

**Government of Rajasthan
Urban Development & Housing Department**

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

Jaipur, dated :- 1 APR 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).

In Rajasthan Township Policy-2010, after Point No. (x) Provision - 6.16 (above 10 hectares) / 4.12 (up to 10 hectares) a new provision "Housing Schemes for senior citizens known as -Retirement Homes" Shall be added namely as follows:

(xi) Provision - 6.17 (above 10 hectares) / 4.13 (up to 10 hectares):

General Parameters

1.	Minimum Plot Area	1000 Sqm
2.	Approach Road	Minimum 9.0 m.
3.	Location of Plot	<ul style="list-style-type: none">• The Plot Should in any existing residential scheme in close proximity (not more than 500 mtr radius) of the existing medical facilities/hospital providing general outdoor and indoor facilities.• The reconstitution of plots shall be permitted to provide for bigger size of plot.
4.	Sale Price	To be decided by the developer
5.	Allotment by/to and other conditions of allotment	<ul style="list-style-type: none">• The developer to the person/person having attained the age of 60 years, in case, the person is below 60 years then he/she can book/purchase the flat subject to the condition that he/she will be eligible to occupy the flat only after attaining the age of 60 years. The person will be allowed to rent out the flat to any eligible person.• The allottee of flat will not be allowed to give on rent to the person below 60 years.• The married son/daughter's and other family members of the allottee shall be allowed for a temporary stay, who may avail the facility of Guest House to be provided by the developer.• The allottee shall be allowed to keep orphans/destitute children/children who lost their families due to some natural calamities, terrorism, riots etc. in an act of supporting such children for their better education etc. and to support each other. Accordingly, orphanages/child day care centres and senior citizen's housing can be co-developed with appropriate common spaces to promote social relationship between the two dependent age groups. The facility could also include the opportunity for part-time work for residents to promote their active involvement with other social groups.

Technical Parameters-

1.	Ground Coverage	40% maximum
2.	Setbacks	As per Building Bylaws
3.	Height	As per Building Bylaws
4.	BAR	As achieved
5.	Parking	1 PCU/150 sqm+10% Visitor parking
6.	Area of Apartment	One/Two BHK (with small Kitchenette only) (60 sqm-100 sqm carpet area)
7.	Saleable Area	80% max.

Other Parameters-

- Emergency medical facility 24/7 to be provided within premises with Tie up with the nearest hospital.
- Community Kitchen/Dining Hall, Convenient Shopping facility, recreation area to be provided.
- Building specifications as per the requirements of senior citizens. (Details to be provided)

Incentives to the Developer-

- Building Plan Approval Fee -NIL
- Betterment levy -NIL
- Conversion Charges -Nil
- Subdivision/Reconstitution charges -NIL

This bears the approval of competent authority

By order of the Governor,

(Maneesh Goyal)

Joint Secretary to the Government.

Copy for kind information & necessary action to :-

- 1 S.A. to Hon'ble Minister, UDH Department, Jaipur.
- 2 P.S. to Chief Secretary, Govt. of Rajasthan, Jaipur.
- 3 P.S. to Principal Secretary, Deptt. of Urban Development & Housing Govt. of Rajasthan, Jaipur.
- 4 P.S. to Secretary, Local Self Govt. Rajasthan, Jaipur.
- 5 Joint Secretary - I, II & III, UDH Department, Rajasthan, Jaipur.
- 6 Director, Local Bodies, Rajasthan, Jaipur.
- 7 Commissioner/Secretary, Jaipur/Jodhpur/Ajmer Development Authority.
- 8 Chief Town Planner, Rajasthan, Jaipur.
- 9 Secretary, Urban Improvement Trust, All.
- 10 DLR, UDH Department, Jaipur.
- 11 DTP, UDH Department, Jaipur.
- 12 Sr. D.S., UDH Department to send online for publication the notification in extra ordinary issue of gazette and uploading in the departmental website.
- 13 Guard File.

Joint Secretary-I