

आयुक्तालय का इन्फ्रा अनुभाग राज्य में औद्योगिक गतिविधियों से संबंधित आधारभूत आवश्यकताएँ यथा भूमि, पानी, बिजली, पर्यावरण इत्यादि से संबंधित समस्याओं के निराकरण का प्रयास करता है। साथ ही इस संबंध में प्राप्त होने वाले मूल्यवान सूझावों पर भी आवश्यक कार्यवाही करता है। औद्योगिक भू आवंटन, भू-रूपान्तरण एवं रीको लिमिटेड के द्वारा आवंटित भूखंडों के संबंध में समन्वयक एवं सलाहकार के रूप में कार्य किया जाता है। साथ ही राजस्व विभाग, रीको, जे.वी.वी.एन.एल., राज्य प्रदूषण नियंत्रण मण्डल एवं जन स्वास्थ्य अभियंत्रिक विभाग के साथ समन्वय स्थापित कर उद्यमियों की समस्याओं के निराकरण का प्रयास किया जाता है। राजस्थान औद्योगिक भू आवंटन नियम, 1959 एवं इन नियमों में समय-समय पर किये गये संशोधनों से संबंधित परिपत्र यहाँ संकलित कर दिये जा रहे हैं।



¹**Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959**

In exercise of the powers conferred by Sec. 100 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), the State Government hereby makes the following rules, namely—

Rule 1. Short title and commencement.—These rules may be called the *Rajasthan Industrial Areas Allotment Rules, 1959* and shall come into force with effect from 1-1-1960.

²[**Rule 1A. Definition.**—In these rules, unless there is anything repugnant to the subject or context;

(i) **“District Level Committee”** means the committee constituted by the State Government for a district from time to time under clause (b) of sub-rule (1) of rule 2 of the Rajasthan Stamps Rules, 2004;

(ii) **“Industrial Area”** means an area of land which may have been reserved and set apart or may hereafter be reserved or set apart under section 92 of the Rajasthan Land Revenue Act, 1956, for the purpose of setting up an industry or industries including essential welfare and supporting services e.g. post office, labour colony, residential colony/ housing complex and township, educational institution, R.S.E.B. power station and water and sewerage facilities, dispensary or hospital, police fire service station, bank, weigh-bridge, shops and markets, cinema, hotel and restaurant and petrol pump;

(iii) **“IT Industry”** means IT Hardware, Software Industry, IT Services, IT Enabled Services, IT Infrastructure and IT Training Institutions. It shall cover development, production and services related to IT Products and includes IT and Telecommunications;

(iv) **“IT Enabled Service”** means any product or service that is provided or delivered using the resources of Information and Communication Technology;

(v) **“IT”** means information technology;

(vi) **“Peripheral Belt”** means the peripheral belt as indicated in the Master Plan or Master Development Plan of a city or a town prepared under any law for time being in force and where there is no Master Plan or Master Development Plan or where peripheral belt is not indicated in such plan, the area as may be notified by the State Government in the Urban Development and Housing Department from time to time and where any part of a village falls within the peripheral belt, the whole village shall be deemed to be within the peripheral belt;

(vii) **“Rural Area”** means an area which is not included in the notified area of urban bodies and their urbanisable limits or periphery belt; 47

1. Pub. in the Raj. Govt. Gaz. Part 4(ga), dated 2-1-1960.

2. Rule 1A and Rule 1AA substituted vide Noti. No. F.9(234) Rev. VI/2007/57 dated 27-11-2007, Pub. in Raj. Govt. Gaz. Part IV C (1) dated 3-12-2007.

(viii) **"Tourism unit"** means tourism project of the following categories approved by the Tourism department, Government of Rajasthan.

- (a) a heritage hotel;
- (b) any other hotel with accommodation of 25 rooms and more;
- (c) a camping site with furnished tented accommodation, having at least fifty tents along with bathroom and toilet facilities;
- (d) a holiday resort providing sports and recreational facilities, riding, swimming and social amenities with boarding & lodging arrangements in Cottages; and
- (e) an amusement park providing various type of rides, games and amusement for children as well as for adults.

(ix) **"Urban Bodies"** means bodies constituted under the Rajasthan Municipalities Act, 1959 or the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982).]

¹[**Rule 2. Period for which land may be allotted.**—Land in industrial area may be allotted on lease-hold basis for a period of 99 years—

- (a) for setting up of a large scale industry any where in the State by the State Government in the Industries Department ²[and in the case of large scale tourism unit, the allotment shall be made by the Government in the tourism department], and
- (b) for setting up of other industries —
 - (i) in Jaipur district, by the Director of Industries, Rajasthan, Jaipur ³[provided that the case of a tourism unit the allotment shall be made by the Director of Tourism], and
 - (ii) in any other district, by the Collector concerned].

⁴[(b b) for the setting up of IT Industries, Government land shall be allotted by the State Government in the Revenue Department on the recommendation of the Department of Information Technology and Communication.]

⁵[(c) All allotment of land under clause (a) shall be made within a period of 60 days and under cl. (b) within a period of 30 days from the date of receipt of the completed application in Form-B.]

