non-agricultural purposes under these rules

Following categories of lands on which permission shall not be granted:-

- (1) Land which is under acquisition under any acquisition Act for the time being in force;
 - (2) Land falling within the boundary limits of any Railway Line, National Highway, State Highway or any other road maintained by the Central or State Government or any Local Authority as specified in any Act or rules of the Central or State Government made in this behalf, or within the limit specified in the guidelines of the Indian Road Congress for establishment of industry from the middle point of National Highway/State Highway/Major District Road/Other District Road/Rural Roads, whichever is longer;
 - (3) Land situated within the radius of such distance as prescribed by notification issued by the Ministry of Environment, Forest and Climate Change, Government of India or Department of Environment and Climate Change, Government of Rajasthan under the Water (Prevention and Control of Pollution) Act, 1974, Air (Prevention and Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and rules and regulations made thereunder:
- Provided that if a person at any time after issue of permission order for the purpose of establishment of industry other than red category desires to convert the established industry into any industry which is falling in Red Category, as classified by the Rajasthan State Pollution Control Board, the applicant is required to take consent of the Rajasthan State Pollution Control Board before establishment of such industry.
- (4) Land falling within the area where the construction or other activities has been restricted by the Forest Department or any other authority of the State Government.
 - (5) In case of petrol pump, land which is situated within the distance of 50 meters from schools, ten or more bedded hospitals, residential areas, water bodies and high tension lines shall not pass over such land.



Explanation (i) In case of schools, ten or more bedded hospitals, residential areas, the distance shall be considered from fill points/dispensing units/vent pipe whichever is nearest.

(ii) In case of water body, streams and rivers, the distance shall be considered from banks/edge of water body, streams or rivers, as the case may be.

(6) Land falling under catchment areas of a tank or village pond, river, nala, tank, lake or land used as pathway to any cremation or burial ground or village pond, even if not so recorded in the village revenue map or revenue record.

(7) Land falling within the radius of 10 meter of boundaries of right of way of underground pipeline of oil companies.

(8) Land falling within the radius of 50 meter of boundaries of oil companies storage depot.

(9) Land or building restricted under the rule 79 and 80 of the Indian Electricity rule 1956.

(10) Land falling within the radius of 1.5 km, of boundaries of defence ordinance depot.

(11) Land falling within the radius of 1.5 kms of outer limits of abadi of a village for the purpose of explosive magazine;

(12) Land falling within the radius of 300 meters of boundaries of petroleum and petrochemical installation.

(13) land falling within eco-sensitive zone;

(14) land falling in water bodies, lakes, rivers, catchment areas and drainage channels;

(15) land affected by archaeological or heritage protection laws;

(16) land falling within prohibited distance from highways, railways, pipelines or airports;

(17) Where the application relates to agricultural land falling within the revenue villages of Oria, Utaraj, Aorna Jawai, Achalgarh and Salgaon of Tehsil Abu-Road

of District Sirohi no order shall be issued without prior approval of the State Government.

(18) any category of land notified by the State Government, from time to time.

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Schedule-2
(see rule 10)
Rates of premium
(Rates in % of DLC rates)

S. N o.	Existing land use	Proposed use				
		Agricultural use	Residential unit/Public utility/ Industrial purpose/ industrial area/ industrial estate/stadium, play ground and sports complex	Commercial/ Institutional/ Residential Colony/ project /Medical facility/ hydrocarbon exploration use/Integrated Township	Renewable Energy Projects and salt manufacturing	Food processing
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Agricultural use	0	5	10	0.5	2.5
2.	Residential unit/Public utility/ Industrial purpose/ industrial area/ industrial estate/stadium, play ground and sports complex	0	0	5	0	0
3.	Commercial/ Institutional / Residential Colony/ project /Medical facility/	0	0	0	0	0

	hydrocarbon exploration use/Integrated Township					
4.	Renewable Energy Projects and salt manufacturing	0	4.5	9.5	0	2
5.	Food processing	0	2.5	7.5	0	0

Notes:

