

# **<sup>1</sup>The Rajasthan Industrial Areas Allotment Rules, 1959**

No.F 5(199)LST/A/59,

dated 31 December 1959

In exercise of the powers conferred by section 100 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956) the State Government hereby makes the following rules, namely :-

**1. Short title and commencement** – These rules may be called the Rajasthan Industrial Areas Allotment Rules, 1959 and shall come into force with effect from 1-1-1960.

**1A. Definition**– in these rules, unless there is anything repugnant to the subject or context.

(i) District Level Committee’ means the 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;

(ii) Industrial Area’ means an area of land which may have been reserved and set apart or may hereafter be reserved or set apart under section 92 of the Rajasthan Land Revenue Act. 1956, for the purpose of setting up an industry or industries including essential welfare and supporting services e.g. post office, labour colony, residential colony/housing complex and township, educational institution, R.S.E.B. power station and water and sewerage facilities, dispensary or hospital, police fire service station, bank, weigh-bridge, shops and markets, cinema, hotel and restaurant and petrol pump;

(iii) ‘IT Industry’ means IT Hardware, Software Industry, IT Services, IT Enabled Services, IT Infrastructure and IT Training Institution. It shall cover development, production and services related to IT Products and includes IT and Telecommunications;

(iv) ‘IT Enabled Service’ means any product or service that is provided or delivered using the resources of information and Communication Technology;

(v) ‘IT’ means information technology-

(vi) ‘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;

(vii) ‘Rural area’ means an area which is not included in the notified area of urban bodies and their urbanisable limits or periphery belt;

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<sup>1</sup>These Rules Published vide Notification no. F.5(199)LST/A/59 dated 31-12-59.

<sup>2</sup> [(viii) 'Tourism unit' means a tourism unit or project as defined in the prevailing policy of the Department of Tourism, Government of Rajasthan or approved by the Ministry of Tourism, Government of India.]

(ix) 'Urban Bodies' means bodies constituted under the Rajasthan Municipalities Act, 1959 or the Rajasthan Urban Improvement Act, 1959 (act no. 35 of 1959) or the Jaipur Development Authority Act, 1982 (act no. 25 of 1982).

**2. Period for which land may be allotted.**— Land in industrial area may be allotted on lease-hold basis for a period of 99 years-

<sup>3</sup>(a) for setting up of a large scale industry anywhere in the state, by the State Government in the Industries Department and in the case of large scale tourism unit, the allotment shall be made by the <sup>4</sup>[Government in the Revenue Department] and]

(b) for setting up of other industries -

(i) in Jaipur District, by the Director of Industries, Rajasthan Jaipur provided that in case of a tourism unit the allotment shall be made by the <sup>5</sup>[Government in the Revenue Department]t, and

(ii) in any other district, by the Collector concerned.

(bb) for the setting up of IT Industries Government land shall be allotted by the State Government in the Revenue Department on the recommendation of the Department of Information Technology and Communication.

<sup>6</sup> (c) [all allotment of land under clause (a) shall be made within an period of 60 days and under clause (b) within a period of 30 days from the date of receipt of the completed application in Form-B.]<sup>7</sup>[In case applicants submits complete application electronically in Single window System Portal, it shall be disposed as per the provisions of the Rajasthan Enterprises Single Window Enabling and Clearance Rules, 2011.]

<sup>8</sup>[Provided that the allotment of land for the purpose of setting up of Common Effluent Treatment Plant and related activities, anywhere in the State, shall be made by the State Government in the Revenue Department for a period of 10 years which shall be extendable for a period of 5 years.]

<sup>9</sup>**[2-A. Execution of lease deed.** - The lease deed shall be executed in Form-A. The allotting authority shall issue notice to the allottee to submit requisite stamps for execution of lease deed. The allottee shall submit requisite stamps within 30 days of receipt of such

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<sup>2</sup> Substituted by Notification no. F.11(4)Rev.6/14/17, dated 22-05-15.

<sup>3</sup> Substituted by Notification no. F.9(13)Rev.6/2010, dated 22.09.11.

<sup>4</sup> Substituted by Notification no. F.11(4)Rev.6/14/17, dated 22-05-15.