⁶[**Rule 2-A. Execution of lease deed.**—The lease deed shall be executed in Form A.]

1. Substituted vide GSR 54 dated 5-7-1976, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 6-7-1976.
2. Added vide Noti. No. F. 6(63) Rev. 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
3. Inserted vide Noti. No. F. 6(63) Rev. 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
4. Clause (bb) Inserted vide Noti. No. F.9(234) Rev. VI/2007/57 dated 27-11-2007, Pub. in Raj. Govt. Gaz. Part IV C (1) dated 3-12-2007.
5. Inserted vide Noti. No. F. 6(25)/Gr. 6/99/18, dated 30-4-2001, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 10-5-2001.
6. Inserted vide Noti. dated 28-12-1988.

¹[**Rule 2-B. Land not available for allotment under these rules.**—The following categories of lands shall not be allotted under these rules; namely—

- (i) Land falling within the boundary limits of any railway line, National Highway, State Highway or any other road maintained by the Central or State Government or any local authority, as specified in any Act or Rules of the Central or State Government made in this behalf or within the limit ²[specified in the guidelines of Indian Road Congress] for establishment of industry from the middle point of National Highway/State Highway, whichever is longer or the land falling within 100 feet of the middle of any road or any rural pathway which link with villages or important public places, either shown in the revenue map of a village or not.
- (ii) Land falling within the radius at 1.5 Km. of the outer limit of abadi of a village for the purpose of an industrial unit or lime kiln or a kreshar unit or an Industrial area. This restriction shall not apply where the conversion is sought for brick kiln or non-polluting industry, small or cottage industry.]

Rule 3. Development charges.—The premium to be charged by way of development charges from the lessee shall be —

- ³[(i) Rupees One Thousand Five Hundred per acre in an industrial area situated within a radius of fifteen miles of Jaipur City, or Kota City;]
- ³[(ii) Rupees Five Hundred per acre in a city having a population of three lakhs and above, other than the cities mentioned in the preceding clause;]
- ⁴[(iii) Rs. 300 per acre in a town having a population of 50,000 or above but less than 3 lakhs;]
- ⁴[(iv) Rs. 200 per acre in a town having a population of more than 10,000 and less than 50,000;]
- ⁵[(v) Rs. 100 per acre in a town having a population of 10,000 and less;]
- ⁶[x x x Proviso]

⁷[**Rule 3-A. Price of land.**—For the allotment of Government agricultural land in industrial area the price of the land shall also be charged from the allottee

1. Rule 2-B inserted vide Noti. No. F10(8) Rev.-6/2001/23 dated 12-9-2003 Pub. in Raj. Govt. Gaz. Part IV-C dated 30-9-2003.
2. Substituted by Noti. No. F.10(8) Rev-6/2001/Pt. 43 dated 2-5-2003 Pub. in Raj. Govt. Gaz. Part IVC dated 11-5-2003.
3. Inserted vide Noti. No. F. 6(6) Rev. B/60, dated 30-9-1963, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 5-12-1963.
4. Inserted vide Noti. No. F. 6(6) Rev. B/60, dated 30-9-1963, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 5-12-1963.
5. Renumbered vide Noti. No. F.6(6) Rev. B/60 dated 30-9-1963, Pub. in the Raj. Govt. Gaz. Part 4(ga)(I), dated 5-12-1963.
6. Deleted vide Noti. No. F.6(16) Rev. 6/91 Pt./8 dated 19-3-2005. Pub. in Raj. Gaz. Part IV-C dated 2-4-2005.
7. Added vide Noti. No. GSR 110, dated 25-11-1987. Pub. in Raj. Govt. Gaz. Part 4(ga)(I), dated 31-12-1987.

¹[Provided that no price of land shall be charged in cases where the State Government in the Industries ²[or Tourism] Department acquires land for an Industrial unit or for the Rajasthan State Industrial Development and Investment Corporation ²[or for Rajasthan Tourism Development Corporation] and Compensation for the acquisition is paid by the said unit or by the said Corporation and the land is used by the said unit or by the said Corporation only for the purpose for which the land is acquired.]

³["Provided that for the allotment of Government agricultural land for setting up of IT Industries in rural areas, the price of the land shall be charged from the allottee at the rate of 75% of market rate determined by the District level committee of the same class of agricultural land subject to the condition that the IT Industry should be established before 31 March 2012."]

⁴[Provided also that for the allotment of Government land for setting up of micro, small and medium enterprises clusters, the price of the land shall be charged from the allottee at the rate of 50% of the market rate determined by the District Level Committee for the same/adjoining area of agricultural land, subject to the condition that the land shall be used only for the purpose for which the land is allotted and in the event of breach of condition, the allotment shall be cancelled by the allotting authority.]

Rule 4. Renewals of lease.—Every such lease may be renewed for a further period of 99 years at the option of the lessee.

