

**राजस्थान, सरकार  
नगरीय विकास विभाग**

क्रमांक: प.11(14)नवि/टाउनशिप पॉलिसी-2024 / 2024

दिनांक: यथा हस्ताक्षरित

**—:अधिसूचना:—**

राजस्थान नगर पालिका अधिनियम, 2009 की धारा 337, राजस्थान नगर सुधार अधिनियम, 1959 की धारा 104—ए, जयपुर विकास प्राधिकरण अधिनियम, 1982 की धारा 90, जोधपुर विकास प्राधिकरण अधिनियम, 2009 की धारा 85, अजमेर विकास प्राधिकरण अधिनियम, 2013 की धारा 85, कोटा विकास प्राधिकरण अधिनियम, 2023 की धारा 88, उदयपुर विकास प्राधिकरण अधिनियम 2023 की धारा 88, बीकानेर विकास प्राधिकरण अधिनियम 2025, की धारा 88, भरतपुर विकास प्राधिकरण अधिनियम 2025, की धारा 88, एवं राजस्थान आवासन मण्डल अधिनियम, 1970 की धारा 60 तथा राजस्थान नगर सुधार (शहरी भूमि निस्तारण) नियम, 1974 के नियम 31 में प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार राज्य के समस्त निकाय क्षेत्रों में नवीन "राजस्थान टाउनशिप पॉलिसी-2024" लागू करती है।

अतः नवीन राजस्थान टाउनशिप पॉलिसी-2024 की क्रियान्विति किया जाना सुनिश्चित करें।

**संलग्न:— राजस्थान टाउनशिप पॉलिसी-2024**

**राज्यपाल की आज्ञा से,**

**(रवि विजय)  
शासन उप सचिव—प्रथम**

प्रतिलिपि:—निम्नांकित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :—

1. विशिष्ट सहायक, माननीय मंत्री महोदय, नगरीय विकास विभाग, राजस्थान सरकार।
2. निजी सचिव, प्रमुख शासन सचिव, उद्योग विभाग, राजस्थान।
3. निजी सचिव, प्रमुख शासन सचिव, राजस्व विभाग जयपुर।
4. निजी सचिव, प्रमुख शासन सचिव, नगरीय विकास विभाग।
5. निजी सचिव, शासन सचिव, स्वायत्त शासन विभाग, जयपुर।

**Signature valid**

Digitally signed by Raj Vijay  
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Government of Rajasthan  
Date: 2025.07.17 18:15:29 IST  
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6. निदेशक, स्थानीय निकाय विभाग, राजस्थान, जयपुर को उनके अधीन समस्त नगर निगम/नगर परिषद/नगर पालिका को निर्देशित किये जाने हेतु।
7. मुख्य नगर नियोजक, राजस्थान, जयपुर।
8. मुख्य नगर नियोजक (एन.सी.आर), जयपुर।
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12. सचिव, नगर विकास न्यास, समस्त-----।
13. वरिष्ठ संयुक्त विधि परामर्शी/वरिष्ठ नगर नियोजक, नगरीय विकास विभाग।
14. प्रोग्रामर, नगरीय विकास एवं आवासन विभाग को विभागीय वेबसाईट पर अपलोड किये जाने हेतु निर्देशित किया जाता है।
15. रक्षित पत्रावली।

शासन उप सचिव— प्रथम

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राजस्थान सरकार  
Government of Rajasthan

# RAJASTHAN TOWNSHIP POLICY -2024



Department of Urban Development, Housing & Local Self  
Government, Government of Rajasthan

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## Abbreviations

<u>UDH</u>	<u>.....Urban Development and Housing Department</u>
<u>LSG</u>	<u>.....Local Self Government Department</u>
<u>SLIMC</u>	<u>.....State Level Implementation and Monitoring Committee</u>
<u>SLNA</u>	<u>.....State Level Nodal Agency</u>
<u>UIT</u>	<u>.....Urban Improvement Trust</u>
<u>VVNL</u>	<u>.....Vidyut Vitran Nigam Limited</u>
<u>PHED</u>	<u>.....Public Health and Engineering Department</u>
<u>PWD</u>	<u>.....Public Works Department</u>
<u>CIDC</u>	<u>.....City Infrastructure and Development Charge</u>
<u>LPC</u>	<u>.....Layout Plan Committee</u>
<u>NOC</u>	<u>.....No Objection Certificate</u>
<u>NBC</u>	<u>.....National Building Code</u>
<u>BT/CC</u>	<u>.....Bituminous/Cement Concrete</u>
<u>ROW</u>	<u>.....Right of Way</u>
<u>STP</u>	<u>.....Sewage Treatment plant</u>
<u>ULB</u>	<u>.....Urban Local Body</u>
<u>BAR</u>	<u>.....Built-Up Area Ratio</u>
<u>EWS/LIG</u>	<u>.....Economic Weaker Section/ Low Income Group</u>
<u>LED</u>	<u>.....Light Emitting Diode</u>
<u>HTline</u>	<u>.....High Tension line</u>
<u>RWA</u>	<u>.....Resident Welfare Association</u>
<u>SNB</u>	<u>.....Shahjahanpur-Neemrana-Bahror</u>
<u>GPS</u>	<u>.....Global Positioning System</u>
<u>GIS</u>	<u>.....Geographical Information System</u>
<u>Ha./ha.</u>	<u>.....Hectare</u>
<u>M./m.</u>	<u>.....meter</u>

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## Chapter 1. INTRODUCTION

### 1.1 Urban Scenario:

The role of towns and cities in the economic development of the country has now been fully recognized and all the efforts are getting focused on streamlining the mammoth urbanization which is likely to take place in coming few decades. Rajasthan being at the forefront of reforms on economic development and for providing conducive environment for investment and ease of doing business, has a great opportunity to transform these economic efforts into spatial planning and development through making GIS based master plans of towns, its various policies, rules and regulations like CM's Jan Awas Yojana, Rajasthan Land Pooling Act & Rules, Building Regulations or the Township policy.

According to the Census 2011, the urban population in the state was 17.0 million with a total of 297 towns including 184 municipal towns. Since then 98 more municipal towns have been added making the number 282. The real-estate sector too has taken quantum leap due to proactive involvement of the Government, the private sector and increasing aspirations of the consumers, all aspiring to shape a decent physical environment. Physical environment has a great impact on the health of the human being, besides improvement in the overall social life and in promotion of the work efficiency of the citizens. Hence, it is necessary that new developments in urban areas are planned with adequate social and economic facilities, green spaces and road networks.

With this background, the new policy in urban areas is being framed, which has been based on the experiences of the past Township Policies promulgated in 2002 and 2010.

### 1.2 Aims and Objectives:

- To promote compact and multifunctional development in urban areas.
- To promote vertical development.
- To encourage integrated townships and to provide qualitative development.
- To ensure that the respective stake holders play their own role with responsibility.
- To enable Government to act as a facilitator.
- To ensure public facilities and green spaces for quality & healthy living.
- To promote affordable living/housing for poor.
- To promote economic development.

### 1.3 Land Fragmentation:

So far as sub-division of land into townships, schemes, colonies and small fragmentation is concerned, it was taking place under the Rajasthan Sub-Division Rules-1975 of the Rajasthan Urban Improvement Act-1959, prior to the promulgation of first Township Policy in 2002. Subsequently, with introduction of the Township Policy, larger colonies under private sector started getting approvals under the policy framework and continue to be so till now. The approvals under the land conversion to non-agriculture use under the provisions

of section 90B and later on 90A of the Rajasthan Land Revenue Act-1956, led to a very large physical sprawl of the city with colonies being carved out much beyond the core of the town at far off distances isolated from the model habitation and in complete isolation from the infrastructure facilities. Besides the need-based demand, speculation was also one of the major reasons for such expansion. This led to eating away of precious agriculture land much prematurely than required, farmers were lured into the instant economic gains and taking away the agriculture feeder zones much away from the urban settlements.

The above sprawl was in the form of colonies/un-developed land/and in core areas sub-standard plotted development without required infrastructure instead of properly developed flatted/group housing, against the principles of compact development creating severe consequences of developing transport structure as well as augmentation and provision of physical and social infrastructure like water, power, health, education, law and order.

The above situation is primarily a result of difficulty in land acquisition because of which none of the Govt. agencies was able to acquire or pool bulk land. With the new Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013 coming in to force, the difficulties of acquisition shall rise along with the increased time for completing the process. Thus, it has become imperative to carry out the city development with the larger public cooperation & public participation and with the help of private sector developers.

## 1.4 Key elements of the Policy

The key elements of the Policy, as highlighted below, are summarized here and detailed out in policy itself-

- a. Compact & Vertical development.
- b. Green City & sustainable development.
- c. Transparency in procedures.
- d. Simple but Comprehensive planning norms.
- e. Multifunctional development.
- f. Promote Healthy & affordable living.
- g. Promote economic development.
- h. Protection of consumer rights.
- i. Penal Actions for Non-compliance of the policy.

## 1.5 Government's role

Development of a town is a joint responsibility of the Government and the Public. The real estate developers play the role of bridge between the public and the Government to complete the process of development. There is a paramount need to involve private sector in the city development and the Government plays the role of facilitator in implementing this proposed Township Policy. While doing so, the Government has to fulfill its obligation of protecting the interests of the general public by creating a qualitative physical development and sustainable environment. For this purpose, it shall have its involvement /facilitation in the areas of -

- External Infrastructure - Power/Roads/Water/Sewerage.
- Fast approvals procedures.
- Monitoring Mechanisms.
- Transparency Mechanism.
- Compliance of Master Plan/Zonal Plan Proposals.

## 1.6 Developer's role

Real estate developer plays a crucial role in the realization of the objectives of the Policy. While the policy facilitates the development process, it also provides a framework of norms to ensure that public policy objectives are met, and high-quality schemes are created. The developer's roles and responsibility are detailed out in the policy and has covered the framework in which he is required to work from the beginning of the process to the end when he completes the development of the scheme. Further, the Planning norms have been simplified and gives flexibility to developer to plan according to requirements. The policy also provides timelines for completion of development works in the schemes and penalties for delay, if any.

## 1.7 Applicability of the Policy

The policy shall come into effect from the date it is notified in the official Gazette and shall apply to all urban areas as notified under the Rajasthan Urban Improvement Act- 1959, the Municipal areas notified under Rajasthan Municipalities Act-2009, areas under the jurisdiction of Development Authorities (the Jaipur Development Authority constituted under the Jaipur Development Authority Act-1982, the Jodhpur Development Authority constituted under the Jodhpur Development Authority Act-2009, the Ajmer Development Authority constituted under the Ajmer Development Authority Act- 2012), Udaipur Development Authority Act-2023 (Act no. 28 of 2023), Kota Development Authority Act-2023 (Act no. 31 of 2023) and any such Authority/Organization incorporated/notified/framed as per similar/relevant Act by Government. It shall apply to all schemes undertaken by the Government Bodies, Local Authorities, revenue department and private developers. This policy may also be adopted by other departments such as Revenue Department Industries Department, Panchayati Raj and Rural Development Department for uniformity in development across the State.

*Note: -*

In cases where orders have been passed under section 90A/ 90B (of the Rajasthan Land Revenue Act, 1956) before notification of this policy but layout plan have not been approved and released to developer, such cases can be approved by Local Body as per Township Policy – 2010 within 6 months of notification of policy. If there is delay due to Local Body in approval, applicant may represent to Government which may ask Local Body to submit the details with justification. Government will decide such case on merit.

All Government Bodies, Semi-Government Bodies or Local Authorities undertaking any urban development schemes in urban areas shall ensure compliance with planning norms and planning parameters, development of all internal and external development works and timelines for completing schemes.

However, the requirement of registration and payment of dues and charges will not be applicable on them.

Single plot Layout matters of area less than 750 Sq.m. may be approved by Local Body within 6 months of notification of this policy in case where Land is purchased through registered sale deed and mutation in revenue record is done

### **1.8 Regarding the implementation of the provisions of Township Policy on non-agricultural land**

Technical Parameters/provisions of this policy shall also apply for layout Plan Approvals of non-agricultural land.