<sup>5</sup> Substituted by Notification no. F.11(4)Rev.6/14/17, dated 22-05-15.

<sup>6</sup> Added by Notification no. F. 6(25)Rev.6/99/18, dated-30-04-01.

<sup>7</sup> Added by Notification no. F.6(260)Rev.6/14/8, dated 29-04-15.

<sup>8</sup> Added by Notification no. F.11(4)Rev.6/14pt/04, dated-29-01-16.

<sup>9</sup> Substituted by Notification no. F.11(1)Rev.6/04/21, dated 31.07.12.

notice. The possession of allotted land shall be given to the allottee after execution of lease deed:

Proved that the allottee who did not execute the lease deed of allotted land prior to commencement of the Rajasthan Industrial Area Allotment (Amendment) Rules, 2012, such allotment may be regularized by the allotting authority on payment of penalty of Rs. 3000/-. The allotting authority shall issued notice of one month to such allottee to submit requisite stamps for execution of lease deed and deposit penalty and all dues of State Government. If the allottee submits the requisite stamps, deposit penalty and all dues, lease deed may be executed in favour of such allottee for the remaining period of lease.]

<sup>10</sup>**[2-B. Land not available for allotment under these rules.-** the following categories of lands shall not be allotted under these rules, namely:-

- (i) 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 <sup>11</sup>[specified in the guidelines of the Indian Road Congress] for establishment of industry from the middle point of National Highway/State Highway, whichever is longer or the land falling within 100 feet of the middle of any road or any rural pathway which link with villages or important public places, either shown in the revenue map of a village or not.
- (ii) Land falling within the radius at 1.5 Km, of the outer limit of abadi of a village for the purpose of an industrial unit or lime kiln or a kreshar unit or an industrial area. <sup>10a</sup>(This restriction shall not apply where allotment is sought for non-polluting industries for which consent to estsbilsh an consent to operate is not required from the Rajathan State Pollution Control Borad.)

**3. Development charges.** - The premium to be charged by way of development charges from the lessee shall be –

- (i) Rupees one thousand five hundred per acre in an industrial area situated within a radius of fifteen miles of Jaipur City, or Kota City.
- (ii) Rupees five hundred per acre in a city having a population of three lacs and above, other than the cities mentioned in the preceding clause.
- (iii) Rs. 300 per acre in a town having a population of 50,000 or above but less than 3 lakhs.
- (iv) Rs. 200 per acre in a town having a population or more than 10,000 and less than 50,000; and
- [(v)] Rs. 100 per acre in town having a population or more than and 10,000 less.

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<sup>10</sup> Inserted by Notification no. F. 10(8)Rev.6/01/23, dated-12.09.03.

<sup>10a</sup> Amended by Notification no. F.6(32)Rev.6/2020/97, dated-06-06-2022.

<sup>11</sup> Substituted by Notification no. F.10(8)Rev.6/2001/pt-43, dated-02-05-06.

**3-A. Price of land.-** For the allotment of Government agricultural land in industrial area the price of the land shall also be charged from the allottee which shall be equivalent to the prevailing market price of the same class of agricultural land in the vicinity and shall be determined accordingly, by the colonization commissioner in the Rajasthan Canal Project Colony Area, and by the Collector concerned in other areas.

Provided that no price of land shall be charged in cases where the State Government in the Industries or Tourism Department acquires land for an Industrial unit or for the Rajasthan State Industrial Development and Investment Corporation or for Rajasthan Tourism Development Corporation and compensation for the acquisition is paid by the said Corporation only for the purpose for which the land is acquired.

Provided that for the allotment of Government agricultural land for setting up of IT Industries in rural areas, the price of the land shall be charged from the allottee at the rate of 75% of market rate determined by the District Level committee of the same class of agricultural land subject to the condition that the IT Industry should be established before 31 march 2012.

<sup>12</sup>[Provided also that for the allotment of Government agricultural land for establishment of offices/branches of National Laboratories like CLIR, CFTRI etc. in rural areas, the price of land shall be charged from the allottee at the rate of 50% of the market rate determined by the District level committee for the same/adjoining area of agricultural land, subject to the condition that the land is used only for the purpose for which the land is allotted and in the event of breach of condition, the allotment shall be cancelled by the allotting authority.]