⁵[**Rule 5. Rate of rent to be charged.**—Rent shall be charged at the following rates:—

Category	Rate per square meter per year
In towns and cities with population more than 3 lacs	Rupee 1.00
In towns, cities and villages with population more than 10,000 but less than 3 lacs	75 paise
In towns, cities and villages with population less than 10,000	50 paise]

Rule 6. Revision of rent.—Such rent shall be liable to be revised after every thirty years [.....]⁶

⁷[**Rule 7. Setting up of Industries.**—Industries shall be set up within a period of two years on the land allotted for the purpose, failing which the land shall revert to the Government unless the period of two years is extended by the allotting authorities for valid reasons.]

⁸[Provided that if such land could not be used for Industrial purposes within the period as prescribed above, the State Government may extend the period further as deemed proper. In such cases, the applicant shall move application through the Divisional Commissioner who after examination of the case, forward the same to the State Government with his comments.]

1. Added vide Noti. GSR 35, dated 4-3-1991. Pub. in the Raj. Govt. Gaz. Exty., Part 4(ga)(I), dated 7-3-1991.
2. Inserted vide Noti. No. F.6(63) Rev. 4/75, dated 8-5-1997. Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
3. Proviso inserted vide Noti. No. F.9(234) Rev. VI/2007/57 dated 27-11-2007, Pub. in Raj. Govt. Gaz. Part IV C (1) dated 3-12-2007.
4. Proviso added vide No. F. 11(1) Rev 6/2004/Pt/13 dated 19-5-2011, Pub. in the Raj. Gaz. Part IV(C) I dated 30-5-2011 w.e.f. 30-5-2011.
5. Rule '5' Substituted vide Noti. F 9 (234) Rev.-6/07/21 dated 13-8-2009.
6. Deleted vide Noti. No. F 9(234) Rev-6/07/21 dated 13-8-2009 for "and the enhancement in rent at each such revision shall not exceed 25 percent of the rent payable for the period immediately preceding such revision"
7. Substituted vide GSR 54 dated 5-7-1976. Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I) dated 6-7-1976.
8. Proviso added vide Noti. F. 11(1) Rev.-6/2002/8 dated 28-2-2003. Raj. Gaz. Exty., Part IV-C(1) dated 10-3-2003.

¹[**Rule 8. Land not to be used for other purpose.**—(1) The land given for industrial purpose shall not be used for any other purpose except constructing factory premises and such other residential quarter as are required for those engaged in that industry. No constructions shall be permitted which may have the object of using it as a commercial undertaking other than the industry permitted to be established.

(2) The permission for construction of the labour colony shall be given ¹[if required at the time of the establishment of an industry].

(3) The Industrialist shall be free to use an area upto 200 sq. metre for his own residential purpose on first floor of the factory premises.

²[Provided that the State Government, on the application of the lessee for establishment of industry other than the industry for which the land was given, may grant permission for establishment of such industry.]

Rule 9. Lessee debarred from sale of land etc.—The lessee shall have the limited ownership on the land leased till the lease subsists and shall have the right of assignment only for the purpose of taking a loan for the development of the industry. ³[or for pledging as collateral security for a loan taken by the lessee or some other industry owned by the same management] The lessee shall have no right to sell the land:

⁴[(i) Provided that the land can be pledged as collateral security only in favour of Industrial Financial Corporation of India, Rajasthan Finance Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, EXIM Bank, Co-operative Banks and any Public financial Institution as defined in the Public Financial Institution Act or Scheduled Banks or private lending agencies subject to ensuring that the lessee has cleared all the outstanding dues of the lessor and the lessee created first charge in favour of the State Government and second to the financing body or bodies.]

⁵[(ii) (Provided further that) ³ once the land has been utilised for the purpose for which it was allotted within the period specified in Rule 7, the lessee may, with the permission of the ³[Allotting Authority] transfer his right or interest in the whole land, so leased out, the conditions of lease remaining unchanged. The transferee shall pay 50% excess amount of the yearly lease rent mentioned in Rule 5 on such transfer:]

⁶[(iii) (Provided also that) in case an industrial plot is proposed to be divided or sub-divided for any purpose, whatsoever, prior permission of the State Government in Revenue Department shall be obtained by the allotting authority:

⁷[(iv) Provided also that, in case of sick unit as per BIFR guidelines, the lessee with the prior permission of the State Government, may transfer his right or interest in the leased land subdivided under the above proviso, on the following conditions—

- (i) that NOC from Financial Institutions/Banks shall be obtained, in case land is mortgaged.
- (ii) that the conditions of lease shall remain unchanged.
- (iii) that the transferee shall pay additional 100 percent excess amount of the proportionate yearly lease rent applicable from the date of transfer of right or interest in leased land.

(iv) that the transferee shall use the land for the Industrial purpose only:

(v) Provided also that no permission of transfer under the above proviso, shall be allowed in case of a Government land unless the unit is declared sick by Board of Industrial Financial Reconstruction (BIFR).]

(vi) Provided also that in case of any doubt of any kind the allotting authority shall refer the matter to the State Government in the Revenue Department whose decision shall be final.]

1. Amended vide GSR 35, dated 4-3-1991, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 7-3-1991.

2. Proviso added vide No. F. 11(1) Rev 6/2004/Pt/13 dated 19-5-2011, Pub. in the Raj. Gaz. Part IV(C) I dated 30-5-2011 w.e.f. 30-5-2011.