## Chapter 2. ADMINISTRATIVE AND MONITORING MECHANISM

### 2.1 State Level Implementation and Monitoring Committee

- (i) A State Level Implementation and Monitoring Committee (SLIMC) shall be constituted by the Government to take decisions with respect to implementation, monitoring, and review of the policy. It shall be a competent body to issue guidelines and directions for the effective implementation of the policy and to recommend to the Government any changes, if any, required in the provisions of the policy. The committee is empowered to enquire and blacklist a developer. Committee will also be empowered to make provisions for those categories of townships which are not covered in this policy.
- (ii) The composition of the State Level Implementation and Monitoring Committee shall be as follows: -
 

Chairperson	-	Secretary in-charge, UDH
Member	-	Secretary in-charge, LSG or nominee
Member	-	Commissioner, JDA, Jaipur
Member	-	One Town Planner as nominated by Secretary, UDH
Member	-	Two Members nominated by Govt. from Developers Association
Member	-	Chief Town Planner
Secretary		

### 2.2 State Level Nodal Agency

- (i) The Government shall nominate Town Planning Department as State Level Nodal Agency (SLNA) for the monitoring and implementation of the Township policy. The administrative control of the agency shall be of Urban Development and Housing Department.
- (ii) The function of SLNA shall be to carry out all works connected with the implementation, monitoring, updation and review of the policy. It shall also be responsible for creation and maintenance of State Real-Estate Portal, as provided under the policy.
- (iii) SLNA shall prepare provisions for special schemes that not covered in this policy.

### 2.3 Registration of developers

- (i) Any Person who intends to develop an urban development scheme in any urban area of Rajasthan shall register himself as a Developer with the concerned local authority where he intends to undertake a scheme. Detailed procedure for registration will be issued separately.
- (ii) No person shall undertake any proceedings for developing any scheme, without registration, failing which he shall be liable for penalties as

- prescribed by the State Government.
- (iii) Registration done at any Local Authority by the Developer under Category A & B (in table -1) will be acceptable in whole of the state of Rajasthan and the developer will be allowed to undertake schemes anywhere in the State of Rajasthan, for the registered category, within the prescribed limit.
  - (iv) Registration done at any Local Authority by the Developer under Category C & D (in table -1) will be allowed to undertake schemes within the urban limits of that concerned Local Authority, for the registered category, within the prescribed limit.
  - (v) The developer can register with any number of Local Authorities by paying the prescribed fee and submitting requisite documents.
  - (vi) A developer can upgrade his already registered category in any Local Authority, as the case may be, provided he fulfills the prescribed criteria for the desired category, by submitting a new application to the Local Authority along with the prescribed fee, as mentioned in table 1.
  - (vii) All Government Bodies, Semi-Government Bodies or Local Authorities proposing a scheme shall be considered as a developer but will be exempted from the requirement of registration.
  - (viii) Any person/ landowner seeking permission for Single Plot Layout for own use shall not be required to register in Local body.
  - (ix) The State Government may authorize Town Planning Department for registration of developers which shall be applicable on all ULB.

### 2.3.1 Eligibility of a Developer

A person shall be a Land owner/ LLP/ Partnership/ Proprietorship Firms/ 'Company' under the Companies Act, 2013 (Act no. 18 of 2013) before applying for registration as a Developer under the policy. The Technical and Financial Parameters prescribed below (in Table-1) shall be examined by the concerned local authority before deciding the category of the developer for registration.

**Table 1 Parameters for Registration**

Category of Developer	Minimum Net Worth (Rs. In Crores)	Minimum Turnover (total in last 5 years) (Rs. In Crores)	Prescribed Registration fee (Rs. In Lakhs)	Maximum Scheme Area Limit which can be proposed for schemes (Ha.)
1	2	3	4	5
A	50	200	10	Above 100
B	20	80	5	upto 100
C	5	20	2	upto 20
D	0.5	2	1	upto 5

**Note: -**

- a) Land owners shall be registered as developer in 'D' category on payment of prescribed registration fee only. They need not to comply with minimum net worth and turnover.
- b) A non-refundable Registration Fee (column 4) according to the category shall be payable by the developer to the concerned local authority.
- c) The registration will remain valid for a period 10 years, after which the developer shall register again with the concerned local authority.
- d) A consortium or joint venture of companies and land owner would also be allowed to register as a developer. In such cases financial requirements of the consortium will be taken into account, subject to a minimum of 25% on financial parameters by each partner, with the exception of land owner.
- e) In case of LLP, net worth and turnover of LLP partners shall be considered for eligibility.
- f) If any Director of a blacklisted developer company form(s) a Joint venture or a new company or a special purpose vehicle, the new entity shall not be registered as a Developer.
- g) 'Net Worth' to be counted as, the 'Net worth' (defined under the Companies act, 2013) + Assets (at current value after depreciation) certified by a chartered Accountant.
- h) The developer shall submit, a copy of the income tax return filed by Developer Company in the Income Tax Department and a list of schemes developed/executed in the assessment year, to the Local authority where the developer is registered, within 30 days from the last day of filing income tax for an assessment year.
- i) A Developer who is already registered under the Rajasthan Township Policy, 2010 shall have to furnish, a new detailed application form along with the requisite documents within 60 days of coming into effect of this policy. The local authority shall examine the financial parameters and assign a category to the developer. The developer shall pay the difference of the prescribed fee according to the category and the fee paid under the Township policy, 2010. However, no refund will be made by the local authority in any case. The registration shall remain valid for the remaining period of registration under the township policy, 2010.

### 2.3.2 Procedure for Registration of a Developer

- a) The application for registration shall be submitted to the concerned Local Body in the prescribed format and along with the prescribed fee and necessary documents for the category in which he is entitled to get registered, as per eligibility criteria mentioned in table-1 above.
- b) The developer shall also furnish detailed information about the previous completed / ongoing projects in the state by him, along with



a soft copy in a portable storage device of the approved layout plans / building plans of the previous projects undertaken in the last 5 years, and their stage of development and present sale/allotment status, in the application.

- c) The local authority shall examine the application and issue registration certificate to the developer, within 15 days of fulfilling all the requirements and submitting the complete application form.

### 2.3.3 Management of the State Real-Estate Web Portal

- (i) The SLNA shall create a unified web portal for UDH &LSG department to be known as the Real Estate Portal.
- (ii) The local authority upon issuing the registration certificate, shall forward a copy of the registration document and soft copy to the SLNA, within 15 days of issuing registration certificate.
- (iii) The SLNA shall create a profile page of the developer on the state real-estate web portal, and upload the relevant information provided in the application on the developer's page, including the previous projects executed and their current status.
- (iv) The SLNA shall issue to the developer, a unique username and password of the developer's page on the web portal, within 15 days of receiving the registration document from concerned local authority.
- (v) The real-estate developer, upon receiving the username and password, shall upload details from time to time on the portal such as:
  1. Approval letter
  2. Copy of 90-A order
  3. Copy of approved layout
  4. Details of EWS/LIG plots
  5. Details of plots mortgaged against internal development
  6. Details of park, facility, public utility, area reserved in layout
  7. RERA registration
  8. Details of plots released,
  9. Completion certificate
  10. Handing over scheme maintenance to R.W.A.

## 2.4 Layout Plan Committee (LPC)

- (i) A Layout Plan Committee shall be constituted in the concerned local authority, which shall be competent to approve layout plan of any scheme submitted to the concerned ULB. It shall also be competent to allow any subsequent modifications / alterations in the approved layout plans of schemes.
- (ii) The Committee shall be constituted by the local authority as follows: -
  - a) For Development Authorities: -

The Layout Plan Committee of the Authority constituted under the relevant Law.

b) For Urban Improvement Trust (UIT): -

Chairperson	Secretary, UIT;
Member	Executive/Assistant Engineer of Concerned UIT
Member	Deputy Commissioner/ Deputy Secretary/
Member Secretary	Senior/Deputy Town Planner of the Concerned UIT;

c) For Municipal Towns: -

Chairperson	Chairperson, Concerned Municipal Towns
Member	TPA/ Senior Draftsman of the Concerned Municipal Town/ District town planner
Member	Executive/Assistant Engineer/Junior Engineer of the Municipal Town;
Member	Commissioner/ Deputy Commissioner/ Executive officer of the Concerned Municipal Town.
Member Secretary	Senior/Deputy/Assistant Town Planner of the Concerned Municipal Town.

*Note:*

- (i) Technical opinion of Sr. Draftsman / Town Planning Assistant / Assistant Town Planner for area upto 2.0 Ha, Deputy Town Planner for area upto 5.0 Ha and Senior Town Planner for area more than 5.0 Ha shall be mandatory for layout plan approval by layout plan committee.
- (ii) In case the Senior/Deputy Town Planner/ Assistant Town Planner is not available in the concerned local authority then opinion of the Senior/Deputy Town Planner of the concerned Zonal/ Regional office of the Town Planning Department shall be mandatory.
- (iii) In case of municipal towns where the Senior/Deputy/Assistant Town Planner is not available in the concerned local body then the District town planner / TPA/ Senior draftsman of the concerned local body will be the member and Chief municipal officer/ Executive officer will be member secretary of the layout plan committee.
- (iv) The quorum for the meeting of the committees constituted will be 3 members. In the absence of the chairman of the committee, the other members present may nominate one of them to preside over that meeting of the committee.
- (v) In case of online layout plan approval system, competence of approval will be decided by Government.
- (vi) Before submitting any scheme in the layout plan committee, the local authority shall examine the scheme particularly as follows-
  - a) The Planning Cell shall examine Master plan/ Zonal plan Land Uses, provisions of planning norms in the scheme layout plan, provisions of CM's Jan Awas Yojana and affordable housing policy or any other policy in force at the time, building byelaws and such other matters.
  - b) The Revenue Cell shall examine the issues related to ownership, khasra superimposition, acquisition, Government land or any other restricted

land, ROW of approach road as per revenue record and other such matters as per the Rajasthan Land Revenue Act, 1956.

- c) The Engineering Cell shall examine the issues related to Details of internal development works, demarcation of Master Plan/Zonal Plan/Sector Roads/ Scheme boundary, calculation of scheme area, site conditions with approach road on site and site surroundings including gas pipeline, HT line, water bodies including nala's, and such other matters.

## 2.5 Prerequisites for proposing an Urban Development scheme

- (i) All schemes shall be in conformity with the master plan/ master development plan/ZDP in force for the area.
- (ii) Applicant should have registered title documents or registered power of attorney or registered development agreement in his favour. No un-registered document shall be accepted.
- (iii) The developer shall apply under the provisions of Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.
- (iv) The scheme shall not include land restricted in the rule 3(1) of the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.

## 2.6 Procedure for Application of an Urban Development scheme

- (i) A developer shall submit the application form and Details of internal development work along with Layout Plans as per township policy such as:
  - a) Road section showing width of B.T. Road, Side Berms, drains etc.
  - b) Details of Electrification, Street Lights
  - c) Sewerage with Specifications
  - d) Drainage with Specifications
  - e) Water Supply with Specifications
  - f) Development of Parks/Playground
  - g) Rainwater Harvesting with details, etc.
  - h) Undertaking to ensure availability of water, electricity up to proposed scheme area and drainage up to the disposal point.Along with all the documents prescribed under the Rajasthan Urban Areas (Permission for use of Agricultural Land for Non-Agricultural Purpose and Allotment) Rules, 2012.
- (ii) The authority shall update the portal as and when the following orders are passed by the ULB-
  - a) Orders issued under section 90-A of Rajasthan Land Revenue Act, 1956;
  - b) Intimation of approval of Layout Plan, and a copy of approved layout plan;
  - c) Issuance of Scheme completion certificate.
- (iii) The LPC shall examine the application and can approve the layout plan with or without modifications, if any, for proper application of planning

and engineering norms.