Provided also that for the allotment of Government agricultural land for setting up of research, development and testing laboratories accredited from a national level Accreditation Board/Authority, by Micro, Small and Medium Enterprises Associations in rural areas, the price of the land shall be charged from the allottee at the rate 50% of the market rate determined by the District level committee for the same/adjoining area of agricultural land, subject to the condition that the land is used by the said Association only for the purpose for which the land is allotted and in the event of breach of condition, the allotment shall be cancelled by the allotting authority.]

<sup>13</sup>[Provided also that for the allotment of Governmentland for setting up of micro, small and medium enterprises clusters, the price of the land shall be charged from the allottee at the rate of 50% of the market rate determined by the District Level Committee for the same/adjoining area of agricultural land,subject to the condition that the land shall be used only for the purpose for which the land is allotted and in the event of breach of condition, the allotment shall be cancelled by the allotting authority.]

<sup>14</sup>[**3B. Allotment of Land for Tourism Units.-** (1) For establishment and development of Tourism Units the District Collector shall identify suitable land for the

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<sup>12</sup> Added by Notification no. F.11(1)Rev.6/04/41, dated 24.12.10.

<sup>13</sup> Added by Notification no. F.11(1)Rev.6/04/pt.13, dated 19.05.11.

<sup>14</sup> Inserted by Notification no. F.11(4)Rev.6/14/17, dated 22-05-15.

establishment of tourism units. The land so identified shall be set apart and reserved for tourism units under intimation to the Tourism Department and same shall be uploaded on the web-site of the District Collector and tourism Department. The maximum and minimum land areas to be reserved for tourism units shall be as under:-

S.No	Category	Minimum Land Area	Maximum Land Area
1	2	3	4
1.	Budget Hotel and 1 to 3 stars hotels	1200 square meters	Up to 4000 square meters
2.	4 stars hotels	6000 square meters	Up to 12,000 square meters
3.	5 stars and hotels	18000 square meters	Up to 40,000 square meters
4.	Others Tourism units	.....	As per requirement/availability

<sup>15</sup>[Provided that the provisions of maximum land area mentioned above shall not apply in case of the following categories of tourism units:-

- (a) The tourism unit projects approved by the Department of Tourism for allotment of government land under the Rajasthan Tourism Unit Policy, 2007; or
- (b) The tourism unit projects, for which MOUs have been signed under the aegis of the Resurgent Rajasthan-2015 for allotment of Government land.]

(2) The reserve price for allotment of land set apart and reserved for tourism unit shall be equal to the rates recommended for assessment of market value of agriculture land by district level committee under rule 58 of the Rajasthan Stamp Rules, 2004.

(3) Allotment of land for tourism units shall be made in the following manner, namely:-

- (a) The Allotting Authority shall invite bids for allotment of land for tourism units set apart and reserved for tourism unit under sub-rule (1) through advertisement published in National and State level news paper. The reserve price for allotment of land shall be mentioned in the advertisement.
- (b) In case more than one bid received within the specified time period, the allotment of land shall be made through competitive bidding. In case only single bid is received in the specified time period, the allotment of land shall be made to the single bidder on the prevailing reserve price or the price offered by the bidder, whichever is higher.
- (c) Land allotted under this rule shall be used for establishment of tourism unit within the time limit specified as under,-

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

<sup>15</sup> Added by Notification no. F.11(4)Rev.6/14/pert/59A, dated-10-08-18.

(ii) four years for a tourism unit having more than 200 rooms.

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

(d) Land allotted under this rule shall be used only for the purpose of tourism unit and not for any other purpose at least for a period of thirty years.]