3. Expression inserted vide Noti. No. F9(234) Rev-VI/07/20 dated 17-7-2009

4. Proviso (1) inserted and other proviso renumbered & Amended vide Noti. No. F9(234) Rev.-VI/07/20 dated 17-7-2009

5. Added by GSR 110 dated 25-11-1987, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 31-12-1987.

6. Subs. vide GSR 52, dated 8-8-1988, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 1-9-1988.

7. Inserted vide Noti. No. F.11(1) Rev-6/04/26 dated 17-2-2006. Pub. In Raj. Gaz. Part IV-C dated 24-2-2006.

¹[Provided also that the developer of micro, small and medium enterprises clusters, as per approved plan, may transfer his right or interest in the whole Land, so leased out, to entrepreneurs. The conditions of lease remaining unchanged. The transferee shall pay 50% excess amount of the yearly lease rent mentioned in rule 5 on such transfer.]

²[Rule 10. Intimation to Revenue Department of sanction accorded.—

The (Director of Industries) shall, before 31st day of January, 1964, send to the Revenue Department a statement giving particulars (viz, date of sanction, date of allotment of land, full particulars of land allotted, development charges and rent to be charged) of all sanctions accorded since the commencement of these rules, allotting authority shall inform the Revenue Department of all sanction to be accorded in future; and the Revenue Department shall issue orders to the Collector concerned for realising the development charges under Rule 3 and the rent under Rule 5 and for ensuring that the conditions of the allotment particularly those mentioned in Rules 7, 8 and 9, are duly observed.]

³[Rule 11. xxx]

⁴[Rule 11-A. Allotment of Land to the Rajasthan State Industrial Development and Investment Corporation Ltd. or Rajasthan Tourism Development Corporation.]—Land shall be allotted to the Rajasthan State Industrial Development and Investment Corporation Ltd. ⁵[or Rajasthan Tourism Development Corporation] for setting up and developing Industrial Areas, on the following terms and conditions : —

- (i) The land shall be allotted on lease hold basis for a period of 99 years;
- (ii) The premium to be charged for the allotment ⁶[xxx] of agricultural land for industrial purposes shall be ⁷[with effect from 24.9.1992 equivalent to half of] the prevailing market price of the same class of agricultural land in the vicinity and, shall be determined accordingly, by the Colonisation Commissioner in the Rajasthan Canal Project Command Area, and by the Collector concerned ⁸[in other areas but the amount already paid by the RIICO Ltd. shall not be refunded]:

⁹[Provided ¹⁰[further] that no premium for allotment ¹¹[xxx] shall be charged from Rajasthan State Industrial Development and Investment Corporation Ltd. ¹²[or Rajasthan Tourism Development Corporation] where the land has been purchased by Rajasthan State Industrial

1. Proviso added vide No. F. 11(1) Rev. 6/2004/Pt/13 dated 19-5-2011, Pub. in the Raj. Gaz., Part IV(C)I dated 30-5-2011 w.e.f. 30-5-2011.
2. Added vide Noti. No. F. 6(6) Rev. B/60, dated 30-9-1963, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 5-12-1963.
3. Rule 11 deleted by Noti. No. F. 6(54) Rev./6/2001/28 dated 6-10-2003. Pub. in Raj. Gaz. Part IV-C dated 23-10-2003.
4. Inserted by GSR 80 dated 23-12-1983, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 2-2-1984.
5. Inserted by Noti. No. F.6(63) Rev.4/75/14, dated 8-5-1997, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I) dated 3-7-1997.
6. Deleted by Noti. No. F.6(54) Rev./6/2001 dated 6-10-2003, Pub. in Raj. Gaz. Part IV-C dated 23-10-2003.
7. Substituted by GSR 98 dated 6-12-1996. Pub. in the Raj. Govt. Gaz., Part 4(ga)(I). dated 24-12-1996.
8. Substituted by GSR 98 dated 6-12-1996, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I). dated 24-12-1996.
9. Inserted by GSR 35 dated 4-3-1991, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 7-3-1991.
10. Noti. No. F6(6) Rev.6/94 Pt./13 dated 10-3-2003. Pub. in Raj. Gaz. Part IV-C dated 27-3-2003 (w.e.f. 15-11-2002).
11. Deleted vide Noti. No. F6(6) Rev.6/2001/28 dated 6-10-2003 Pub. in Raj. Gaz. Part IV-C dated 23-10-2003.
12. Inserted vide Noti. No. F. 6(63) Rev. 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.

Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] or acquired for Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] ¹[after its incorporation] and the compensation is paid by Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation];

²[Provided that the premium to be charged for the allotment of Government Land for RIICO Ltd. for Industrial purposes shall be equivalent to 25% of the prevailing market price of the same class of agricultural land in the vicinity since 15-11-2002 and shall be determined accordingly, by the Colonisation Commissioner in the Rajasthan Canal Project Command Area and by the Collector concerned in other areas.]