- (iv) Layout plan shall be approved after issuance of orders under section-90A of the Rajasthan Land Revenue Act, 1956 by the authorized officer.
- (v) Once the LPC after due consideration resolves to approve the Layout Plan, the concerned Local Authority shall intimate the developer for layout plan approval and shall issue the demand notice, as per 90A rules. The developer shall submit a demarcation plan of the site to the local authority and shall deposit all fees and development charges within time limit.
- (vi) The booking or sale of the plots shall only be started after RERA Registration.
- (vii) Once the demarcated layout plan of scheme is issued, the local authority shall upload on the web portal (within 15 days) the following information-
  - A brief detail of the scheme, total scheme area, GPS coordinates of scheme boundary;
  - Approved layout plan including key plan and other detail plans if any;
  - Complete details of number of plots proposed (use wise), saleable area, Plots mortgaged against internal development of Scheme. NOC`s from the different departments, areas reserved for facilities/EWS/LIG/public use like parks, playgrounds, non-saleable facility areas;
  - Timeline for Scheme completion;

## 2.7 Mortgage of plots by the local authority

To ensure that development works in the scheme area completed in time by the developer, to ensure maintenance of development works for stipulated time and to protect the interest of the perspective owners/buyers –

- a) 10% of the total saleable area shall be reserved by the local authority or developer may submit bank guarantee of equivalent amount for complete time period of development and maintenance period respectively on the basis of actual estimated cost of internal development, verified by concerned executive engineer of local body.

*Note: -*

The above 10% mortgage area shall be of the predominant use.

## 2.8 Development and Management of the scheme

- (i) All internal development works in the scheme shall be done by the developer.
- (ii) The developer can book the plots as per the approved layout plans and shall issue a provisional allotment letter to the allottees.
- (iii) The local authority can issue Patta / lease deed for 90% of the saleable plots, out of remaining 10% saleable plots (mortgaged with the local authority) 7.5% can be booked/ sold only after issuance of completion certificate (no provisional Patta/ possession letter can be issued on these plots). Remaining 2.5 % can be sold/ booked only after maintenance period.
- (iv) The developer shall complete all the internal development works of the

layout within the time frame prescribed in Table-2. The scheme shall be developed, with all internal development works completed, in a maximum period as prescribed below from the date of issue of Scheme layout plan:

**Table 2 Time frame for completion of Internal Development works**

<b>Scheme Area</b>	<b>Time of Completion</b>
Up to 10 hectares	4 years
10– 20 hectares	6 years
>20 hectares	8 years

- (v) The time period for completing internal development works may be extended up to 2 years with 10% yearly penalty of total land premium by the local authority and further by the Local Body with additional penalty of annually 20 %.
- (vi) Developer to maintain the scheme for at-least 5 years or scheme transfer to R.W.A whichever is earlier, after issuance of scheme completion certificate as per the para 3.10 of the policy and thereafter can handover the same to R.W.A. Maintenance charges may be recovered by the developer/ R.W.A from the allottees.
- (vii) No water or power connection shall be released by the concerned agency/department for such scheme which has not been approved by the concerned local authority.

## 2.9 Scheme Completion Certificate

- (i) After the completion of all the development works as per the provisions (Annexure-2) of this policy and as indicated in the approved layout plan the developer shall apply for the scheme completion certificate.
- (ii) The developer shall submit a report of development works carried out in the scheme along with details of various services laid with their capacity, and related layout plans of the services through registered chartered engineer as per details submitted earlier.
- (iii) The developer shall fulfill all the requirements of the EWS/LIG component as per the CHIEF MINISTER'S JAN AWASYOJANA-2015 or any other policy, orders issued by the Government from time to time, before applying for completion certificate.
- (iv) After examination as per Details of internal development works by concerned Engineer of ULB not below the Rank of Assistant Engineer but not more than one month the concerned ULB shall issue the completion certificate in the prescribed checklist or shall intimate to the developer reasons for not issuing the same or to comply with directions to improve certain development works or complete all the development works in the scheme.
- (v) The plot mortgaged as per the para 2.8 (iv) of the policy shall be released only after issuance of the completion certificate. The lease deed/ Patta of 10% mortgaged plots shall be released after the issuance of the completion

certificate. The lease deed/ Patta of remaining 2.5% mortgaged plots shall be released after maintenance period. In case, the developer abandons the development works incomplete in the stipulated time period, penalty shall be levied by the local authority for the works left incomplete by the developer including forfeiting of mortgaged plots. The developer shall not be allowed to sale or conduct any transaction of any property in the urban development scheme and a notice of this effect shall be placed by the Local Authority on the SLNA portal and the newspaper for cautioning the general public.

- (vi) Phase wise completion certificate shall be issued in township schemes having area more than 10 ha. Minimum area of each phase shall be 5 ha.
- (vii) ULB may allow proportionate releasing of the withheld plots based on the Phase wise completion certificate.
- (viii) Internal development works shall be carried out by ULB by selling 10% mortgaged plots of the scheme or Bank Guarantee as the case may be, where developer does not complete internal development works in the scheme.

## 2.10 Resident Welfare Associations (R.W.A)

The State Government may frame rules and procedures for creation, election, management and other aspects of Resident Welfare Association (R.W.A) to maintain the various facilities in the scheme.

## 2.11 Blacklisting of Developers

- (i) The local authority with approval of the SLIMC, shall cancel the developer registration and blacklist the developer, if –
  - a. The information furnished by the developer in the application form is incorrect or misleading, or the information uploaded on the web portal is incorrect or misleading; or any other documents submitted by the developer is found false.
  - b. A complaint made against a developer is found to be correct. Provided that, such allegation shall be enquired into by the concerned Local Authority and a report of findings shall be submitted to the SLIMC.
- (ii) Before taking a decision, the SLIMC shall give a reasonable opportunity of being heard to the developer.
- (iii) The SLNA shall clearly mention the blacklisted status of the developer on the profile page of the web portal and shall also publish in newspapers.
- (iv) No Local Authority shall accept an application for approval of a scheme by a blacklisted developer. However, the developer shall compulsorily complete all development works in all the other on-going schemes.

## Chapter 3. PLANNING PROVISIONS

### 3.1 Phase wise development of schemes

Various towns are growing horizontally in all direction in urbanisable area as there is no provision of phasing in Master Plans. This is resulting into sparse development all around without consideration of availability of infrastructure. Due to sparse development, it is not possible to provide basic infrastructure such water supply, sewerage, drainage etc. at all places by ULB. Therefore, to develop colonies with infrastructure and minimize cost of infrastructure, compact development is to be encouraged which is only possible by phasing

To encourage compact development with basic infrastructure like water, electricity, drainage, sewerage etc. it is proposed to have phase wise development of urbanisable area on the basis of following criteria: -

- a) Contiguity with the existing area;
- b) Master plan proposals/Zonal;
- c) Availability of sector plans/Zonal Plans or sector road network plans;
- d) Accessibility from the existing Road network plan;
- e) Feasibility of providing public transportation;
- f) Availability/ feasibility of providing water and electricity supply;
- g) Growth potential of development in the area and barriers, if any;
- h) Availability of social infrastructure nearby etc.

Phased development provisions in other states will be analyzed thoroughly and guidelines for phased development will be issued separately.

Parameters for integrated residential / other township outside phased zone, shall be notified separately along with phased development policy which shall be part of Township Policy.



## 3.2 Planning Parameters for Various Schemes

### 3.2.1 Residential Schemes

Scheme Area – Minimum 5000 Sq. m.		
Saleable & Non-Saleable	Permissible Use	Mandatory Provision
1. Non-Saleable Areas Minimum 40%	1. Parks/ Playgrounds	Minimum 7% area of scheme shall be provided for parks/ playgrounds without any relaxation in layout plan at different places subject to: a) For all schemes minimum area of 1000sq.m. at one place, with minimum width of park shall be 10 m. b) For schemes above 2 Ha. area, minimum 3% area will be earmarked for playground in usable regular size. However, minimum 3% area for park will be mandatory.
	2. Facility	Minimum 4% Facility plots shall be kept on minimum 12 m wide roads.
	3. Public Utility	Minimum 4%
	Note:	In the case of commercial / institutional plot the minimum road width shall be 12 meters for a length of up to 200 meters and 18 meters for the length above 200 meters.
2. Saleable Area Up to 60%	1. Residential	Plotted area
	2. Commercial	Upto 6%, provision for 10 shops on 100 plots will be reserved for informal commercial proportionately.
	3. Institutional	Maximum 10%
	4. EWS/ LIG	Provision for EWS/LIG housing shall be kept for residential part of scheme as per Govt. Policy for EWS/LIG.

### 3.2.2 Commercial Schemes

<b>Scheme Area – Minimum 5000 Sq. m.</b>		
<b>Saleable &amp; Non-Saleable</b>	<b>Permissible Use</b>	<b>Mandatory Provision</b>
1. Non Saleable Area Minimum 40%	1. Parks	Minimum 5%, Minimum width of park shall be 10 m.
	2. Public Utilities	Minimum 5%
	3. Roads	Internal roads as per norms but shall not be less than 12 meters (for the plots having area less than 500 sq.m.) and 18 meters for plots having area 500 sq.m. and more.
	4. Paved Footpath	Internal roads shall not be less than 6 meters (Paved Footpath with no vehicular movement) in case of group of shops are proposed on a composite platform. Length of the such pavement road/ footpath shall not be more than 50 meters.
2. Saleable Area Up to 60%	1. Commercial/ Mixed Use	<ul style="list-style-type: none"> <li>• Minimum plot area-9 sq.m. (3mx3m)</li> <li>• Minimum 1% of the scheme area for informal commercial</li> </ul>
3. Other Parameters	Parking: - a) Common/public parking lot- 10% of scheme area. b) Plots having area more than 500 sq. m. shall have provision of parking as per applicable building regulations within its plot limit.	

### 3.2.3 Mixed land use Scheme

• Scheme area –Minimum 2Ha.		
Saleable & Non Saleable	Permissible Use	Mandatory Provision
1. Non Saleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 7%, minimum area for park shall be 1000 sq. m. at one place with minimum width 10 m and 3% area will be earmarked for playground in usable regular size. However, minimum 3% area for park will be mandatory.
	2. Facilities	Minimum 4%
	3. Public Utilities	Minimum 4%
2. Saleable Area Up to 60%	1. Commercial/ Informal Commercial	Commercial – Minimum 20% including informal commercial. Note: For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme proportionately.
	2. Institutional	Minimum 10%
	3. Residential/ Mixed	Remaining
3. Other Parameters	1. Internal roads shall not be less than 18 meters for commercial and institutional part and for residential part internal roads shall be as per Table 6. 2. Provision for EWS/LIG housing shall be provided for residential part of scheme as per Govt. Policy for EWS/LIG. 3. Common/public parking lot- 5% of scheme area.	

### 3.2.4 Group Housing Schemes/ Flat Housing Scheme

<b>Scheme of Group Housing / Flat Housing Scheme – minimum 2Ha.</b>		
<b>Saleable &amp; Non Saleable</b>	<b>Permissible Use</b>	<b>Mandatory Provision</b>
1. Non Saleable Area Minimum 35%	1. Parks/ Playgrounds	Minimum 10%, minimum area for park shall be 1000 sq. m. at one place with minimum width 10 m and 3% area will be earmarked for playground in usable regular size. However, minimum 3% area for park will be mandatory.
	2. Facilities	Minimum 3%
	3. Public Utilities	Minimum 2%
2. Saleable Area Up to 65%	1. Commercial	Maximum 5%
	2. Informal Commercial	Minimum 1%
	3. Group Housing /Flats/ institutional	Remaining
3. Other Parameters	1. Internal roads shall not be less than 18 meters for group housing scheme. 2. Minimum unit size in scheme <ul style="list-style-type: none"> <li>• Group Housing Plot area in the scheme - 5000 sq.m.</li> <li>• Flat Plot area in the scheme - 750 sq.m.</li> </ul> 3. EWS/LIG provisions as per Govt. Policy for EWS/LIG 4. Requirement of Commercial shops as per Building Bye Laws will not be mandatory separately in the group housing plot, as it is being provided in the integrated scheme. 5. Requirement of Parks/Playground shall not be mandatory separately in Group Housing/Flat as it is being provided in integrated scheme. 6. Subdivision of Group Housing/Flat plots of scheme shall only be permitted if subdivided plots are more than 750 Sq.m. 7. In saleable part, Institutional Plots upto maximum 10% area may be allowed. 8. If common Public Utility such as transformer/substation/common STP/common wastewater recycling plan has been provided in the scheme then separate provision in individual plot shall not be mandatory.	