<sup>16</sup>[(4) Notwithstanding anything contained in clause (a) and (b) of sub-rule (3) allotment of land for the following categories of tourism unit projects, which are pending on the date of commencement of the Rajasthan Industrial Areas Allotment (Second Amendment) Rules, 2018 before the allotting authority shall be made on reserve price of land as specified in sub-rule (2), namely:-

- (a) The tourism unit projects approved by the Department of Tourism for allotment of government land under the Rajasthan Tourism Unit Policy, 2007; or
- (b) The tourism unit projects, involving allotment of government land for which MOUs have been signed under the aegis of the Resurgent Rajasthan-2015:

Provided that in case where more than one project has been approved or MOU signed for allotment of the same land or part thereof, preference shall be given to the project for which some adjoining land, forming a part of the project is already available with the promotor. Where there is more than one project for such preferential treatment, there shall be competitive bidding within such projects deserving preferential treatment and where there is no case of such preferential treatment, there shall be competitive bidding within all the approved projects.”]

**4. Renewals of lease.** – Every such lease may be renewed for a further period of 99 years at the option of the lessee.

<sup>17</sup>**[5. Rate of rent be charged-** Rent shall be charged at the following rates :-

Category	Rate per square meter per year
In towns and cities with population more than 3 lacs	Rupees 1.00
In towns cities and villages with population more than 10, 000 but less than 3 lacs	75 paise
In towns, cities and villages with population less than 10,000	50 paise]

<sup>16</sup> Added by Notification no. F.11(4)Rev.6/14/pt./07, dated 21-02-18.

<sup>17</sup> Substituted by Notification no. F.9(234)Rev.6/07/21, dated 13.08.09.

**6. Revision of rent.** – Such rent shall be liable to be revised after every thirty years.<sup>18</sup>]

<sup>19</sup>**7. Setting up of industry.**- (1) Industry other than tourism unit shall be set up within a period of two years from the date of allotment of land:

Provided that the allotting authority may, on the application of allottee, extend the period of setting up of industry upto two years. If allottee fails to use of land within such extended period, the allotting authority may on application of allottee refer the matter to the State Government for extension of above period. The State Government may extend the above period in appropriate cases.

(2) If the land is not used within the stipulated period or time extended as per provisions of sub- rule (1), the land shall revert back to the State Government free from all encumbrances.]

**8. Land not to be used for other purpose.**- (1) The land given for industrial purposes shall not be used for any other purpose except constructing factory premises and such other residential quarters as are required for those engaged in that industry. No constructions shall be permitted which may have the object of using it as a commercial undertaking other than the industry permitted to be established.

<sup>20</sup>[Provided that the State Government, on the application of the lessee for establishment of industry other than the industry for which the was given, may grant permission for establishment of such industry. <sup>21</sup>(But in case of government land allotted on or after dated 22-05-2015 under these rules, such permission shall not be granted for establishment of tourism units.)

(2) The permission for construction of the labour colony shall be given if required at the time of the establishment of an industry.

(3) The industrialist shall be free to use an area upto 200sq.metre for his own residential purpose on first floor of the factory premises.

**9. Lessee debarred from sale of land etc.** – The lessee shall have the limited ownership on the land leased till the lease subsists and shall have the right of assignment only for the purpose of taking a loan for the development of the industry <sup>22</sup>[or for pledging as collateral security for a loan taken by the lessee or some other industry owned by the same management]. The lessee shall have no right to sell the land:

<sup>23</sup>[(i) Provided that the land can be pledged as collateral security only in favour of industrial Financial Corporation of India, Rajasthan Finance Corporation, IDBI, ICICI, LIC, IRBI,

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<sup>18</sup> Deleted by Notification no. F.9(234)Rev.6/07/21, dated 13.08.09.

<sup>19</sup> Substituted by Notification no. F.1(58)Rev.6/2017/01, dated 02-01-18.

<sup>20</sup> Added by Notification no. F.11(1)Rev.6/04/pt.13, dated 19.05.11.

<sup>21</sup> Amended by Notification no. F.9(53)Rev.6/2021/09, dated 03-02-2022.

<sup>22</sup> Inserted by Notification no. F.9(234)Rev.6/07/20, dated-17.07.09.

<sup>23</sup> Inserted by Notification no. F.9(234)Rev.6/07/20, dated-17.07.09.

HDFC, SIDBI, EXIM Bank, Co-operative Banks and any Public Financial Institution as defined in the Public Financial Institution Act or Scheduled Banks or private lending agencies subject to ensuring that the lessee has cleared all the outstanding dues of the lessor and the lessee creates first charge in favour of the State Government and second to the financing body or bodies.]