- (iii) Lease rent shall be payable at the rate of Re. 1/- per acre per annum;
- (iv) The Rajasthan State Industrial Development and Investment Corporation Ltd. ³[or Rajasthan Tourism Development Corporation] may sub-lease the leased land or part thereof, for industrial purpose ⁴[including essential welfare and supporting services:

Provided that in the case of Diamond and Gem Development Corporation to whom the land has already been leased out by RIICO for 90 years, the sub-lessee i.e. DGDC may further sublet and the terms and conditions and other provisions contained in the rules in so far as they relate to RIICO shall *mutatis mutandis* apply to DGDC also as if the land in question has been let out to them by State Government and Rule 11-A *ibid.*]

⁵[Provided further that where land was allotted and converted in favour of Rajasthan State Industrial Development and Investment Corporation Ltd. ³[or Rajasthan Tourism Development Corporation] after its incorporation for industrial purpose but land was used for essential welfare and supporting services, such allotment and conversion shall be deemed to be for industrial purpose.

- ⁶[(iv-a) The sub-lessee of the Rajasthan State Industrial Development and Investment Corporation Limited may further sub- lease the sub-leased land or part thereof on such terms and conditions as may be mutually agreed between such sub-lessee and subsequent sub-lessee. The

1. Inserted by GSR 26 dated 6-7-1995, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 10-7-1995.
2. Inserted vide Noti. No. F6(6) Rev.6/94 Pt./13 dated 10-3-2003. Pub. in Raj. Gaz. Part IV-C dated 27-3-2003 (w.e.f. 15-11-2002).
3. Inserted vide Noti. No. F. 6(63) Rev. 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
4. Inserted by GSR 83 dated 4-11-1991, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 9-1-1992.
5. Inserted vide Noti. No. F. 6(2) Rev./Gr. VI dated 6-7-1995, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 10-7-1995.
6. Inserted vide Noti. No. F. 6(6) Rev. 6/94/37, dated 12-10-2000, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 20-10-2000.

terms and conditions applicable to sub-lessee shall also *mutatis mutandis* apply to such subsequent sub-lessee;

- (v) The Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] may levy and recover such lease rent and other charges as may be determined by it, in respect of the lands sub-leased by it;
- (vi) The periods of the sub-leases by the Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] shall be determined by it, but shall not exceed 99 years, in all, in any case;
- (vii) The land shall revert to the Government free of all encumbrances and without payment of any compensation in case the Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] or any of its sub-lessees, use it for any purpose other than industrial ²[including essential welfare and supporting services], or commit breach of any other condition of the lease or sub-leases; and
- (viii) The sub-lessees of the Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] shall continue to be governed by all other terms and conditions prescribed in these rules, and any other analogous rules that may be promulgated or orders that may be issued, in this behalf by the State Government.]

³[**Rule 12. Allotment of land by Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation].**—The Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur ¹[or Rajasthan Tourism Development Corporation] shall be empowered to make allotment in accordance with the Rajasthan State Industrial Development and Investment Corporation disposal of Land Rules, 1979 ¹[or any other rules framed by the RIICO or RTDC for the purpose] of vacant plots to entrepreneurs in the Industrial Areas notified by the State Government and transferred to the said Corporation. The Corporation shall also be authorised to execute lease deeds, realise development charges, lease rent and other dues from the entrepreneurs to whom plots have already been allotted in accordance with the provisions of these rules, and to take any consequential or residuary action in regard to the plots allotted to the entrepreneurs.

³[Provided that the Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation] shall be empowered to grant written permission to the lessee for transfer of rights or interest

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1. Inserted vide Noti. No. F. 6(63) Rev, 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
 2. Inserted vide GSR 83. dated 4-11-1991, Pub. in the Raj. Govt. Gaz., Part 4(ga)(I), dated 9-1-1992.
 3. Inserted by GSR 80, dated 23-12-1983, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 2-1-1984.

in the land in respect of the plots/land located in the Industrial Areas notified by the State Government and transferred to the said Corporation.

Provided further that any permission granted or action taken for transfer of rights or interest in the plots/land by the Rajasthan State Industrial Development and Investment Corporation Ltd. ¹[or Rajasthan Tourism Development Corporation], after 13-7-1982 in respect of the plots/land situated in the Industrial Areas and transferred to the said Corporation shall be deemed to be valid under the first proviso to this rule.]

²[Rule 13. xxx]

³[Rule 13-A. Regularisation of Land.—Any Government agricultural land which is used for industrial purpose without proper allotment upto dated 15-7-1994 may be regularised on the payment of prevalent highest market price of land in the neighbourhood and with an additional penalty equal to five times of the prevailing market price of Land.

Provided also that in town or village that are not municipalities and the population where of does not exceed eight thousand, such penalty shall not exceed the prevailing market price of the Land.]

⁴[Rule 14. Change in purpose of conversion.—⁵[(1) Any person who has surrendered his khatedari land and got the land allotted on lease for the setting up of an industry may at anytime apply to the Collector for reverting the land for the original use. In such case, the Collector shall pass an order for reversion and on such reversion the status of the land shall be the same as it was before he had surrendered his khatedari rights, but he shall not be entitled to get refund of any amount paid by him for the conversion or otherwise. If the person whose land was reverted to original use intends to use said land for other non-agricultural purposes, he may apply to appropriate authority for conversion under the relevant rules.]