### 3.2.5 Integrated Scheme (Group Housing/ Flat Housing/ Plotted)

<b>Scheme of Group Housing / Flat Housing Scheme – minimum 2Ha.</b>		
<b>Saleable&amp; Non Saleable</b>	<b>Permissible Use</b>	<b>Mandatory Provision</b>
1. Non Saleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 7%, minimum area for park shall be 1000 sq. m. at one place with minimum width 10 m and 3% area will be earmarked for playground in usable regular size. However, minimum 3% area for park will be mandatory.
	2. Facilities	Minimum 4%
	3. Public Utilities	Minimum 4%
2. Saleable Area Up to 60%	1. General Commercial	Maximum 5%
	2. Informal Commercial	Minimum 1% for Group Housing/ Flats plot area. • For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme proportionately.
	3. Institutional	Maximum 10%
	4. Group Housing/Flats	Rest of the area for Group Housing/ Flats/ Plots/ saleable facility.
3. Other Parameters	1. Minimum unit size in scheme • Group Housing Plot- 5000 sq.m. • Flat Plot- 750 sq.m.  2. EWS/LIG provisions as per Govt. Policy for EWS/LIG. 3. Commercial will not be mandatory separately in the group housing plot, as it is being provided in the integrated scheme. 4. If common Public Utility such as transformer/substation/common STP/common wastewater recycling plan has been provided in the scheme, then separate provision in individual plot shall not be mandatory.	

### 3.2.6 Schemes in commercial land-uses (Sub-City Centre/ District Centre/ Community Centre)

<b>Minimum area for scheme –1 Ha.</b>		
<b>Saleable &amp; Non Saleable</b>	<b>Permissible Use</b>	<b>Mandatory Provision</b>
1. Non Saleable Area Minimum 40%	1. Parks/ Playgrounds	Minimum 5%, minimum width of park shall be 10 m
	2. Facilities	Minimum 4%
	3. Public Utilities	Minimum 4%
2. Saleable Area Up to 60%	1. Sub-City Centre/ District Centre/ Community Centre	Minimum 25% of scheme area for activities of Sub-City Centre/ District Centre/ Community Centre/ General Commercial and mixed use.
	2. Informal Commercial	For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme proportionately.
	3. Residential	Remaining
3. Other Parameters	1) Road Network of the area under District Centre/ Sub city Centre/ Community Centre will be planned by local body and various approvals of layout will be given accordingly. 2) Minimum width of internal roads shall be 12 m for plots up to 500 sq m and 18 m for plots more than 500 sq. m area. For residential area internal roads shall be as per Table 6. 3) Parking: - a) Common parking lot- 10% of the scheme area b) Commercial/Mixed use plots having area more than 500 sq.m. shall have provision of parking as per building regulations within its plot area.	

### 3.2.7 Ware Housing/ Go downs (General & Agriculture based)

<ul style="list-style-type: none"> <li>Minimum area for Scheme for General warehousing- 2 Ha.</li> <li>Minimum area for Scheme for Agri warehousing- 2 Ha.</li> </ul>		
Saleable & Non-Saleable	Permissible Use	Mandatory Provision
1. Non-Saleable Area Minimum 35%	1. Parks/ Playgrounds	<ul style="list-style-type: none"> <li>Minimum 5%, minimum width of park shall be 10 m</li> <li>If area of the scheme is 10 Ha and above than there shall be a plot of 750 sq. m for firefighting separately.</li> </ul>
	2. Facilities	Minimum 4%
	3. Public Utilities	Minimum 4%
2. Saleable Area Up to 65%	1. Mixed land use/ General Commercial etc.	Up to 15% of the scheme area for Mixed land use/General Commercial/Hotel, weigh bridge, petrol pump etc. shall be allowed.
	2. Informal Commercial	Minimum 1% of the scheme area for informal commercial purposes.
	3. General & Agriculture based Ware Housing/Go downs	Remaining area for General Warehousing/Agri Warehousing go downs shall be allowed.
	<b>Note:</b> <ul style="list-style-type: none"> <li>Internal roads shall not be less than 18 meters.</li> <li>Minimum plot area for General warehousing/Agri Warehousing scheme -500 sq.m.</li> </ul>	
3. Other Parameters	1) In Single plot layout maximum permissible height will be 18 m and setbacks shall be kept as per Prevailing Building Bye Laws. 2) All parameters in scheme plots shall be as per RIICO Building Regulations. 3) Parking: - <ul style="list-style-type: none"> <li>As per RIICO norms.</li> <li>Common/ public parking lot – 5% of total scheme area.</li> </ul>	



### 3.2.8 Farm House/ Resort Scheme

Area Requirement		
Minimum area for Farmhouse/ Resort scheme = 5 Ha. for Big cities, 2 Ha. for small & medium towns. Minimum area for Farmhouse plot sin scheme = 1500 sq. m.		
Saleable & Non-Saleable	Permissible Use	Mandatory Provision
1. Non- Saleable Areas minimum 35%	1. Facilities	Minimum 3%
	2. Public Utilities	Minimum 2%
2. Saleable Area Up to 65%	1. Informal Commercial	10 informal shops to be reserved for every 100 Farm House plots scheme proportionately.
	2. Farmhouse/ Resort	Rest of the area of scheme for farmhouse / Resort.

Note: -

1. Internal roads shall not be less than 9 meters
2. Provision of solar lighting, bio-gas plant, solid waste management, and dense plantation along the roads as well as on rest open space after the ground coverage in the plots shall be mandatory.
3. If a Master plan/ Zonal plan road is proposed in future over farmhouse land, then affected land of farm house will be surrendered free of cost to the concerned ULB.

### 3.2.9 Institutional Schemes

Area Requirement		
• Minimum area of scheme– Above 1 Ha.		
Saleable & Non-Saleable	Permissible Use	Mandatory Provision
1. Non- Saleable Area minimum 35%	1. Facilities	Minimum 3%
	2. Public Utilities	Minimum 2%
	3. Park	Minimum 5%, minimum width of park shall be 10 m.
	4. Public parking lot	5% of total scheme area.
2. Saleable Area Up to 65%	1. Informal Commercial	For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme proportionately.
	2. Commercial/ mixed use/ Residential	Up to 25% of saleable area for Commercial /Mixed / residential use with maximum 20% residential (including EWS/LIG plots) & maximum 5% commercial/ mixed use.
	3. Institutional	Rest of the area for institutional use.
	Note:	<ul style="list-style-type: none"> <li>• For Institutional/ Commercial use Internal roads shall not be less than 18 meters</li> <li>• For residential area internal roads shall be as per Table 6.</li> <li>• Provision for EWS/LIG housing shall be kept for residential part of scheme as per Govt. Policy for EWS/LIG.</li> </ul>
3. Other Parameters	<ul style="list-style-type: none"> <li>• Plots having area more than 500 sq.m shall have provision of parking as per applicable building regulations within its plot limit.</li> <li>• Road side public parking along the roads having road width more than 18 meter shall be allowed but this parking shall not be calculated in the total public parking calculation.</li> </ul>	

### 3.2.10 Industrial Scheme

Area Requirement			
Minimum area of scheme - 4 Ha.			
Saleable & Non-Saleable	Permissible Use	Mandatory Provision	
1. Non -Saleable Area Minimum 35%	1. Facilities/Public utility (Roads, parks & open Spaces, etc.)	1.Park	Minimum 2%
		2.Facilities	Minimum 2%
		3.Public Utilities	Minimum 2%
	2. Fire Fighting	A plot of minimum 750 sq.m. is to be kept for firefighting in facility area of scheme.	
	3. Public parking lot	5% of scheme area.	
2. Saleable Area Up to 65%	1. Industrial	Rest of the saleable area.	
	2. Informal commercial	For residential plotted part 10 informal shops to be reserved for every 100 plots in scheme proportionately.	
	3. Commercial/residential	Maximum 5% area can be used for commercial. Minimum 5% for EWS/LIG Single plot with provision of construction of EWS/LIG unit in G+2 format. Maximum 25% Residential including 5% EWS/LIG area.	
	Note:	1. Minimum width of roads-18 meters width up to length of 400 meters, 24 m or more if length is more than 400 meters). 2. For residential use area internal roads shall not be less than 9 meters. 3. Provision for EWS/LIG housing shall be kept for residential part of scheme as per Govt. Policy for EWS/LIG. 4. For industrial plots upto 500 Sq.m, 12m internal road will be allowed.	

### 3.2.11 Shop Cum Offices/Shop Cum Residence (SCO/SCR) on Commercial Plots

Minimum Area 5000 Sq. m.		
Saleable & Non Saleable	Permissible Use	Mandatory Provision
1. Non-Saleable Area	1.Facilities/ Public utility	Minimum area = 2%
	2. Parking	Minimum common parking area – 30%
	Note:	<ul style="list-style-type: none"> <li>In case SCO/SCR plots/ shops are proposed with composite platform with no vehicular movement then minimum 6 m pathway (paved footpath) between two rows of plots/ shops shall be mandatory.</li> <li>Minimum internal road shall be 18 m., if vehicle access provided to plots.</li> </ul>
2.Saleable Area Maximum 40%	1. SCO/SCR plots, small shops	<ul style="list-style-type: none"> <li>Maximum 30% of area can be used for SCO/SCR plots</li> <li>Minimum 10% of area to be used for plots of small shops.</li> </ul>
	2. Individual SCO/SCR plots	<ul style="list-style-type: none"> <li>Max. height permissible: 15M (G+3)</li> <li>Permissible ground coverage: 100% <ul style="list-style-type: none"> <li>Minimum plot size 40 sq. m.</li> <li>Maximum plot size 120 sq. m.</li> </ul> </li> </ul>
	3. On smaller plots of shops (less than 40 sq. m.)	<ul style="list-style-type: none"> <li>Max. height permissible: 12M (G+2)</li> <li>Permissible ground coverage: 100%</li> <li>Plot size below 40 sq.m.</li> <li>Developer will be allowed to sell vacant plots or constructed SCO/SCR/Shops.</li> </ul>
<p>Note: -</p> <ol style="list-style-type: none"> <li>Developer has to develop all internal works such as platform, parking, drainage, electricity, water supply, sewerage etc.</li> <li>Minimum front set back shall be as per prevailing Building Bye Laws and minimum 3m set back on all sides shall be mandatory.</li> <li>Scheme parameter should not be changed in case of reconstitution / subdivision of plots in the scheme.</li> <li>Subdivision charges on total leasehold/freehold plot area shall be applicable.</li> </ol>		

### **3.3 Sub-division of Single (Ekal) Lease Deed Plot / Abadi / Scheme Plot into smaller plots**

#### **3.3.1 Sub-division of Single (Ekal) Lease deed Plots in to two or more smaller plots**

- i. keeping the Setback as per the original plot, Sub-division upto 4 smaller plots shall be allowed as per prevailing Sub-division Rules.
  - a. Once original plot is subdivided in to maximum limit of 4 plots than further subdivision of such subdivided plots shall not be permitted and condition in this respect shall be mentioned in Lease deed & Site Plan of such Sub-divided Plots.
- ii. If an original Plot is intended to be subdivided into more than 4 smaller plots, then it shall be treated as scheme of plotted development and shall be approved as approval of layout plan under this policy with provisions for facilities and technical parameters as per this policy.
  - a. In case facility area has been surrendered earlier while issuing Single (Ekal) lease deed, then while approving the layout plan of smaller plots, this facility area can be treated as part of scheme and can be replanned in the scheme.
  - b. If previously surrendered facility area is already allotted / sold by the Urban Local Body or equivalent amount has been deposited in lieu of the facility area, then while approving the layout plan of smaller plots facility area will not be required to be provided in such schemes, but area required for Public Utilities shall be provided.
  - c. Any area surrendered earlier for road widening or buffer while issuing lease deed for original plot shall also be considered in area analysis of layout of smaller plots.
  - d. No amount deposited earlier shall be refunded, additional amount for CIDC or any other charges as per Policy shall paid by the developer.
  - e. Sub-division charges shall be levied on the basis of area of the original single plot mentioned in the lease deed. However, since the scheme of plotted layout is being considered as per Township Policy, the approval of State Government will not be required for sub-division in such cases.
  - f. All internal development works like construction of roads, sewer lines, water supply, laying of power lines, Green areas etc shall be done by the developer and other parameters/ provision of this policy shall apply.