<sup>24</sup>[(ii) Provided further that once the land has been utilized for the purpose for which it was allotted within the period specified in rule 7, the lessee may, with the permission of the Allotting Authority transfer his right or interest in the whole land, so leased out, on the following conditions:-

- (a) In case of government land allotted under these rules, he shall pay 50% of prevailing market price of land after deducting allotment price charged under rule 3A and the transferee shall pay 50% of excess amount of yearly lease land mentioned in rule 5 and other conditions of lease shall be remain unchanged.
- (b) In case of converted Khatedari land allotted under these rules for industrial purpose, the transferee shall pay 50% excess amount of yearly lease rent mentioned in rule 5 and other conditions of lease shall be remain unchanged.]

<sup>25</sup>[(iii) Provided also that if after grant of permission the transferee has failed to execute the lease deed and further transferred the allotted land without prior permission of allotting authority, such transfer may be regularized by the allotting authority on payment of penalty of Rs. 3000/- for each transfer. The lease deed may be executed in favour of such transferee for the remaining period of lease may be executed in favour of such transferee for the remaining period of lease.

The transferee shall pay 50% excess amount of the yearly lease rent mentioned in rule 5 on such transfer.]

(iii) Provided also that in case an industrial plot is proposed to be divided or sub-divided for any purpose, whatsoever, prior permission of the State Government in the Revenue Department shall be obtained by the allotting authority.

<sup>26</sup>[(iii) Provide also that if any industrial plot is divided or sub-divided without obtaining prior permission of the State Government, the lessee shall apply for permission of division or sub-division to the allotting authority along with a copy of the challan depositing an amount of Rs. 3000/-. The allotting authority, with prior approval of the State Government, may regularize the division or sub-division.]

<sup>27</sup>[(iv) Provided also that, in case of sick unit as per RBI guidelines, the lessee with the prior permission of the State Government, may transfer his right or interest in the leased land sub-divided under the above proviso on the following conditions:-

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<sup>24</sup> Substituted by Notification no. F.9(43)Rev.6/14/17, dated 19-11-14..

<sup>25</sup> Inserted by Notification no. F.11(1)Rev.6/04/21, dated 31.07.12.

<sup>26</sup> Inserted by notification no. F.6(54)Rev.6/2001/pt/108, dated 25-09-19.

<sup>27</sup> Inserted by Notification no. F. 11(1)Rev.6/04/26, dated-17.02.06.



(a) That NOC from financial Institutions/Bank shall be obtained, in case land is mortgaged.

(b) that the conditions of lease shall remain unchanged.

(c) that the transferee shall pay additional 100 percent excess amount of the proportionate yearly lease rent applicable from the date of transfer of right or interest in leased land.

(d) that the transferee shall use the land for the Industrial purpose only.]

<sup>28</sup>[(e) that in case of government land allotted under these rules, the transferee shall pay 50% of prevailing market price of land after deducting allotment price charged under rule 3A.]

(v) <sup>29</sup>[Provided also that no permission of transfer under the above proviso, shall be allowed in case of a Government land unless the unit is declared sick by Board of Industrial and Financial Reconstruction (BIFR).]

(vi) Provided also that in case of any doubt of any kind the allotting authority shall refer the matter to the State Government in the Revenue Department whose decision shall be final.

<sup>30</sup> [Provided also that the developer of micro, small and medium enterprises clusters, as per approved plan, may transfer his right or interest in the whole land, so leased out to entrepreneurs. The conditions of lease remaining unchanged. The transferee shall pay 50% excess amount of the yearly lease rent mentioned in rule 5 on such transfer.]

**10. Intimation to Revenue Department of sanction accorded.** – The industries department shall, before 31st day of January, 1964, send to the Revenue department a statement giving particulars (viz, date of the sanction, date of the allotment of land full particulars of land allotted, development charges and rent to be charged), of all sanctions accorded since the commencement of these rules, all allotting authorities and shall inform the Revenue Department of all sanctions to be accorded in future, and the Revenue Department shall issue orders to the Collector concerned for realising the development charges under rule 3 and the rent under rule 5 and for ensuring that the conditions of the allotment particularly those mentioned in rules 7, 8 and 9 are duly observed.