⁶[(2) If a person, after conversion of his Khatedari land for establishment of a Tourism Unit, establishes a unit which is not a Tourism Unit, as per definition of Tourism Unit, or at any time converts established Tourism Unit into such a unit which is not covered under the definition of Tourism Unit, then such unit shall be treated as a commercial unit and he shall be liable to pay conversion charges prescribed for commercial purposes in relevant rules/orders.]

1. Inserted by Noti. No. F. 6(63) Rev. 4/75/14, dated 8-5-1997, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 3-7-1997.
2. Rule 13 deleted vide Noti. No. F.6(54) Rev./6/2001/28 dated 6-10-2003. Pub. in Raj. Gaz., Part IV-C, dated 23-10-2003.
3. Added vide Noti. No. F.6(31) Rev.6/2001/25 dated 2-5-2002. Pub. in Raj Gaz. Part IV-C dated 6-5-2002.
4. Inserted vide Noti. No. 6(2) Rev. VI/91/29, dated 9-11-1995, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 15-11-1995.
5. Substituted vide Noti. No. F. 6(54) Rev. VI/2001/Pf./19, dated 4-6-2010, Pub. in the Raj. Govt. Gaz., Exty., Part IV(C)(I), dated 19-7-2010.
6. Substituted vide Noti. No. F. 6(6) Rev/Gr. 6/99/13, dated 13-3-2001, Pub. in the Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 22-7-2001.

Form A

Form "A" not traced.

¹[Form B

(See Rule 2(c))

Application for allotment of land for industrial/tourism unit

To

The Allotting Authority

Industrial Department/Tourism Department

Or

Director Industries/Tourism

Or

Collector of the District

Sir,

I/We hereby apply under Rule 2 of the Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959, for allotment of Government land or Khatedari land duly surrendered under the relevant provisions and allotment of the same for industrial area or for tourism unit. Particulars whereof are given hereunder —

1. Name/Names of Khatedar tenant with father's/husband's name and complete address.
2. Particulars of lands:
 - (1) Name of town/city and name of Tehsil;
 - (2) Khasra No. of land alongwith total areas of each Khasra No. (enclosed two certified copies of each Jamabandi);
 - (3) Area;
 - (4) Soil Classification;
 - (5) Means of Irrigation, if any, with details;
 - (6) Govt. land or Khatedari land duly surrendered, details of surrender;
3. Purpose of allotment;
4. In case of Khatedari land, whether land is declared surplus or proceedings are pending under the Rajasthan Imposition of Ceiling on Agricultural Holding Act, 1973 (Act No. 11 of 1973), or under repealed Chapter III-B of Rajasthan Tenancy Act, 1955;
5. Whether the Khatedari land is under acquisition under the Land Acquisition Act, 1894;
6. Distance from Railway line, National Highway, State Highway or any other road (in meters);

1. Added vide Noti. No. F. 6(25) Rev./Gr. 6/99/18, dated 30-4-2001, Pub. in the Raj. Govt. Gaz., Exty., Part 4(C)(I), dated 10-5-2001.

7. Distance from the municipal limits of Town/City;
8. Rate of development charges and price payable/rate of premium payable;
9. No. & date of challan making the payment of development charges etc. (enclosed original challan copy);
10. Project cost (enclosed map and other relevant document for establishing industry/tourism unit);
11. Any other relevant information:

I/We hereby certify that the above particulars are correct according to my/our knowledge.

Yours faithfully,

Place:

Signature of applicant.

Name of applicant.

This application shall invariably be accompanied by the following —

- (a) Two certified copy of latest Jamabandi;
- (b) Two certified copy of relevant part of revenue map showing the land to be allotted in red ink;
- (c) Original copy of challan.

Received a complete application in prescribed performa for allotment of land for industrial/tourism unit alongwith the documents stated below—

List of documents : —

- (a)
- (b)
- (c)

(Signature)

Prescribed Authority.

□□□

¹Rajasthan Land Revenue (Conversion of Agricultural into Non-Agricultural Land) Rules, 1961

(Repealed by Noti. No. F 6(54) Rev.-6/2001/10
dated 5-3-2003 w.e.f. 19-3-2003)

In exercise of the powers conferred by clause (xia) of sub-sec. (2) of Section 261 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), the State Government hereby makes the following rules, namely—

Rule 1. Short Title and commencement.—(1) These rules may be called the Rajasthan Land Revenue (Conversion of Agricultural into Non-Agricultural Land) Rules, 1961.

Rule 2. Interpretation.—In these rules, unless there is anything repugnant in the subject or context:

- (1) The “Act” means the Rajasthan Land Revenue Act, 1956; and
- (2) “form” means a form appended to these rules.

Rule 2-A. Non-Agricultural Purposes for which land may be permitted to be used.—(1) Subject to the other provisions of these rules, agricultural land may be permitted to be used for—

- (i) Construction of a factory or mill or setting up of a small scale industry²[or Information Technology Industry]³[or a tourism unit];
- (ii) setting up of brick kilns or lime kilns; and
- (iii) Manufacturing of salt.

