GOVERNMENT OF RAJASTHAN
URBAN DEVELOPMENT DEPARTMENT

NO.F.17(10)UDH/II/2019 Jaipur, Dated: 16 SEP 2019

NOTIFICATION

In exercise of the powers conferred by section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act, that the previous publication of these amendment rules is dispensed with as the State Government, in public interest, considers that these amendment rules should be brought into force at once, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Second Amendment) Rules, 2019.

(2) They shall come into force at once.

2. Amendment of rule 2.- In rule 2 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules, after the existing clause (6-D) and before the existing clause (6-E), the following new clause (6-DD) shall be inserted, namely:-

"(6-DD) '**Layout Plan Committee**' means the committee constituted by the State Government at the level of Trust, for approval of Layout Plan's of scheme of the Trust as-well-as Private township scheme."

3. Amendment of rule 6.- The existing sub-rule (2) of rule 6 of the said rules shall be substituted by the following, namely:-

"(2) The minimum premium (reserve price or fixed price) shall be worked out after adding the following items:-

(i) cost of undeveloped land. This would be subject to change to the extent of final cost of compensation determined by the competent court; and

(ii) cost of development."

4. Amendment of rule 8.- The existing sub-rule (2) of rule 8 of the said rules shall be substituted by the following, namely:-

"(2) In the scheme, the plot for allotment and sale by auction shall be clearly indicated and 20% of total scheme area shall be reserved for auction."

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

"**9. Approval of the Schemes.-** The scheme so prepared under rule 8 shall be approved by the Layout Plan Committee, keeping in view the provisions of master plan, Zonal developer plan of that city or town, building by laws, Chief Minister Jan Awas Yojana, Rajasthan Urban Areas (sub-division reconstitution and improvement of plots) Rules, 1975, township policy and any other such policy

(हेमेन्द्र कुमार शर्मा)
संयुक्त शासन सचिव-तृतीय

notified by the State Government, if any, within a period of forty five days from the date of submission of the scheme before the Layout Plan Committee."

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

(i) for the existing expression "Chief Town Planner or his representative authorised in this behalf", the expression "Layout Plan Committee" shall be substituted; and

(ii) for the existing expression "50,000", the expression "1,00,000" shall be substituted.

7. Amendment of rule 11.- In rule 11 of the said rules, for the existing expression "Chief Town Planner or his representative authorised by him in this behalf", the expression "Layout Plan Committee" shall be substituted.

8. Amendment of rule 12.- The existing sub-rule (3) of rule 12 of the said rules shall be substituted by the following, namely:-

"(3) The reserve price fixed under sub-rule (1) shall be valid till the next revision. The Trust, at any time, may review the reserve price fixed under sub-rule (1) and while reviewing it, the Trust may, after considering the prevailing conditions, increase, decrease or retain the reserve price as per the prevailing market scenario. It shall not be necessary to take into account the DLC rates while deciding the reserve price."

9. Amendment of rule 14-A.- In sub-rule (1) of rule 14-A of the said rules, for the existing expression "(i) 3 years in case of plot size up to 1000 square meters; or (ii) 5 years in case of plot size more than 1000 square meters but up to 5000 square meters; or (iii) 7 year in case of plot size more than 5000 square meters" , the expression "3 year," shall be substituted.

10. Amendment of rule 16.- In rule 16 of the said rules, for the existing expression "Chief Town Planner or his nominee authorised in this behalf", the expression "Layout Plan Committee" shall be substituted.

11. Amendment of rule 17.- In rule 17 of the said rules,-

(i) the existing table, appearing in sub-rule (2), shall be substituted by the following, namely:-

"

(a)	Low income group people	Whose income does not exceed Rs. 6,00,000 lacs p.a. at the time of allotment.
(b)	Rajasthan State Government servants including employees of local authorities and statutory bodies of the State	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment.
(bb)	Widows of Government servants upto a period of 10 years after the death of the Government servant	Whose husband's Income did not exceed Rs. 6,00,000 lacs p.a. at the time of his death
(c)	Central Government, employees	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment

संयुक्त शासन सचिव-तृतीय
(हेमेन्द्र कुमार शर्मा)

(d)	Army personnel Including ex-servicemen and their families and Border Security Force, Central Industrial Security Force and Central Reserve Police Force Personnel	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment
(e)	Persons belonging to Scheduled Castes and Scheduled Tribes, other than Government Servant	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment
(f)	Accredited Journalists.	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment
(g)	Person with bench mark disabilities as defined in the Right of Persons with Disabilities Act, 2016 (Central Act No. 49 of 2016) with appropriate priority to woman with such disability	Whose income does not exceed Rs. 12,00,000 lacs p.a. at the time of allotment.
(h)	Destitute and land less single woman	whose income does not exceed Rs. 60,000 p.a. at the time of allotment

";

(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) Out of the plots reserved under sub-rules (3) for categories (a), (e) and (g) of sub-rule (2), 10% plots shall be reserved for the destitute and land less single women of that category and shall be allotted on the basis of lottery according to the procedure specified in Annexure-B. If total number of applications of destitute and land less single women for allotment is less than the total number of plots reserved for them, the remaining plots shall be available for allotment to other applicants of that category.";

(iii) in first proviso to sub-rule (5), for the existing expression "60 days", the expression "90 days" shall be substituted; and

(iv) in clause (b) of sub-rule (6), for the existing expression "five years", the expression "two years" shall be substituted.

12. Amendment of rule 18.- In sub-rule (3) of rule 18 of the said rules, for the existing expression "two years", the expression "four years" shall be substituted.

13. Amendment of rule 18-A.- In sub-clause (v) of clause (b) of sub-rule (1) of rule 18-A of the said rules, for the existing expression "two years", the expression "four years" shall be substituted.