<sup>31</sup>[**11. Provisions of lands for industrial purposes in certain circumstances.**]

**11-A. Allotment of land to the Rajasthan State Industrial Development and Investment Corporation Ltd. or Rajasthan Tourism Development Corporation-**

(1) Land shall be allotted to the Rajasthan State Industrial Development and Investment Corporation Ltd. or Rajasthan Tourism Development Corporation for setting up and developing Industrial Areas, on the following terms and conditions :-

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<sup>28</sup> Added by Notification no. F.9(43)Rev.6/14/17, dated 19-11-14.

<sup>29</sup> Inserted by Notification no. F. 11(1)Rev.6/04/26, dated-17.02.06.

<sup>30</sup> Added by Notification no. F.11(1)Rev.6/04/pt.13, dated 19.05.11.

<sup>31</sup> Deleted by Notification no. F. 6(54)Rev.6/01/3, dated-7.02.04.

(i) The land shall be allotted on lease hold basis for a period of 99 years;

<sup>32</sup>[(ii) The premium to be charged for the allotment of government land for industrial purposes shall be equivalent to the prevailing market price of the same class of agricultural land in the vicinity and shall be determined accordingly by the Colonization Commissioner in the Rajasthan Canal Project Colony Area and by the Collector concerned in other areas:

Provided that no premium for allotment shall be charged from the Rajasthan State Industrial Development and Investment Corporation where the land has been purchased by the Rajasthan State Industrial Development and Investment Corporation or acquired for Rajasthan State Industrial Development and Investment Corporation after its incorporation and the compensation is paid by the Rajasthan State Industrial Development and Investment Corporation.]

(iii) Lease rent shall be payable at the rate of Rs. 1/- per acre per annum;

(iv) The Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] may sub-lease the leased land or part thereof, for industrial purposes including essential welfare and supporting services, provided that in the case of Diamond and Gem Development Corporation to who the land has already been leased out by RIICO for 99 years, the sub-lessee i.e. DGDC may further sublet and the terms and conditions and other provision contained in the rules in so far as they relate to RIICO shall mutatis mutandis apply to DGDC also as if the land in question has been let out to them by State Government under rule 11-A ibid.]

Provided further that where land was allotted and converted in favour of Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] after its incorporation for industrial purpose but land was used for essential welfare and supporting services, such allotment [xxx] shall be deemed to be for industrial purpose.]

(iv-a) The sub-lessee of the Rajasthan State Industrial Development and Investment Corporation Ltd may further sub-lease the sub-leased land or part thereof on such terms and conditions as may be mutually agreed between such sub-lessee and subsequent sub-lessee. The terms and conditions applicable to sub-lessee shall also mutatis mutandis apply to such subsequent sub-lessee.

(v) The Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] may levy and recover such lease rent and other charges as may be determined by it, in respect of the lands sub-leased by it;

(vi) The periods of the sub-leases by the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] shall be determined by it, but shall not exceed 99 years, in all, in any case;

(vii) The land shall revert to the Government free of all encumbrances and without payment of any compensation in case the Rajasthan State Industrial Development and

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<sup>32</sup> Substituted by by Notification no. F.9(45)rev.6/2016/16, dated 11-05-17.

Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] or any of its sub-lessees, use it for any purpose other than industrial [including essential welfare and supporting services], or commit breach of any other condition of the lease or sub-leases;

(viii) The sub-lessees of the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] shall continue to be governed by all other terms and conditions prescribed in these rules, and any other analogous rules that may be promulgated or orders that may be issued, in this behalf by the State Government.

<sup>33</sup>[(2) If any land has been allotted to the Rajasthan State industrial Development and Investment Corporation Limited on or before dated 15-05-2020, for setting up and developing industrial areas, by the Department of Industries, Rajasthan such allotment orders shall be deemed to have been issued by the Revenue Department, Rajasthan.]