(2) If any agricultural land has already been used for any of the purposes mentioned in sub-rule before the commencement of these rules without obtaining prior permission of the State Government in the prescribed manner, such use may be regularised by the Collector subject to the conditions laid down in Rule 5 and in consultation with the District Industries Officer/Assistant Director, Industries, Dy. Town Planner and representative of the Municipality/Urban Improvement Trust⁴[or Jaipur Development Authority] if the land is situated within the limits of a Municipal Board/Municipal Council:

Provided that such persons shall have to pay the following penalty—

- (i) Rs. 150/- per acre for land situated in a rural area;
- (ii) Rs. 3000/- per acre for land situated within the limits of the Municipal Board/Council of Jaipur, Kota, Ajmer, Jodhpur, Udaipur and Ganganagar;

1. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga). dated 23-8-1963.

2. Inserted vide Noti. No. F. 6(3) Rev. 6/2001/19, dated 30-4-2001, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 10-5-2001.

3. Inserted vide Noti. No. F. 6(21) Rev.6/99/24, dated 7-7-2000, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 17-7-2000.

4. Inserted vide Notj. No. F. 6(73) Rev./Gr. 4/82/12, dated 22-1-1983, Pub. in Raj. Govt. Gaz., Part 4(ga)(I), dated 3-2-1983.

- (iii) Rs. 500/- per acre for land situated within the limits of other Municipal Board/Council Towns.

¹[Rule 2-B. Use of Agricultural Land for setting up of small industry.—

Whenever any person holding any land for the purpose of agricultural wishes to use it or a part thereof for the purpose of constructing of a factory or a mill or for setting up of a small industry, he shall be able to do so subject to the following conditions—

- (1) The area so used shall not be more than ²[1000] sq. meters or 2 percent of the holding, whichever is higher.
- (2) For all conversions for putting agricultural land to the aforesaid purpose, the premium and urban assessment as provided hereinafter in these Rules shall be payable. On such payment the land shall be deemed to have been converted automatically and shall be so entered in the revenue record;
- (3) The facility provided in condition No. 2 shall not be so available for lands situated within the municipal limits of town or city;
- (4) In case of town or cities having a population of one lakh or more, the facility shall not be available within a distance of 8 miles of the municipal boundary;
- (5) In case the land is so used by a person who has obtained the same in violation of clause (a) of Section 42 of the Rajasthan Tenancy Act, 1955 (Rajasthan Act III of 1955), he shall have to seek exemption under the third proviso to Section 42(a) of the said Act.]

³[Rule 3. Application for permission to use agricultural land for non-agricultural purposes.—(1) Whenever any person holding any lands for purpose of agricultural ¹[not covered by Rule 2-B] wishes to use the same or any part thereof, for non- agricultural purpose, he may submit an application, in triplicate, in Form A, to the Tehsildar of the Tehsil in which the land is situated.

⁴[Provided that no application shall be required for conversion were the entire piece of land and building constructed there on is to be used exclusively for setting up of Information Technology Industry with the permission of Empowered Committee of Investment chaired by the Chief Secretary. However, the premium and urban assessment shall be payable under these rules. The Information Technology Department shall submit the list of Project approved by Empowered Committee on Investment chaired by the Chief Secretary, to the Revenue Department for verification. On such payment and verification by the Revenue Department, the land shall be so entered in the revenue record.]

1. Inserted vide Noti. No. F. 5(13) Rev./Gr. IV/78. dated 21-11-1978. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 30-11-1978.
2. Substituted vide Noti. No. F. 6(2) Rev./Gr. VI/91/9. dated 4-3-1991, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I). dated 7-3-1991.
3. Rule 3 Substituted vide Noti. No. F. 6(13) Rev. B/643, dated 20-12-1963, Pub. in Raj. Govt. Gaz., Part 4(ga), dated 27-2-1964.
4. Added vide Noti. No. F. 6(3) Rev. 6/2001/19. dated 30-4-2001, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(I), dated 10-5-2001.

(2) All applications made under Rule 3 as it stood prior to the 20th December 1963 and still pending shall be rejected.]

¹[Rule 4. Enquiry by Tehsildar and Transmission of application to Collector.—(1) The Tehsildar shall —

- (i) Send a copy of the application to the Village Panchayat, Municipal Board or Urban Improvement Trust as the case may be, asking them to intimate in writing within thirty days, whether they have objection to the permission applied for being granted, and no receipt of the objections, if any, dispose of the same; and
- (ii) Prepare a report, in Form B, and submit the record of the case to the Collector for orders.

(2) Upon receipt of the Tehsildar's report the Collector shall, after such further enquiry, if any, as he deems fit to make, either reject the application, giving reasons for the rejection or sanction is or accord the required permission after charging the premium and/or urban assessment chargeable under the succeeding rules—

²[Provided that where the area involved exceeds 10 acres of unirrigated land or one acre of irrigated land, permission shall not be accorded, by the Collector without obtaining the prior approval of the ²[Commissioner of the Division:]

Provided further that no permission shall be accorded in respect of irrigated land unless the Collector has satisfied himself that no suitable unirrigated land is available for the purpose.]