#### **3.3.2 Sub-division of Larger Plots of a Scheme approved earlier as per prevailing Policy / Norms**

- (i) Such Sub-division shall be allowed as per Sub-division Rules.
- (ii) Additional facility/public utility is not required to be provided as it has

- already been provided in the earlier approved layout plan.
- (iii) Set-backs of such plots may be decided in consideration to setbacks of other plots of similar sizes in the earlier approved scheme.
  - (iv) All internal development works like construction of roads, sewer lines, water supply, laying of power lines, Green areas etc shall be done by the developer.

### 3.4 Single Plot Layouts

- (i) A Single Plot / Lease Deed may be issued to a developer for any project of non-agriculture purpose.

**Table 3 Minimum Area & Road width for Single Plot**

S.No	Type of Single Plot	Minimum Area	Minimum Road Width
1.	Residential	750 Sq.m	12-meter
2.	Commercial/Mixeduse/ Institutional	750 Sq.m.	18-meter
3.	Industrial/ General warehousing	1000 Sq.m.	18-meter
4.	Farmhouse	2500 Sq. M.	9-meter
5.	Resort	8000Sq. M.	18-meter
6.	Agri. warehousing	3000 Sq.m	18-meter

*Note:*

- a) The ROW of approach road shall not be less than as mention in provision 3.5.2.
  - b) Allotment of land for Government/Semi Government Facility/PU minimum norms of this table shall not be mandatory.
- (ii) A single Plot/ lease deed on agricultural land will not be issued for any land smaller than 750sq. m.
  - (iii) The developer shall develop all master plan/ zonal plan/ sector plan roads passing through the proposed project area.
  - (iv) 5% of the project area shall be surrendered as facility area, for public facilities shall be vested in the local authority. The facility area shall be provided on road having minimum 18-meterROW and should be easily accessible to the general people outside the scheme also. However, in case of project shaving area5000-10000 sq. m. instead of surrender of facility area, the cost of land at the rate of reserved price/ DLC, whichever is higher shall be deposited in local authority. Facility Area shall be provided at 12M road in case Single plot has only 12M approach road.
  - (v) If, any of the length, width of the project area, is more than500 meters and no master plan/ zonal plan/ sector plan road or a revenue road of minimum

18 meters is abutting / passing through the project area, then a road of minimum ROW 18 meters, abutting/passing through the project shall be proposed, for the future Zonal/Sector level connectivity. The land under such roads shall be vested in the local authority.

- (vi) The parameters like ground coverage, BAR, Max Height parking etc. shall be as per the Building Regulations.
- (vii) Provision for EWS/LIG housing shall be mandatory as per Govt. Policy for EWS/LIG.
- (viii) All internal facilities and utilities like roads, pathways, water supply, sewerage, solid waste disposal, electricity, STP, Rain water harvesting, etc. has to be provided by the developer within the project area itself.

### 3.5 Mandatory provisions for all urban development schemes

#### 3.5.1 General provisions

- (i) The developer shall handover the non-saleable facility area, park and playground after constructing a boundary wall around such area. The non-saleable facilities shall be vested in the local authority.
- (ii) The design of the scheme should aim at water and energy conservation. This would mean:
  - Proper orientation of building blocks.
  - Use of appropriate building material.
  - Use of non-conventional energy sources, particularly solar energy wherever feasible.
  - Rainwater harvesting and recycling of waste water, MOEF norms for Townships & provisions of Environmental clearance as required by Ministry of Environment and Forest (G.O.I.) shall be applicable.
- (iii) The tentative area required for basic infrastructure facilities shall be clearly marked in the layout plan and in the detailed of internal development work.
- (iv) The local authority can allot non-saleable Public Utility to the concerned Government agency or may authorize/allow the developer to use such area for providing essential infrastructure such as GSS, Transformer, water tank, STP/ETP, firefighting/solid waste disposal etc., free of cost.
- (v) Facility area in non-saleable part under this township policy can be allotted to developer at reserved price at his request within 12 months, after 12 months ULB may allot the facility area to any institution/Govt. agency as per requirement of the area.
- (vi) The facility areas and the park/ Playground/green open spaces shall be developed and maintained by the developer, till the management is passed onto the concerned agency or the R.W.A.
- (vii) The developer shall clearly earmark saleable/ non-saleable areas/ mortgaged plots and facility & public utility areas, in the layout plan such as electricity substation/ transformers, Sewerage treatment



- plant, overhead/underground water tank, solid waste collection center, telecom infrastructure and street garbage container points as per requirement.
- (viii) SWM site shall be marked in PU area.
  - (ix) The area reserved for common public parking shall be used as a parking for the visitors and scheme dwellers. The parking lots should be close to commercial / facility areas. The common public parking area shall be treated as visitor parking and the provision of parking at individual plot will be as per the prevailing building byelaws. The common public parking shall not be counted under any other law/ rules for providing relaxations for parking on individual plots.
  - (x) Mandatory Informal Shops shall be planned for small shops of area 9 sq. m to 15sq.m. each. Provision of parking and footpath shall be mandatory and shall be counted along with the retail shopping area. Informal Shops layout will also be approved at the time of layout plan approval.
  - (xi) Approved Layout shall be displayed at site showing the park, facility, public utilities.
  - (xii) Mixed use development can be allowed in the combination of residential, commercial and institutional as per the provisions of the building bye laws.
  - (xiii) Provision for 1.5-meter-wide footpath shall be kept between the plots and the park.
  - (xiv) Area reserved for Facility and Park shall be kept in regular shape and size.
  - (xv) The Schemes shall not include the land under the forest, water bodies, land falling within 100m from (having the level below the HFL) the HFL of the major lakes, dams, land falling within 200m from the official boundary of Historical Monuments and places of Archaeological importance, Archaeological Monuments, Heritage Precincts, other restricted areas.
  - (xvi) Maximum 2% area (out of total facility area) may be used for construction of one Clubhouse / community hall in schemes (Club House/ community hall shall be developed by developers and shall be handed over to R.W.A, till it is handed over to R.W.A it should be maintained by developer) with minimum area of 1000 sq.m.
  - (xvii) Part of layout falling in Master Plan Park/ facility/PU will be considered with in area calculation respectively against Layout Park/ facility/ PU. Layout Park may be proposed in plantation corridor/ plantation/ buffer along water body/ canals.
  - (xviii) Any two or more schemes of different Persons/companies may be clubbed together in case of consent of all the parties and approved as a single scheme. In such cases the norms applicable to the area of the clubbed scheme shall apply. Joint layout may be approved for two or more separate adjoining 90-A land.
  - (xix) All building parameters on the plots shall be as per prevailing Building Bye Laws.
  - (xx) It is mandatory to keep provision of Telecom Infrastructures such as

Telecom Towers and laying of underground cables as part of internal development by the developer and all urban local bodies. Provision of towers as per area of the scheme shall be as below: -

**Table 4 Provision of towers as per the area of scheme**

S. No.	Area of the scheme	No. of minimum towers
1.	Up to 0.5 ha./ less than 20 plots	Nil
2.	Above 0.5 ha. – Up to 1.0 ha.	1
3.	Above 1.0 ha. - Up to 5.0 ha.	2
4.	Above 5.0 ha. - Up to 10.0 ha.	4
5.	Above 10.0 ha.	Additional 2 on each 5.0 ha.

*Note:*

- Minimum area for tower- 10 sq.m. and minimum width 3M.
  - Distance between two towers or other technical parameters /No. of tower shall supersede as per provisions of concerned department.
- (xxi) It is mandatory for developer to ensure availability of water, electricity up to the proposed scheme and drainage up to the disposal point till the ULB provides external infrastructure for water, electricity, drainage up to the site. Undertaking shall be submitted by developer at the time of application for 90-A and layout approval.

### 3.5.2 Roads and Circulation:

- (i) Approach Road to a scheme shall be as per following norms-

**Table 5 Norms for Approach Road**

For Residential Scheme/ Single Plot (Other than Single Farm House and Projects for EWS/ LIG Plots.)		For Scheme/Single Plot for Commercial/Industrial/Mixed Land use/Institutional / District Center or Sub-City Centre	
Scheme/Plot Area	Min. Road Width/ROW	Scheme/Plot Area	Min. Road Width/ROW
Up to 2Ha.	12 M	Up to 4 ha.	18 M
2-10 Ha.	18 M		
10-20 Ha.	24 M	4-10 Ha.	24 M
20 Ha. & more	30 M	10 Ha. & more	30 M

*Note:* -

- a. The ROW of Proposed Master Plan/ Zonal Plan/Sector plan/Revenue road/ PWD roads can be considered as ROW of approach road to a scheme. However, at the time of scheme approval, an existing 12 M wide road shall be mandatory.

- b. In any case where land is locked by previously approved layout plans and 12 M approach road is not possible, then in such cases the concerned ULBs shall grant permission for relaxation in approach road width, but the width of such access road will not be less than 9 M.
  - c. The minimum approach road for EWS/ LIG Plots shall be 9 M.
  - d. Minimum approach road shall be 9M for Single Farmhouse 12M for Farm house Scheme 18M for Single Resort/Resort Scheme allowed.
  - e. For Solar Farm/Solar Plant/Solar Power Plant/Wind Farm/ Wind Power Plant criteria of approach road width as per Table 5 shall not be mandatory and no recorded approach road will be required.
- (ii) All internal roads shall be as per following norms–

**Table 6 Norms for Internal Roads**

Minimum ROW of Road	Maximum Permissible Road Length
9 meters	Up to 100 m
12 meters	Above 100 m up to 400 m
18 meters	Above 400 m up to 750 m
24 meters	Above 750 m

*Note: -*

- a) The roads of Master Plan/Sector plan shall be maintained irrespective of the road length.
  - b) While approving a scheme layout plan the continuity of the existing road network of the adjoining scheme shall be maintained.
  - c) Total Length of road in layout shall be considered for deciding minimum ROW of Road. Any road junction will not be considered as break in length.
- (iii) All the commercial, institutional, industrial plots and facility area in a scheme should be provided on minimum 18 m ROW, but in cases of residential schemes, facility and Informal shops can be provided on minimum 12 m road.
- (iv) For 90-A proceedings, it is mandatory to have a minimum existing width of 12 meters of the access road, that is, in any case, for 90-A proceedings and approval of the layout plan, a minimum of 6 meters on either side of the center line of the existing access road (i.e. total 12-meter-wide land should be available open for the road. However, there should be minimum 9-meter-wide existing road available as per revenue record is mandatory for 90-A proceedings. However, existing BT road with 9M ROW available at site and in use as public road except restricted category of land shall be considered for 90-A proceedings and approval of the layout plan.
- (v) If the access road of prescribed width as per the area of the scheme from the main road to the township plan is proposed from the Government/ ULB land, then the access road is allowed in the layout plan of the

scheme after taking the DLC rate of the agricultural land. The said access road will be constructed by the developer/as per the provisions of the township policy. This access road shall be used for public and other schemes. The land will remain in the name of ULB in the revenue records.