<sup>34</sup>[**11-B. Allotment of land to the Udhyam Protsahan Sansthan.**- Land shall be allotted to the Udhyam Protsahan Sansthan for the purpose of setting up of Common Effluent Treatment Plant (CETP) and related activities on the following terms and conditions:-

- (1) The land shall be allotted on lease hold basis initially for a period of 10 years which shall be one time extendable for a period of 5 years;
- (2) The land shall be allotted free of cost;
- (3) Lease rent shall be payable at the rate of Rs. 1 per acre per annum;
- (4) Land shall be used strictly for the purpose for which it is allotted;
- (5) The Udhyam Protsahan Sansthan, may sub-lease the leased land or part thereof to others with prior approval of the Allotting Authority for setting up of Common Effluent Treatment Plant and related activities, however the sub-lessee shall not further sub-lease the leased land or part thereof to others;
- (6) The sub-lessee shall pay lease rent Rs. 2500/- per hectare per annum and the leased rent shall be increased by 5% after every 5 years;
- (7) The period of the sub-lease shall be 10 years which shall be extendable up to 5 years but such periods shall not exceed 15 years in all, in any case;
- (8) The land shall be revert to the Government free of all encumbrances in case lessee and any of it's sub-lessees use it for any other purpose and after the expiry of lease/sub-lease period.;
- (9) The lease rent and all other charges shall be deposited in Revenue Head 0029 by the lessee and all sub-lessee;

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<sup>33</sup> Added by Notification no. F.(32)Rev.6/20/71, dated 09-09-20.

<sup>34</sup> Inserted by Notification no. F.11(4)Rev.6/14pt/04, dated-29-01-16.

(10) The lessee Udhyam Protsahan Sansthan may levy Rs 250/- per hectare per annum from sub-lessee which shall be deposited in the head of Udhyam Protsahan Sansthan as administrative expenses;

(11) The leased land shall not be mortgaged by lessee and sub-lessee in any case;

(12) The lessee and sub-lessees shall be governed by all others terms and conditions prescribed in these rules and any other analogous rules that may be promulgated or orders that may be issued, in this behalf by the State Government; and No commercial activities shall be carried out either by the lessee or sub-lessee in any form.]

**12. Allotment of land by Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation.** The Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur or Rajasthan Tourism Development Corporation shall be empowered to make allotment in accordance with the Rajasthan State Industrial Development and Investment Corporation Disposal of Land Rules, 1979 or any other rules framed by the RIICO and RTDC for the purpose] of vacant plots to entrepreneurs in the Industrial Areas notified by the State Government and transferred to the said Corporation. The Corporation shall also be authorised to execute lease deeds, realize development charges, lease rent and other dues from the entrepreneurs to whom plots have already been allotted in accordance with the provision of these rules, <sup>35</sup>[and to take any consequential or residuary action including the division, sub-division and transfer thereof in accordance with provisions of the Rajasthan State Industrial Development and Investment Corporation Disposal of Land Rules, 1979 in regard to the plots allotted the entrepreneur.]

Provided that the Rajasthan State Industrial Development and Investment Corporation Ltd. or Rajasthan Tourism Development Corporation. Shall be empowered to grant written permission to the lessee for transfer of rights or interest in the land in respect of the plots/land located in the Industrial Areas notified by the State Government and transferred to the said corporation:

Provided further that any permission granted or action taken for transfer of rights or interest in the plots/land by the Rajasthan State Industrial Development and Investment Corporation Ltd. or Rajasthan Tourism Development Corporation. after 13-07-1982 in respect of the plots/land situated in the Industrial Areas and transferred to the said Corporation shall be deemed to be valid under the first proviso to this rule.

**<sup>36</sup>13. Status of land on Conversion/revision.-**

<sup>37</sup>[**13-A Regularisation of Land.-** Any Government agricultural land which is used for industrial purpose without proper allotment upto dated 15-07-1994 may be regularised

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<sup>35</sup>. Substituted by Notification no. F.(32)Rev.6/20/71, dated 09-09-20.

<sup>36</sup> Deleted by Notification no. F. 6(54)Rev.6/01/3, dated-7.02.04.

<sup>37</sup> Inserted by Notification no. F. 6(31)Rev.6/01/25, dated-02-05-02.

on the payment of prevalent highest market price of land in the neighborhood and with an additional penalty equal to five times of the prevailing market price of land.

