

Government of Rajasthan
Urban Development & Housing Department

No. F.3(77)UDB/3/2010 Part

Jaipur, dated:-

25 JAN 2022

NOTIFICATION

Sub:- New Provisions in Rajasthan Township Policy-2010(above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

Following Amendments/ New provisions are hereby notified in Rajasthan Township Policy-2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares) under Section 337 of Rajasthan Municipal Act-2009, Section 90 of the Jaipur Development Authority Act-1982, Section 85 of the Jodhpur Development Authority-2009, Section 85 of the Ajmer Development Authority Act-2013, Section 60 of the Rajasthan Housing Board Act-1970 and Rule-31 of the Urban Improvement (Disposal of Urban Lands) Rules, 1974:-

New Provisions in Rajasthan Township Policy – 2010 (above 10 hectares) and Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 (Up to 10 hectares).

- **Provision - 6.18 (above 10 hectares) / 4.14 (up to 10 hectares):-**

For Sports Complex Scheme the parameters shall be as detailed below: -

Area requirement			
<ul style="list-style-type: none"> • Scheme area for Sport Complex Scheme–Minimum area 5 Ha. for large cities and 2 Ha. for small/medium towns. 			
Parameters of scheme			
S. No.	Use	Percent Area	Remarks/ Breakup of Use/Activity
1.	Sports activity & Recreational Zone	Min. 25% of Scheme area	<ul style="list-style-type: none"> • Min. 25% of Scheme area (as one chunk) to be used mandatorily for Sports, Recreational purpose such as Recreational / Sports Club, Stadium, Shooting range, Swimming pool, Golf course, Polo ground, Sports Complex for various indoor & outdoor Sports activities etc.
2.	Residential/ Commercial	Max. 20% of Scheme area	<ul style="list-style-type: none"> • Min. 15 % of Scheme area for Residential/Group Housing (including EWS/LIG housing percentage as per applicable norms). • Upto 5% of scheme area for Commercial purpose such as Convenient and General Shops Showroom, Restaurant, Cafeteria, Hotel etc.
3.	Public/Semi Public Facilities	Max. 15% of Scheme area	<ul style="list-style-type: none"> • Min. 10 % of Scheme area to be mandatorily used for Sports Training Academy, Institute & Sports training centre etc. • Min. 5% of Scheme area to be mandatorily used for Medical, Socio Cultural, OCF & convention center etc. The following use premises are permissible in this parcel of land:- <ul style="list-style-type: none"> (i) Medical- Dispensary, Clinic, Diagnostic Center, Hospital for Sports Persons as well as for general public.

			(ii.) Socio-Cultural Centre - Cultural Center/ Auditorium/ Conventional Centre/ Exhibition Centre & Ground/ Open air theatre etc. (iii.) OCF- Library/Bank/ Post Office/ Fair or Marriage Garden.
4	Open (Roads/parks/ open Spaces)	Remaining 40% of Scheme area	<ul style="list-style-type: none"> Min. 5% of Scheme area to be mandatorily reserved for Government/Public Utilities purpose such as Overhead/underground Water tank /Oxidation pond/ Septic tank/ Electric Substation etc. Facilities to be utilized for the Sports Complex Scheme and also for adjoining area in case of requirement of the Concerned Local Authority.
5	Building Parameters: As per prevailing Building Bylaws .		
Note:- 1. The above scheme can also be developed by the Concerned Local Authority on their own land or on PPP Mode by including adjoining area of Private land/Govt. land. 2. Scheme shall be permitted in following use zones of Master Plan/Zonal Plan :- <ul style="list-style-type: none"> Peripheral Control Belt/Rural belt, Stadium/ Recreational/ Sports City As per provisions of Zoning regulations/Development Control Regulations / Land Use Control Guidelines as issued by the Government. 			

By order of the Governor,

(Kunji Lal Meena)
Principal Secretary

Copy for kind information & necessary action to:-

- 1 S.A. to Hon. Minister, Urban Development & Housing Department, Jaipur.
- 2 P.S. to Principal Secretary, Urban Development & Housing Department, Jaipur.
- 3 P.S. to Secretary, Local Self Govt., Jaipur.
- 4 Commissioner, Jaipur/ Jodhpur/ Ajmer Development Authority, Jaipur/ Jodhpur/ Ajmer.
- 5 Commissioner, Rajasthan Housing Board, Jaipur.
- 6 Chief Town Planner, Rajasthan, Jaipur.
- 7 Director, Local Bodies, Jaipur.
- 8 Joint Secretary - I / II / III, Urban Development & Housing Department, Jaipur.
- 9 Secretary, Urban Improvement Trust, All.
- 10 DTP, Urban Development & Housing Department, Jaipur.
- 11 DLR, Urban Development & Housing Department, Jaipur.
- 12 Sr.DS, Urban Development & Housing Department, Jaipur for information & uploading on Departmental website & publication in extra ordinary edition datedof Rajasthan Gazette.
- 13 Guard File.

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Joint Secretary – I