- (vi) Minimum width of the internal road shall be kept 9 M for the EWS/LIG plots/houses.
- (vii) Determination of proposed ROW of roads-
  - a) If the ROW of any existing road/way is determined in the master plan/draft master plan/zonal plan of the said area, then the right of way of the said road/revenue road/ katan road/ kadmi rasta will be as per the master plan/ draft master plan/zonal plan.
  - b) The ROW of a rural road shall be kept minimum of 18 M or more than 18 M as per the length of the road and the requirement of the area.
  - c) If the ROW of any road / existing revenue road / katan road is not determined in the master plan / draft master plan / zonal plan, then the ROW of the said road shall be determined by the LPC of the ULB by adopting the following procedure:
    - Length of existing road/existing revenue road/katan road/ kadmi road/seasonal road from one end to the other, status of construction of nearby areas, past commitments, and possibilities of future development in the surrounding area. In the context of etc., the right of way of the said road/way will be decide by the layout plan committee, however, the right of way of such roads/way will be kept minimum 18 M. If the road/way is determined by the PWD in the Rural Road (Rural Road) category, then its right of way will be kept at a minimum of 18 M.
    - For determination of road right-of-way objections/suggestions will be invited for 10 days by publishing a in two state level newspapers giving details of the road. The right of way of the road/way will be determined by the Layout Plan Committee after disposing of the objections/suggestions received. Also, the details of the right of way of each such road will be displayed on the spot through a public notice board. The expenses for both the above proceedings will be borne by the concerned developer.
    - If the layout plan on any revenue/katan road has been previously approved by the ULB, then in such a situation, considering it as a commitment, the ROW of that road has to be determined as per the commitment. In such a situation, there is no need to invite objections/suggestions for determining the right of way on the said route.
    - In future, while making the master plan/zonal plan of the said area, the right of way of the concerned road should be adjusted in the master plan/zonal plan and it should be ensured that no unauthorized construction takes place within the said ROW by the local bodies.
- (viii) If extension of approved scheme is proposed, required minimum width of approach road as per scheme area shall not be mandatory. Extension will be permitted on 12 m approach road.

- (ix) If Zonal Plan showing road network upto 18M has been approved/notified and some land parcel is falling in between the road network, then minimum approach road width requirement as per Table 6 shall not be mandatory. However, approach road of minimum 12m shall be mandatory from Zonal Plan Road.

### 3.5.3 Guidelines for HT line and Petroleum/Gas Pipe line:

- (i) Any scheme from which a High-Tension line of 132 KVA and above is passing shall prepare the scheme layout plan with following norms-

**Table 7 Norms for HT Lines**

Voltage Level	ROW of the line	Line width	ROW of Minimum Safety Corridor of the line
400KVA	52meters	22meters	33.2meters
220KVA	35meters	11meters	18.6meters
132KVA	27meters	8meters	13.8meters

**Note:** - No construction, facilities or parks shall be allowed in the safety corridor of the line. However, scheme roads/ master plan / sector plan roads can be allowed beyond the minimum safety corridor of the line in a scheme.

- (ii) Any scheme from which a Petroleum/Gas Pipeline is passing shall follow the norms for safety corridor on both sides of such lines (ROW) as prescribed by the concerned petroleum/ Gas Company. If any road is crossing through such lines than NOC from the concerned petroleum/Gas Company shall also be submitted.
- (iii) Minimum Safety Corridor of the HT line (Table – 8) shall be marked as no construction zone in the layout plan. The strip between the ROW of the HT line and Minimum safety corridor can be used only for road/green area. It will be mandatory to kept minimum 12m road on both side of safety corridor in plotted layout. In case of Single plot layout, ROW of HT Line may remain part of Patta/ lease deed with condition of no construction zone below ROW of HT line.
- (iv) There should be a provision of minimum 12-m road along both sides of Gas/ Oil pipeline safety corridor.

### 3.5.4 Guidelines for EWS/ LIG provisions

- (i) The mandatory provisions for EWS/LIG should be fulfilled as per the provisions of the CMJAY or such orders or policies issued by the state Government from time to time. In case of commercial, institutional & other schemes if residential area is proposed under the scheme, then provision of EWS/LIG has to be kept in proportion to the identical area as per provision-1A of the CMJAY.
- (ii) EWS /LIG houses / plots shall be compulsory in all schemes of plotted area with minimum size of 2 ha. and for all schemes of Group Housing. Charges @ residential reserve price will be levied for schemes less than

- 2 ha. Against EWS/ LIG plots. Out of total EWS/ LIG plots, minimum 50% of the plots/ houses shall be of EWS category.
- (iii) For allotment of EWS /LIG houses / plots the income criteria as prescribed by State Government may be considered and the list of eligible and selected persons to be sent to concerned ULB.
  - (iv) EWS/LIG Plots/units will be allowed on split location within 1Km radius.
  - (v) Size of EWS/LIG plots 30 to 45 sq. m. / 46 to 75 sq. m. respectively and disposal of EWS&LIG plots shall be @ 50% and 80% respectively, of the residential price being charged from allottees.
  - (vi) Size of EWS/LIG flats to be 325-350 sq.ft. and 500- 550sq.ft. respectively and disposal shall be @ rate, as decided by Govt. from time to time.
  - (vii) Allotment of EWS/LIG plots should be through ULB to eligible persons.
  - (viii) EWS/LIG houses can be constructed by the ULB/Rajasthan Housing Board by transferring the EWS/LIG plots to the local body at rate prescribed by Government.
  - (ix) The amount deposited in the ULB in lieu of EWS/LIG plots should be used by the body for the construction of EWS/LIG houses.

### 3.5.5 Guidelines for Informal sector provisions

- (i) The provision of informal shops shall be 10 such shops for every 100 Residential plots, with minimum area 9 Sq.m. and Maximum 15Sq.m. which shall be used for Dairy, confectionary, vegetables, seasonal/ morning market etc., informal shops shall be permissible on preferably minimum 12 m wide road (if 12 m road is not available in scheme then informal commercial block may be proposed on 9 m wide road).  
In case of planning for small informal shops, provision of parking in front of informal shops shall be provided, the percentage of land used for such parking in the planning shall be considered as a part of commercial area.  
In case of single lease deed of informal commercial block construction parameters shall be applicable as per Building Bye Laws with the condition that requirement of informal shops shall be provided as far as possible on ground floor, if more no. of shops is required as per norms, then permission may be given to provide Informal shops on first floor also. Maximum height of such informal block shall be 15 M or as per building bye laws whichever is less.
- (ii) Informal shops shall be allotted to nominees of developer under this policy and reconstitution of Informal Shops can't be allowed.
- (iii) In case of single plot of informal commercial, detailed plan showing informal shops shall be mandatory with layout plan of scheme.
- (iv) Separate policy for Informal sector provisions may be issued.



### 3.6 Relaxation in Park/ facility Area

- (i) If one or more proposed Master plan / Zonal Plan / Sector Plan road having a ROW more than 24 meters, passes through the schemes/ land falling in waterbody buffer/ safety corridor of gas pipeline, HT line, oil pipeline and if the area under such roads/ buffer/ safety corridors exceeds 10 % of the scheme area, than, for every 1% excess in such area corresponding 1% area under facility can be reduced from the non-saleable facility area. However, no relaxation shall be given in minimum area required for Public Utility.
- (ii) In single plot layout cases, if more than 10% land is surrendered free of cost for Master plan, Zonal plan, Sector plan road, road surrendered as provision 3.4 (v)/drain/canal/water body/ HT Line/ Gas/ Oil pipeline safety corridor, then for every 1% of excess surrendered area, corresponding 1% area under facility shall be relaxed. However, Minimum 2% area for public utility (PU) shall be kept mandatory after relaxation.
- (iii) There will be no compulsion to reserve 5% facility area while for Single farm house purpose.
- (iv) There will be no compulsion to reserve 5% facility area for Single institutional purpose layout. When a lease deed is issued for institutional purpose, condition should be mentioned in the lease that in future, if land is required for setting up any public utility like police station, fire station, electricity substation, overhead water tank etc. in that area, then the concerned institute will provide it free of cost to the extent of 5% on main road.
- (v) In case of Resort Single plot layout, charges of 5% land at DLC of Agricultural land will be levied.
- (vi) In case of hotel/ motel Single plot layout, charges of 5% land at residential reserve price will be levied.
- (vii) In any scheme, if the saleable area is less than 50%, due to developer proposing all minimum 12m roads, Master Plan/Zonal Plan/Sector Plan roads, H.T. Line/Gas Pipeline/Oil Pipeline, Safety Corridors, Water body buffer then relaxation in facility area will be given proportionately subject to maximum 4%, in case of schemes having 8% facility area and 3% in case of schemes having 5% facility/Public Utility area respectively.

### 3.6 Provisions for Buffer along Water-bodies

Buffer along water bodies, which are not notified under any Act/statute/Master plan/ Zonal Plan, is proposed to be kept as per following provisions:

- a) Minimum 30 m from HFL or revenue boundary of rivers whichever is higher. (HFL of river shall be fixed as certified by the Irrigation Department).
- b) Minimum 30 m from the FTL boundary of Lakes/ Tanks of area 10 ha. And above.
- c) Minimum 12 m from FTL boundary of Lakes/ Tanks of area 5ha. To 10 ha.

- d) Minimum 9 m from FTL boundary of Lakes/ Tanks of area less than 5 ha;
- e) Minimum 9 m from the defined boundary of Canal/ Nala/Storm Water Drain of width more than 10 m.
- f) Minimum 6 m from the defined boundary of Canal/ Nala/ small water bodies/ Storm Water Drain of width up to 10 m.
- g) Minimum 6 m along all sides from the Step-well.

**Note:**

- i. In case of single plots, buffer may be kept as setback area where road is not proposed. In case road (minimum 9 m) is planned then the area of road has to be surrendered to ULB.
- ii. In case River/Nala has been channelized, buffer shall be kept as per development plan or minimum 9 M whichever is more.
- iii. ULB shall identify and list all the water bodies in notified urban area. If water bodies belong to water resource department (WRD) then ULB will obtain record of FTL/HFL of such water bodies from WRD. The boundary of rest of the water bodies shall be decided by ULB as per the revenue record or ground situation, whichever is higher and FTL of water body shall be fixed by concerned engineer of ULB not below the rank of Ex. En.



## Chapter 4. GENERAL PROVISIONS

### 4.1 General Provisions for All Schemes

- (i) It should be ensured by the concerned ULB that, the Township scheme approved by it, is as per the time frame described in 90-A rules notified by the State Government.
- (ii) First Patta/ lease deed can be issued to the khaddar/developer/ in favor of the allottees as per 90A rules.
- (iii) MOEF norms for Schemes/Township & provisions of environment clearance as required by ministry of Environment and Forest (Government of India) shall be applicable.
- (iv) The concerned ULB will acquire land for sector plan / zonal plan roads under Land Acquisition Act, 2013/ by mutual consents under the provision of Authority/UIT/ Municipal Acts and develop all sector plan / zonal plan roads as soon as possible after approval of the draft sector plan / zonal plan.
- (v) As per sector commercial policy, procedure adopted by JDA for construction of sector roads and development of commercial strips along them, Jodhpur/Ajmer/ other Development Authority, all Urban Improvement Trusts and Local Bodies should propose commercial strips along the Sector/Zonal Plan roads for implementation of proposed Sector/Zonal Plan roads and process of land acquisition should be followed through mutual consents under the provision of Authority/UIT/ Municipal Act and roads of Zonal Development Plan should be constructed.
- (vi) Due to shortage of funds with ULB timely development of the sector plan roads is not possible, resulting in unplanned / haphazard development of the cities, ULB may construct sector roads on PPP basis.
- (vii) If extension of a single lease is desired, there will be option of depositing amount for 5 % of the facility area in case a separate access road is not available for the extension portion.
- (viii) The provisions of the Township Policy will be applicable only on the basis of the total area of 90-A order, even if an application for layout has been made on a partial part of it.
- (ix) It is necessary to get demarcation/markings of the proposed MDP/ZDP roads, ring roads and bypasses of the master plan done on the site so that the common people can get information about the proposed roads on the site. Therefore, action should be taken by the local bodies accordingly.
- (x) In Land Pooling Scheme prepared under RLPS Act 2016, in case further sub-division of any plot into smaller plotted development then parks/ playground, facilities/public utility, provision for EWS/LIG and informal commercial will not be mandatory in layout as there is already provision of 5% parks/open spaces and 10% social/physical infrastructure facilities and 5% area reserved for EWS/LIG housing in the Land Pooling Scheme. Internal roads shall be kept as per provision of this policy.
- (xi) If extension of Single lease deed is desired, approach road of already

- issued lease deed will be considered for 90-A and combined layout plan approval. However, reconstitution charges will be applicable.
- (xii) As far as possible roads of adjoining approved schemes will be continued into proposed scheme.