14. Amendment of rule 19.- In clause (7) of rule 19 of the said rules, for the existing expression "two years", the expression "four years" shall be substituted.

15. Amendment of rule 21.- In rule 21 of the said rules, for the existing expression "period of two years", the expression "period prescribed under these rules" shall be substituted.

16. Amendment of rule 24.- In sub-rule (1) of rule 24 of the said rules,-

(i) in clause (c), for the existing expression "Collector", the expression "Chairman", shall be substituted; and

(ii) in clause (d), for the existing expression "as of the adjoining plots", the expression "as in the master plan, zonal development plan and scheme", shall be substituted.

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

"Annexure -A.

(see rule 14)

The following procedure shall be adopted for sale of plots by public auction:-

(a) Wide publicity of the auction shall be given by publishing the notice of auction in Newspapers describing the plots proposed to be sold together with their dimensions and area so completely that the description may enable their identification and by notifying the date and time of auction and the conditions thereof:

Provided that the plots having value more than Rs. 100 lacs shall be put for E-auction.

(b) The Bid start price shall be fixed by the Trust before advertising the notice for auction, on the recommendation of a Committee constituted by the Trust. The Committee shall consider all factors including market scenario in its recommendations.

(c) Auction shall be held by an Auction Committee constituted by the Trust.

(d) The Conditions of bidding shall be displayed on the website/portal of trust/department before the commencement of auction:

Provided that the auction shall not be cancelled merely on account of participation by the single prospective bidder.

(e) Every bidder shall be required before being permitted to bid in auction to deposit an earnest money (in short EMD) @ 2% of the bid start price of the plot which shall be refunded to him at the close of the bid or adjusted against premium in case of successful bidder.

(f) In case auction fails and no person participates in the bid due to higher Bid Start Price, the Bid Start Price shall be re-fixed by the Trust or a Committee authorized by the Trust in this behalf. The Bid Start Price shall be revised after taking into the consideration of unsuccessful auction attempts and prevailing market trends.

(g) Proceeding shall be drawn up stating the name of every bidder and the amount for which he bids.

(h) The highest bidder shall be required to deposit 15% amount of his bid within three working days from the date of auction. In case of failure to deposit the

said amount within prescribed time limit, the EMD deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled.

(i) The bid shall be subject to the sanction or rejection within 5 working days from the date of auction and demand note shall be issued within 2 working days from the date of sanction of the bid.

(j) The bid shall be subject to the sanction of the Chairman of the Trust in whom the rights are reserved to accept or reject any bid without assigning any reason thereof:

Provided that if there arise difference of opinion between the Chairman and the Secretary regarding acceptance or rejection of the bid, the matter shall be referred by the Secretary to the State Government within 15 days from the date of auction.

(k) After acceptance of the Bid the successful bidder shall deposit 35% of the Bid amount within 120 days from the date of Auction. If bidder fails to deposit 35% amount within 120 days, after expiry of above period bidder may deposit due amount in next 60 days or within extended time period as per provisions of clause (l) along interest at the rate of 15% on remaining amount from the date of auction.

(l) Successful bidder shall deposit remaining 50% of the Bid amount within 180 days from the date of Auction. If bidder fails to deposit 50% amount within 180 days, after expiry of above period bidder may deposit due amount in next 90 days along interest at the rate of 15% on remaining amount from the date of auction.

(m) If the successful bidder deposit the full amount within 15 days from the date of demand note, he will get 1 % rebate of the bid amount.

(n) In case of failure to deposit the amount within the extended time period, the 15% amount initially deposited shall be forfeited and auction of the land shall automatically stand cancelled.

(o) Attempt shall be made to ensure that rings are not formed.

(p) The auction committee may at any time cancel the bid if it is found that the bid is not fair and transparent."

18. Substitution of Schedule.- The existing schedule appended to the said rules shall be substituted by the following, namely:-

"Schedule
(see rule 17(4))

S.No.	Category of person	plot size (Sq. meters)	Rate to be charged
1.	Low Income Group A (Economically Weaker Section) whose income does not exceed Rs. 3,00,000/- per year	upto 45	50% of the reserve price
2.	Low Income Group B whose income in Rs.	46 to 75	80% of the reserve price

	3,00,001/- to Rs. 6,00,000/ - per year		
3.	Middle Income Group whose income is Rs. 6,00,001/- to Rs. 10,00,000/- per year	76 to 220	reserve price
4.	Higher Income Group whose income is above Rs. 10,00,000	above 220	110% of the reserve price

"

By Order of the Governor,

(Hridesh Kumar Sharma)
Joint Secretary to the Government

Copy for kind information & necessary action to:

1- P.S. to Principal Secretary, Hon'ble Chief Minister, Rajasthan,Jaipur
2- S.A. to Hon'ble Minisiter,UDH Department ,Jaipur.
3- P.S. to Chief Secretary,Govt of Rajasthan,Jaipur.
4- P.S. to Additional Chief Secretary, Finance Department, Rajasthan,Jaipur
5- P.S. to Principal Secretary, Urban Development & Housing Department, Rajasthan,Jaipur.
6- Joint Secretary-I,II &III , UDH Department, Jaipur.
7- Secretary Jaipur/jodhpur/Ajmer Development Authority.
8- Director Local Bodies, Rajasthan Jaipur.
9- Superintendent, Govt Central Press, Jaipur for publication of this notification in Part 4 (c) of extra ordinary gazette along with a soft copy in CD. Kindly send 10 copies of this notification to this department and 20 copies along with bill to Joint Secretary UDH Deptt. Jaipur. Please ensure that soft copy in CD is same as hard Copy Provided to You for Publication.
10- Chief Town Planner, Rajasthan, Jaipur.
11- Secretary, All Urban Improvement Trust.
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Joint Secretary – III
UDH