

Government of Rajasthan
Urban Development & Housing Department

NO.F.3(1087)UDH/3/2012/

Jaipur, Date- 17.1.2013

NOTIFICATION

In exercise of the powers conferred by section 74 read with section 73-A of the Rajasthan Urban Improvement Act, 1959 (Act No.35 of 1959) and all other powers enabling it in this behalf, the State Government hereby makes the following rules, further to amend the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvements of Plots) Rules, 1975 and orders with reference to proviso to sub-section (2) of section 74 of the Rajasthan Urban Improvement Act, 1959 (Act No.35 of 1959) that the previous publication of these rules is dispensed with, as the State Government, in public interest, considers that they should be brought into force at once, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvements of Plots) (Amendment) Rules, 2013.

(2) They shall come into force with immediate effect.

2. Amendment of rule 9.- The existing Notes (1), (2) and (3) appearing below sub-rule (2) of rule 9 of the Rajasthan Urban Areas (Sub-Division, Reconstitution and Improvements of Plots) Rules, 1975, herein after referred to as the said rules, shall be deleted.

3. Substitution of rule 11.- The existing rule 11 of the said rules shall be substituted by the following, namely:-

"11. Saleable area.- The saleable area in any scheme of sub-division, reconstitution or improvement of plots shall not exceed 66% of the total area, however in the schemes of development upto 2 Hectares it may be more subject to provisions of the prevailing Township Policy."

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



“12. Sub-division or re-constitution of plots.- (1) No plot which is residential or intended to be used for residential purpose, shall be less than 35 Sq. Yds. or bigger than 1500 Sq. Yds. in the schemes of sub division, reconstitution or improvement of plots:

Provided that the Trust may with the previous sanction of the State Government, grant permission for reconstitution or sub-division of plots bigger than 1500 Sq. Yds. in the schemes of reconstitution or sub-division, as the case may be, of plots on the condition that the set back of the reconstituted plots shall be as per the scheme of prevailing building bye-laws applicable on the size of the reconstituted plots, which ever is greater and in case of sub-division of plots set back of original plot shall be maintained. The maximum coverage and height of such reconstituted plots shall be as per prevailing building bye-laws.

(2) Due regard shall always be given to the existing character of development envisaged on the street or scheme in which a sub-division of plot is sought and other set back lines shall remain unaltered.

(3) No plot which is commercial or intended to be used for commercial purpose, shall be less than 10 Sq. Yds. or bigger than 1500 Sq. Yds. in the schemes of sub-division, reconstitution or improvement of plots:

Provided that the Trust may with the previous sanction of the State Government, grant permission for reconstitution or sub-division of plots bigger than 1500 Sq. Yds. in the schemes of reconstitution or sub-division, as the case may be, of plots on the condition that the set back of the reconstituted plots shall be as per the scheme of prevailing building bye-laws applicable on the size of the reconstituted plots, which ever is greater and in case of sub-division of plots set back of original plot shall be maintained. The maximum coverage and height of such reconstituted plots shall be as per prevailing building bye-laws.”

By Order of the Governor,




(Gurdial Singh Sandhu)

Add.Chief Secretary to the Government

Copy to the following for information and necessary action:-

1. Principal Secretary to Hon'ble Chief Minister, Government of Rajasthan, Jaipur.
2. Special Asstt. to Minister for Urban Development Deptt. Jaipur.
3. P.S to Add. Chief Secretary, Urban Development Deptt. Housing & Local Self Jaipur.
4. P.S. to Secretary to Govt. L.S.G. Deptt. Rajasthan Jaipur.
5. Joint Secretary II, III, Urban Development Deptt. Jaipur.
6. Deputy Secretary 1, Urban Development Deptt. Jaipur.
7. Superintendent, Govt. Central Press, Jaipur for publication of the notification in extra ordinary issue of gazette immediately. A 'copy of the gazette notification may kindly sent to this Deptt.
8. Director, Local Bodies, Rajasthan, Jaipur.
9. Commissioner/Secretary, Jaipur Development Authority/Jodhpur Development Authority.
10. Chief Town Planner, Rajasthan, Jaipur.
11. All Chairman/Secretary, Urban Improvement Trust.
12. All Chief Executive Officers/Commissioners/ Executive Officers, Municipal Corporations/Councils/Boards.
13. Guard File.


Joint Secretary to the Government-II