## 4.2 Allotment of Government Land within the Scheme

- (i) In case where Government land (Siwai Chak or Rasta, Pathway, etc.) belonging to local authority having an area of 10% of the scheme or 5Ha. (which ever is less) is falling within the proposed scheme area and if, that Government land does not have an independent approach, then in order to facilitate contiguous development of the scheme the Government/ local body may allot such land on reserve price/ DLC rate whichever is more or in lieu of Govt. land 60% of saleable developed plots (residential, group housing plot and commercial in the overall ratio of the scheme) shall be reserve for local authorities. In case the Government land exceeds 10% of the scheme area/ more than 2 Ha. area, prior approval of State Government shall be obtained. In case of Govt. land is less than 10% of scheme area and also less than 2 ha, Govt. approval will not be required.
- (ii) If the Government land is required for providing an approach road or any other connecting road to the scheme/Single Plot than the approach road through Government land may be allowed on payment of DLC rate of agricultural land. The said access road will be constructed by the developer/ khatedaras per the provisions of the township policy. This access road shall be used for general public and other schemes. The land will remain in the name of ULB in the revenue records.
- (iii) In case plotting is not being undertaken by the developer (in case of Group Housing or Special Township Schemes) equivalent land may be allotted to the ULB on minimum 18 m wide road.

## 4.3 Grievance Redressed system

RERA provisions shall be applied for grievances of stakeholders.

## 4.4 Review of Norms

The State Government may revise/review/relax/specify norms for any nature of scheme not mentioned in policy with approval of Honorable Chief Minister. However, the State Government may issue clarification regarding any provision of this policy.

## 4.5 Repeals and Savings

- (i) The Rajasthan Township Policy, 2010 and The Policy for Residential, Group Housing and other Schemes in the Private Sector, 2010 are hereby repealed.
- (ii) All notifications, circulars, orders issued by the State Government from

time to time in relation to matters covered by this policy and which are not consistent to this policy, shall stand superseded to the extent of in consistency as from the date of the commencement of this policy.

- (iii) Any action taken or thing done under superseded notification, circular, orders prior to coming into force of this policy shall be deemed to have been taken or done under this policy.

## Annexure 1 Definitions

- (i) **“City Level Infrastructure”** shall mean any infrastructure which provides facility to the schemes and its vicinity areas and the city at large including roads, bridges, water supply, electricity supply, gas supply, telecommunication, health, education, post office, police or fire station, citizen service centers and other Government building, etc.;
- (ii) **“Detailed of Internal Development Work”** will include layout plan, details of saleable plot areas and reserved plots for facilities and parks, cost estimates for development works, timeline for completions of schemes. The report shall also include the requirements of water, electricity and proposals for their sources and facilities, etc.;
- (iii) **“Developer”** shall mean a real estate developer registered as per the Para 2.3 of the policy;
- (iv) **“Essential development works”** shall mean roads, water supply, electric supply, sewerage and drainage;
- (v) **“Facility”** means social infrastructure like school/ educational facilities, hospital/ medical facilities, community center, etc.
- (vi) **“Internal Development works”** means roads including pedestrian and cycling track, open spaces, parks, playgrounds, water and electric supply, service ducts/conduit, telephone lines, optical fiber cables, street lighting with poles, sewerage lines, drainage lines, storm water drainage, rain water harvesting structure, solid waste disposal, tree plantation, and other utility services and convenience;
- (vii) **“Local Authority”** means a ULB constituted under the Rajasthan Municipalities Act-2009, Rajasthan Urban Improvement Act-1959, Jaipur Development Authority Act-1982, Jodhpur Development Authority Act-2009, Ajmer Development Authority Act-2012, Udaipur Development Authority Act-2023, Kota Development Authority Act-2023 and any such Authority/Organization incorporated/notified/framed as per similar/relevant Act or any ULB constituted and declared as such, under any law for the time being in force;
- (viii) **“Phased development zone” or “phased area”** means the areas/zones/sectors as identified under the Para 3.1 of the policy.
- (ix) **“Public Utility”** means physical infrastructure like Electric Substations, Overhead Reservoir/ GLR, STP/ ETP/ Rainwater harvesting structures, SWM, Telecom infrastructure & Government Health Center/School/fire station/police chowki/police station/Post Office, etc.
- (x) **“Scheme”** shall mean any type of schemes proposed under the provisions of the policy;
- (xi) **“Scheme completion certificate”** means a certificate or letter issued as per Para 2.9 of the policy by the local authority to the developer.
- (xii) **“Land Pooling Scheme”** means schemes under the provision of RLPS Act 2016 and Rules 2020 shall be governed by provisions of these acts/ rules.

## Annexure 2      Engineering & Infrastructure Norms

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### 1. Mandatory Green Norms

- (i) All roads should have trees planted at the rate of 1 tree per 15-meter length on either side of the road which can attain minimum 6 meters height. In addition, shrubs shall also be planted on the divider and along both sides of the road.
- (ii) Minimum 20% of the road ROW area shall be un-paved/soft-paved surface to allow percolation of water for ground water recharge.
- (iii) Community rainwater harvesting structures should be constructed by developer in parks/ open spaces of layout plan.
- (iv) Waste water shall be collected, recycled and used for gardening.

### 2. Submission of Details of Internal Development Works

In order to ensure quality development, it is necessary that the developer submits a Details of Internal Development Works along with application for approval to the concerned ULB. Following details are required in the DPR:

- (i) Layout plan showing details of area proposed to be utilized for plots, roads, open space for park, garden and play ground and other public facilities (like school, hospital etc.)
- (ii) Details showing, the development in the surrounding area (at least 200 meters radius) along with its superimposition on sector plans (if existing).
- (iii) Details of internal development works such as road section, drain, electrification, water supply, sewerage, drainage, park, horticulture/plantation, etc. as per norms.

In Residential Schemes and other schemes internal development works such as Construction of roads, laying of power line and Street lighting, Laying of Water lines, laying of sewer/ drainage lines, Development of Water Sources (Tube well), Ducting for road crossing, Construction and development of Parks and services area, Plantation along roads sides and parks shall be done by the developer only.

The work norms which are not prescribed in the policy can be determined by the concerned ULB at the time of layout plan approval. The work is expected to be done by the developer as per these prescribed norms.

### 3. Technical Specifications for Internal Development Works

#### A. Construction of Roads

- (i) Master Plan/Zonal Plan /Sector Roads access for any Layout shall be demarcated by ULB.
- (ii) All the internal road networks including sector plan / master plan roads within the scheme area to be developed by the developer as per the specifications and Road Sections provided by the Local Authority or as per IRC standards.
- (iii) All roads of ROW 30 meters and above, shall have provision for

- divider, service road and entry to plots shall be from service road only.
- (iv) Townships / Mini Townships may have a compound wall around the township with gated entry / exit. However, in case of any Master/Zonal Plan/sector roads or public roads passing through the Township / Mini Township, the movement of general public shall not be restricted.
- (v) The technical specifications for road construction shall be as follows:

**Table 8 Technical Specifications for Road Construction**

Sr. No.	R.O.W	Paved Width (Carpet Area)	Specifications	
			Bituminous work	Interlocking tiles
1.	9 meters	5.5 meter	1st layer GSB, 150mm,	1st layer GSB, 250mm,
2.	12 meters	5.5 meter	2nd layer WMM 250 mm	2nd layer WMM 250 mm
3.	18 meters	2 lane each 5.5 meter	DBM 50 mm BC 30mm	Sand bed 30±5 mm Interlocking tiles M40 grade 80 mm thick
4.	24 meter and above	2 lane each 7.5 meter with dividers	1st layer GSB, 2000mm, 2nd layer WMM 250 mm DBM 70 mm BC 30mm	1st layer GSB, 250mm, 2nd layer WMM 250 mm Sand bed 30± 5 mm Interlocking tiles M40 grade 100 mm thick

**Note:**

- (i) Gradient, Levels, and other specifications of the roads shall be finalized as per IRC norms.
- (ii) The specifications for roads in S. No 1 to 3 are for residential streets. If there is commercial traffic more than 10 ma on these roads, specifications shall be followed as per IRC SP:63:2018&IRC:37:2018 for interlocking tiles and bituminous works respectively.
- (iii) If commercial traffic is more than 20 m sa on roads, the specifications in 5. No 4 shall be followed as per IRC codes mentioned above.
- (iv) Side Berms of at least 1M width on both sides will be developed.

## **B. Power Supply and Street Lighting**

- (i) It shall be necessary to use any non-conventional renewable energy source in the scheme to provide at least 10% of electricity of the total requirement in case of townships above 40 Ha. However, it may not be mandatory in case the developer takes this 10% energy from any such non-conventional energy grid.
- (ii) Street lighting along roads shall be developed as per the provisions of IRC. The distances between the poles and the illumination levels shall be maintained as per the norms of the electricity agency/NBC.

- (iii) All streetlights shall be solar powered/LED.
- (iv) All electric lines shall be underground and laid as per norms of concerned VVNL.

### **C. Water Supply**

- (i) After the completion of the water supply scheme, the developer may handover the laid distribution and storage system to the PHED/ULB/private operator.
- (ii) The developer shall lay all internal pipelines of suitable design for water supply as per the norms of PHED in the scheme.
- (iii) The scheme should have underground water tank/ overhead water tank as per PHED norms.

### **D. Sewerage & Drainage**

- (i) The drainage system should be connected to the peripheral drainage system or the water harvesting structure as may be prescribed under norms.
- (ii) All the plots in the Township scheme should be well connected with the underground sewerage network with proper slope. The sewerage line should normally be located close to the boundary wall of the plots (within 3 meter) with a provision for connection to plots.
- (iii) Sewerage Treatment Plant shall be compulsory for all schemes more than 10 hectares. The developer or Group of developers can propose a common STP which can be maintained by any of the developer or by any specialized company.
- (iv) Schemes for Farm house/ Dairy/ Nursery/ Orchard/ Institutional use and in the areas where sewer line is not existing, the provisions of Faecal Sludge and Septage Management (FSSM) shall be mandatory.

### **E. Rain Water Harvesting and Water Recycling**

- (i) Community rainwater harvesting structures" should be constructed in parks/ playgrounds/ open spaces by developer and all water outlets and drainages should be connected in such a way so as to recycle the water for gardening, washing etc. after treatment.
- (ii) Parks and playgrounds must be constructed at lower level in order to collect water.
- (iii) Parking shall be semi paved for Ground Water Recharge.
- (iv) Shoulders shall be kept semi paved for Ground Water Recharge.

### **F. Solar Heating System**

In the proposed scheme solar heating system shall also be provided as per the provisions of prevailing building regulations or as per the provisions in this regard made from time to time.

### **G. Solid Waste Management**

The developer must submit a detailed plan for the solid waste management and ensure that a separate space for segregation, storage, decentralized



processing of solid waste is demarcated in every scheme. The developer must ensure its implementation till the scheme is handed over to the ULB/R.W.A.

#### **H. City Gas Distribution Entity**

- (i) The Land allotment to City Gas Distribution entity for establishing City Gas Distribution/Pressure regulating station/District regulating station shall be considered on priority on the land parcel reserved for facilities in the scheme layout plan as per the Orders issued by the State Government time to time in this regard.
- (ii) The City Gas Distribution entity shall be allowed to lay gas pipeline along the roads and connection to the individual plots shall be laid under the supervision and guidance of the City Gas Distribution entity.

#### **I. Services Duct and layout**

- (i) The developer shall lay underground duct/ conduit along the roads for each scheme. The duct shall carry cables for telephone, internet, fiber optic, and any other future requirements.
- (ii) Electric lines shall be carried through a different conduit as they emit electromagnetic waves. However, if the local power distribution agency, provides NOC to carry the power lines through the same duct, the developer can use the same duct for the same.
- (iii) The developer shall lay various service lines (electric, telephone, optical fiber, sewerage, water, etc.) on any one side of the road and shall compulsorily provide service points on the other side of the road at not more than 100 meters away, by creating the service points connecting from the main line.

#### **J. Parks / Playground**

- (i) 2.4M boundary wall will be constructed including 1m railing on top and Gate minimum 3m wide.
- (ii) 2.4M wide paved footpath all around park shall be constructed inside the park.
- (iii) Area for playground shall be designated and levelled ground / green area shall be developed.
- (iv) Plantation of trees along boundary wall of park/playground at 6M interval shall be developed, rest of area shall be developed as green area.
- (v) Chowkidar hut of size 3M X 6M and room size 3M X 3M for storage / pump house shall be constructed.
- (vi) Proper lighting arrangement shall be done in park.