- (1) For development of SEZ a premium of only Rs. 100/- shall be payable irrespective of area of the land.
- (2) Fifty percent of premium shall be charged in case of permission of land use for establishment of eligible unit as Approved by the prescribed authority under the provisions of the Rajasthan Investment Promotion Scheme, 2003.
- (3) Fifty percent of the premium shall be charged in case of permission of land use for establishment of enterprise(s) or for modernization/ expansion/ diversification of existing enterprise(s) or for revival of sick industrial enterprise(s), holding a valid entitlement certificate, under the Provisions of the Rajasthan Investment Promotion Scheme, 2010 or Rajasthan Investment Promotion Scheme, 2014, as the case may be.
- (4) Seventy five percent of the premium shall be exempted and the remaining twenty five percent of the premium shall be charged at the time of permission to use of land for establishment of eligible units having entitlement certificate issued by the competent authority/committee under the provisions of the Rajasthan Investment Scheme, 2022. The said amount of twenty five percent, paid at the time of permission shall be reimbursed to the applicant units as per the procedure laid down by the State Government on submission of documentary evidence of the commencement of commercial production by the said unit within period specified under the

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scheme. In case of breach of any conditions mentioned in the said scheme premium exempted and reimbursed as specified above shall be recovered along with interest as per the provisions of the said scheme.

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Schedule -3

(see rule 11)

List of Non-agricultural Land Uses where no premium shall be charged

S.No.	purpose
1.	A khatedar tenant shall be entitled for permission to use of his agricultural holding for construction of a dwelling house or cattle shed or store house on an area not exceeding 500 Sq. mts.
2.	Stadium, playground and sports complex
3.	Where any department of State Government or a local authority uses for any official use.
4.	Tourism unit
5.	For setting up of Agro-processing and Agri-marketing unit whose project is sanctioned before 31 st March, 2019 under the Rajasthan Agro-processing and Agri-marketing Promotion Policy 2015.
6.	For establishment of eligible unit as approved by the appropriate authority under the provisions of the Rajasthan Investment Promotion Scheme-2019.
7.	In case of land use, on recommendation of the Department of Technical Education, for the purpose of establishment of technical education institutions
8.	Land to be used for establishment of industries declared as green category or white category by the order of Rajasthan State Pollution Control Board.
9.	Land upto an area of 4,65,000 square meters for establishment of,-



	Information Technology Park or Information Technology Campus notified by the Department of Industries or Department of Information Technology and Communication; and Information Technology Industries i.e. Information Technology or Information Technology Enabled Service Unit or Company, on the condition that such park, campus, unit or company, as the case may be, shall abide all the provisions of the Environment (Protection) Act, 1986 and rules and regulations made there under.
10.	Land to be used by social and religious charitable trust for establishment of medical facilities, educational facilities, old age homes, orphanage, nari-niketan, leprosy centre, centre for person with disability, de-addiction centre, kanya ashram or balgrah.
11.	Where land held by khatedar tenant belonging to Scheduled Caste or Scheduled Tribes to be used for Renewable Energy Projects

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Schedule-4
(see rule 17)

Procedure for layout plan and building plan approval

In rural areas for use of agricultural land into non-agricultural purposes the following procedure shall be adopted for layout plan and building plan:-

1. For residential colony/project/ industrial area/industrial estate/integrated township layout plan shall be approved by the Committee headed by Collector under rule 17 of the Rajasthan Land Revenue (Use of Agricultural Land for Non-agricultural Purposes in Rural Areas) Rules, 2026.
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/ 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

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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 premium for approval of layout plan/building plan shall be at the rate of fifty percent 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,

 29/09/26
(T. Ravikanth)

Principal Secretary to the Government.

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

1. A.C.S. to Hon'ble Chief Minister, Rajasthan. Jaipur.
2. S.A. to Hon'ble Revenue Minister, Rajasthan Jaipur.
3. J.S. to Chief Secretary, Rajasthan Jaipur.
4. P.S. to Pr. Secretary, Revenue Department, Jaipur.
5. Accountant General, Rajasthan, Jaipur.
6. All Divisional Commissioners, Rajasthan.
7. All Collectors, Rajasthan
8. Deputy Accountant General, (State Receipts Audit), Rajasthan, Jaipur.
9. Registrar, Board of Revenue, Ajmer.
10. Director Printing and Stationary department for publication of the Notification in the Rajasthan Gazette dated along with additional copies
11. Director, Public Relations, Rajasthan, Jaipur.
12. "RAVIRA" Board of Revenue, Rajasthan, Ajmer.
13. Director, Information & Technology, Jaipur.
14. All Joint Secretaries/Dy. Secretaries Department of Revenue.

15. Additional Director, (IT) Revenue Department, for online Gazette notification.
16. Joint Secretary Revenue (G-5) Department for uploading on website.
17. Guard file.


Principal Secretary to the Government