

Government of Rajasthan
Urban Development & Housing Department

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

Jaipur dated:-

18 SEP 2020

ORDER

Sub:- Clarification regarding Notification no. F.3(77)UDB/3/2010Part, Dated : 10.08.2020 regarding Rajasthan Township Policy - 2010 .

Amendments in existing Provisions and New Provisions are added in Rajasthan Township Policy - 2020 are issued vide Notification no. F.3(77)UDB/3/2010Part, Dated : 10.08.2020. It is clarified that the new Provision no. 6.16 (above 10 hectares) / 4.12 (up to 10 hectares) shall be read as below:-

Provision - 6.16 (above 10 hectares) / 4.12 (up to 10 hectares) :

For Resort Housing Scheme the parameters shall be as detailed below: -

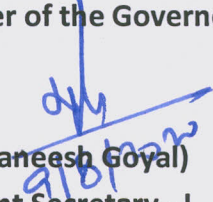
Area Requirement		
<ul style="list-style-type: none">• Single plot scheme for Resort- 8000 sq.m. (For all towns/cities)• Scheme of Resort Housing -(5 Ha. for large cities and 2 Ha. for small/medium towns)		
Parameters of scheme		
S. No.	Use	Remarks
1.	Resort Housing	<ul style="list-style-type: none">• Minimum 2% for informal commercial purposes.• Rest of the area for Resort Housing. <p>Note:</p> <ul style="list-style-type: none">○ Internal Road network as per Layout Plan○ Minimum plot/unitplot area in the scheme -500 sq.m., the independent built up of resort unit shall be allowed to be transferred to different owners.
2.	Facilities/ Open portion (Roads, parks & open Spaces, Facilities etc.)	<ul style="list-style-type: none">• Internal road network as per lay-out plan• 5% area for facilities in layout plan shall be reserved for the Project.• For all new approvals amount equivalent to 5% area to be calculated on agriculture DLC rates and shall be deposited to the concerned Authority.

3.	Other parameters
	<p>1) Ground coverage: -</p> <ul style="list-style-type: none"> • Maximum 20% of the total plot area to be distributed equally on individual Resort Housing units. <p>2) Height – maximum G+2 (15m).</p> <p>3) BAR – 0.60 Max</p> <p>4) Set Back – As per original plot area</p> <p>5) Parking – as per building bylaws</p> <p>Note: -</p> <ul style="list-style-type: none"> ○ As mentioned at point no. 7.02(a) in Rajasthan Township Policy-2010 WBM road may be built in place of black top road ○ Provision of solar lighting, bio-gas plant, solid waste management, sewage treatment plant and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory. ○ Vacant plots can not be transferred, only constructed units can be transferred.

Note:

1. Resort Housing can also be permitted on existing approved resort plot of any area.
2. In the schemes of Resort Housing single patta of the complete project shall be issued. The constructed individual units shall be allowed to be sold / transferred.
3. Large cities and small/medium towns are to considered as defined in building regulations.

By order of the Governor


(Maneesh Goyal)
Joint Secretary - I

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.
- 13 Guard File.


Joint Secretary - I