Provided also that in town or village that are not municipalities and the population whereof does not exceed eight thousand, such penalty shall not exceed the prevailing market price of the land.]

**14. Change of land use [xxx].-** <sup>38</sup>[(1) Any person who has surrendered his khatedari land for the setting up to an industry <sup>39</sup>{ } may at anytime apply to the Collector for reverting the land for the original use. In such case, the Collector shall pass an order for reversion and on such reversion the status of the land shall be the same as it was before he had surrendered his khatedari rights, but he shall not be entitled to get refund of any amount paid by him for the conversion or otherwise. If the person whose land was reverted to original use intends to use the said land for other non agricultural purposes, he may apply to appropriate authority for conversion under the relevant rules.]

(2) If the allottee of Government land under these rules, after having utilized such land for Industrial purpose intends <sup>40</sup>[to use such whole land or part there of] for any other non-agricultural purpose, he shall an application to the Collector for allotment of the said land for the said purpose along with surrender deed of land to the Government.

After having being satisfied that the lease rent of the current year alongwith arrears, if any has been fully recovered, Collector will accept the surrender and enter the land as Government land . [xxx]

**Repeal.** – These rules are hereby repealed to the extend they are applicable to the conversion of agricultural land for non-agricultural purposes in rural areas.

<sup>41</sup>Form – B  
(See rule 2 C)

Application for allotment of land for Industrial unit/tourism unit

To,

The Allotting Authority,  
Industries department/<sup>42</sup>[Revenue Department.]

Or

<sup>43</sup>[Director, Industries/Secretary, Revenue Department]

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<sup>38</sup> Substituted by Notification no. F.6(54)Rev.6/2001/pt./19, dated-04-06-10.

<sup>39</sup>. The words 'and got the land allotted on lease' deleted by Notification no. F6(54)Rev.6/2001/pt./62, dated 28.05.19.

<sup>40</sup> Substituted by Notification no. F. 11(1)Rev.6/04/26, dated-17.02.06.

<sup>41</sup> Added by Notification no. F. 6(25)Rev.6/99/18, dated-30-04-01.

<sup>42</sup> Substituted by Notification no. F.11(4)Rev.6/14/17, dated 22-05-15.

Or  
Collector of the District.

Sir,

I/We hereby apply under rule 2 of the Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959 for allotment of Government land or khatedari land duly surrendered under the relevant provisions & allotment of the same for industrial areas or for tourism unit, particulars whereof are given herein under-

1. Name/Names of Khatedar tenant with father's/Husband's name and complete address.
2. Particulars of land ;
  - (a) Name of town/city and name of tehsil;
  - (b) Khasra No. of land along with total area of each Khasra no. Enclose two certified copies of each latest jamabandi;
  - (c) Area;
  - (d) Soil classification;
  - (e) Means of irrigation, if any, with details;
  - (f) Govt. land or khatadari land duly surrendered, details of surrender;
3. Purpose of allotment.
4. In case of khatedari land, whether land is declared surplus or proceedings are pending under the Rajasthan Imposition of Ceiling on Agricultural Holdings Act, 1973 (Act no. 11 of 1973) or under repealed chapter III-B of Rajasthan Tenancy Act, 1955.
5. Whether the Khatedari land is under acquisition under the land Acquisition Act, 1894;
6. Distance from Railway Line, National Highway, State highway or any other road (in meters).
7. Distance from the municipal limits of Town/city.
8. Rate of development charges and price payable/rate of premium payable.
9. No. & Date of challan making the payment of development charges etc. (enclose original challan copy).
10. Project cost, (enclose map and other relevant document for establishing industry/tourism unit).
11. Any other relevant Information.

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

Yours faithfully

Signature of  
applicant

Name of  
applicant

Place :

This application shall invariably be accompanied by the following:-

- (a) Two certified copies of latest jamabandi
- (b) Two certified copies of relevant part of revenue map showing the land to be allotted in red ink.
- (c) Original copy of challan.

Received a completed application in prescribed Performa for allotment of land for industrial/tourism unit along with the documents stated below :-

Name of applicant :

List of documents

- (a)
- (b)
- (c)