#### **K. Group Housing**

All internal development works including establishment of STP, Water Treatment plant, power supply, GSS, roads, water supply etc. inside the premises shall be done by the developer as per norms laid down by the competent body (ULB or the concerned Department/Agency of the State).



## Annexure 3 Various Charges Payable by Developer

### 1. Layout Plan Approval Charges–

- At the time of application for approval of layout plan, the developer shall deposit layout plan approval fee in the local authority @ of Rs. 10 per Sq.m. and maximum fee shall be Rs. 5,00,000.
- In case the developer applies for any revision in the earlier approved layout plan then revision fee @ 25% of the layout plan approval fee shall be charged.

### 2. Land premium –

After the approval of layout plan, the developer shall deposit the land premium as per the end use of saleable area, in the local authority, as per the rate prescribed from time to time by the Government.

### 3. Lease Money –

At the time of issuance of Patta/ Lease Deed, the lease money shall be deposited, in the local authority, as per the rate prescribed from time to time by the Government.

### 4. City Infrastructure Development Charges (CIDC)–

- After the approval of layout plan, City Infrastructure Development Charges shall be levied on all schemes. Developer shall deposit these charges in the local authority @following rates: -

**Table 9 City Infrastructure Development Charges**

1.	For Towns having population up to 1 lac as per census 2011	Rs.200/-per sq.m
2.	For Towns having population above 1 lac up to 5 lacs as per Census 2011, except SNB, Bhiwadi	Rs.300/-per sq.m
3.	For Towns having population above 5 lacs as per census 2011, SNB and Bhiwadi	Rs.350/-per sq.m.

*Note:*

- In case of developed areas of any town (where basic infrastructure like 18 m. wide road and power lines are available within a radius of 500 meters), CIDC shall be charged not more than Rs.200/-per square meter.
- CIDC to be increased 5% on every 1st April of next year.
- CIDC shall be charged on gross area of the scheme.
- For providing water supply, power lines and sewer connection separate charges would be payable to the concerned agency as and when this work is taken up. For providing water supply the developer may develop source of water at his own cost. However, developer may get water line to the township from Public Health Engineering department (PHED) for which the developer has to pay the demand raised by PHED.
- The amount deposited as CIDC shall be kept in a separate fund by the ULB. The ULB shall utilize this fund for providing external/peripheral development in the particular area after assessing the local infrastructure

requirements. The State Government shall have full right store vise the CID Cas deemed necessary from time to time.

- (vi) In case of Institutional/tourism units, CIDC shall be charged as prescribed rates on double of the allowed built up area.
- (vii) In case of individual industrial plots having existing infrastructure, CIDC shall be charged, as follows: -

1.	For Towns having population up to 1lacaspercensus2011	Rs.60persq.mt
2.	For Towns having population above 1 lac up to5lacsasperCensus2011, except SNB, Bhiwadi	Rs.100persq.mt
3.	For Towns having population above 5 lacs as per census 2011, SN Band Bhiwadi	Rs.150persq.mt.

- (viii) CIDC for Farmhouses scheme having existing infrastructure shall be charged Rs. 100/- per Sq. m. on double of the allowed built-up area.
- (ix) CIDC may be deposited through postdated cheques in 4 installments in case of schemes having area more than 10 ha such as:

S.No	No of Installments	Amount	Time period
1	1 <sup>st</sup> Installment	25%	At the time of approval
2	2 <sup>nd</sup> Installment	25%	6 months from the date of approval
3	3 <sup>rd</sup> Installment	25%	9 months from the date of approval
4	4 <sup>th</sup> Installment	25%	12 months from the date of approval

**Note:-** 9% interest shall be levied on delay in payment in any installment.

- (x) 10% Mortgaged plots shall not be released until complete CIDC is deposited.
  - (xi) Under previous township policies, where the plots have been sold by the developer/ landowner without providing internal and external development works. In such a situation, if the landholders/ constituted committee deposit the amount for internal and external development charges, then after depositing those amounts, lease deed may be issued to the landholders.
- b) Work for laying of trunk sewer line, trunk storm water drainage, etc shall be done by ULB at a combined level of various adjoining schemes for which charges Rs 250/- per Sq.M of total scheme area shall be paid by developer to the ULB in addition to CIDC.
- This fund shall not only for particular scheme. This fund will be used by ULB for infrastructure development works of entire area as per requirement of area.

## 5. Stamp duty –

Stamp duty shall be levied as per prevailing notifications of Finance Department.

## 6. Subdivision Charges –

In case of Single Plot/ Lease Deed, if further subdivision proposed in the form of layout of Flatted/ Group Housing/ Plotted, Subdivision charges will be applicable. Subdivision/Reconstitution charges shall be levied as per prevailing notification of Urban Development Department.

## 7. Other Provision

- (i) Separate Account to be maintained by local body for deposit against charges for facility area, CIDC and EWS/LIG components and this fund to be utilized for the specific purpose.
- (ii) Maintenance fund :- to be collected by developer and handed over to RWA or ULB at the time of handing over of the scheme.

**Table 10 Provision of Maintenance Fund**

1)	For Towns having population up to 1lacaspercensus2011	Rs. 400persq.mt
2)	For Towns having population above 1 lac up to5lacasperCensus2011, except SNB, Bhiwadi	Rs. 600persq.mt
3)	For Towns having population above 5 lacs as per census 2011, SN Band Bhiwadi	Rs. 800persq.mt.

## Annexure 4 Checklist for Completion Certificate

### Checklist for Completion Certificate for Residential & Other Schemes approved under Rajasthan Township Policy-2024.

1. Name of Owner/ Developer: .....
2. Land Ownership Details: .....
3. Scheme Location (Copy of approved map to be submitted along with Geo - coordinates of Scheme): .....
4. Date of issue of 90-A order: \_\_\_\_/\_\_\_\_/\_\_\_\_
5. Date of approval of Layout Plan by Layout Plan Committee: \_\_\_\_/\_\_\_\_/\_\_\_\_
6. Date of issuance of Layout Plan: \_\_\_\_/\_\_\_\_/\_\_\_\_
7. Layout Plan displayed on Display-board (Yes/No): \_\_\_\_\_
8. Total area of Township: ..... (Area in Acre/Ha.)
9. Area analysis as per approved Layout Plan:

S.No.	Area Land Use Details	Area (Acre/Ha.)	Percentage (%) of Total Land of Scheme	As per Site	
				Area (Acre/Ha.)	Percentage (%) of Total Land of Scheme
1.	Residential/Other Use				
2.	Park/ Open Space				
3.	Road				
4.	Facility				
5.	Commercial				
6.	Other				

10. Total no. of Plots as per approved Layout Plan:

S.No.	No. of Plots	Size of Plots	Area of Plots	As per Site		
				No. of Plots	Size of Plots	Area of Plots
1.						
2.						

11. Details of 10% Mortgaged to ULB /..... against internal development:

S.No.	No. of Plots	Size of Plots	Area of Plots
1.			
2.			

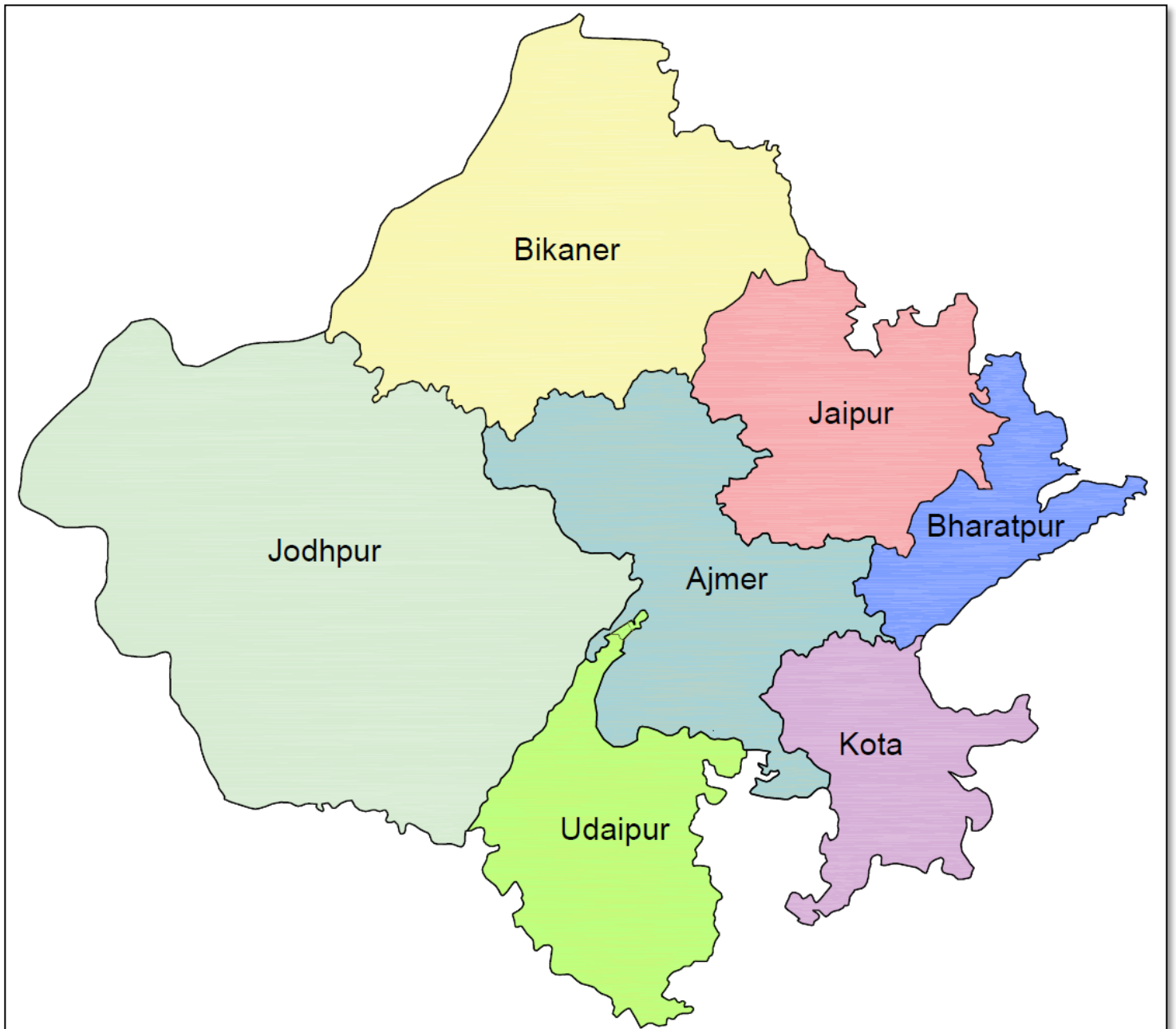
12. RERA Registration no.-.....
13. Project Dev. Cost (As /estimate Submitted@ time of approval):-.....
14. Development Completion Duration: -.....  
(Time extended with penalty – Yes/No)  
If yes period extended upto - .....
15. Development works Executed / Completed at Site (As /Approved Map):

S. No	Components of Dev. Works	Work Status			Remark
		Up to 50%	Above 51% to Up to 70%	Above 71% to Up to 100%	
1.	Construction of Road				
	i. Earth work				
	ii. WBM work				
	iii. Bitumen/ Paver block/ Cement Concrete layer				
2.	Power supply & Street Lighting				
3.	Overhead Water Tank & Water Supply				
4.	Sewerage & Drainage				
5.	Horticulture & Plantation				
6.	Rain water harvesting & water Recycling				
7.	Telephone/ Mobile Tower & Line				
8.	Other (if any)				
Note:- Attach min. two photograph (Shall mention date and geo-coordinates) of each component of dev. Works as mentioned above.					

I hereby certify that above mentioned scheme, Approved by ..... (Name of ULB) situated at .....(Add.) visited by me on.../.../.....& Development works are ongoing/ completed as mentioned above & shown in photographs attached as desired.

**Date:**

**Signature of Assistant/Executive Engineer of ULB**



**Department of Urban Development, Housing & Local Self  
Government, Government of Rajasthan**