³[Rule 5. Premium and urban assessment under sub-section (4) of Section 90-A.—(1) The premium and the urban assessment payable under sub-sec. (4) of Sec. 90-A in respect of land forming the subject matter of an application under R. 3 and the terms and conditions on which permission shall be granted and the restrictions applicable to special areas shall be as shown below—

S. No.	Particulars of non-agricultural purpose	Rates of premium and urban assessment and terms and conditions	Restriction applicable to special areas
1.	2.	3.	4.
1.	Construction at Factory, of Mill, or the setting up of some small industry	Will have to surrender his Khatedari rights where upon land will be allotted subject to the terms and conditions mentioned in the Raj. Industrial Areas Allotment Rules, 1959, with the modification that cost of the land at 30 times the	No conversion of agricultural land for non- agricultural purposes shall be allotted in the area not shown as reserved for industries within the approved master plan if any, prepared for the City or town except after prior consultation with the Town Planning

1. Substituted vide Noti. No. F. 6(13) Rev. B/63, dated 20-12-1963, Pub. in Raj. Govt. Gaz., Part 4(ga). dated 27-2-1964.
2. Substituted vide Noti. No. F. 6(69) Rev./Gr. 4/82/42. dated 8-4-1983. Pub. in Raj. Govt. Gaz., Part 4(ga)(I). dated 21-4-1983.
3. Substituted vide Noti. No. F. 6(10) Rev. 6/99/9, dated 15-2-2000, Pub. in Raj. Govt. Gaz., Exty.. Part 4(ga)(I). dated 24-2-2000.

1.	2.	3.	4.
	¹ for Information Technology Industry] ² (or a tourism unit.)	sanctioned rent rates will be adjusted against development charges and rent and for the purposes of these rules the development charges payable shall be deemed to be premium, and the rent payable shall be deemed to be urban assessment.	Department, provided that of the Master Plan has not been prepared and approved for any of the cities of Jaipur, Udaipur, Jodhpur, Ajmer, Kota, Bikaner and Ganganagar, the conversion of agricultural land for non- agricultural purposes would be permitted by the Government only after prior consultation with the Town Planning Department. ³
2.	Establishment of brick kiln	Will have to surrender his tenancy right where upon land will be allotted on the terms and conditions mentioned in the Raj. Colonisation Project Areas Brick Kiln (Leases) Conditions, 1959 or the Raj. L.R. (Brick Kiln Leases in Non-Project Areas) Conditions, 1960 whichever may be applicable, subject to the modification that for the first ten years, the rate of rent to be Rs. 40/- (per Bigha per annum, and the rent payable shall be deemed to be urban assessment.	Provided that till such time as the master plan is ready no industrial areas within fifteen miles of the limits of the Jaipur Municipality and ten miles of the limits of the municipalities of Jodhpur, Ajmer, Udaipur, Kota, Bikaner and Ganganagar shall be set up.
3.	Setting up of Lime kiln	Will have to surrender his tenancy rights whereupon land will be allotted subject to payment of urban assessment Rs. 30/- per acre per annum.	Conversion of agricultural land for the establishment of a factory or a mill shall be allowed only if an industrial area within the master plan limits is not available. If an industrial area is available the industry should be allowed to be set up within that area.
4.	Manufacture of Salt	Will have to surrender his tenancy right whereupon permission will be accorded for use of land for the manufacture of Salt on the terms and conditions mentioned in the Raj. Land Revenue (Saline Areas Allotment) Rules, 1962, with the	

1. Inserted vide Noti. No. F. 6(3) Rev. 6/2001/19, dated 30-4-2001, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(1), dated 10-5-2001.

2. Inserted vide Noti. No. F. 6(21) Rev. 6/99/24. dated 7-7-2000, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(1), dated 17-7-2000.

3. Substituted vide Noti. No. F. 6(55) Rev./B/71. dated 25-4-1974, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(1), dated 2-5-1974.

1.	2.	3.	4.
		modification that the rent payable thereunder shall be deemed to be urban assessment payable under these rules.	

(2) The premium shall be payable in a lump sum immediately on the grant of permission and the urban assessment shall be payable in two half-yearly instalments, along with the agricultural assessment payable in respect of the remaining agricultural land.

(3) If the premium and/or urban assessment is not paid in accordance with the provisions of sub-rule (2), the same shall be recovered as arrears of land revenue under Section 256 of the Act.

Rule 6. Premium to be charged on lands already sold by estate holder.—Notwithstanding anything contained in Rule 5, where agricultural lands have already been sold by an estate-holder or any other person for non-agricultural purpose, the rate of premium to be charged therefore shall be such, not exceeding Rupee one and paise fifty per square yard, as the State Government ¹[in the revenue Department] may, in each case determine:

Provided that no such sale made after the fifteenth day of December, 1960 shall be recognised, and fine in respect of any such sale shall be charged in accordance with provisions of Rule 7.

Rule 7. Fine under proviso to sub-section (5) of Section 90- A.—²[Except as provided in Rule 2-A] where any land held for the purpose of agricultural is used for any non-agricultural purpose, in any of the circumstances specified in clauses (a), (b), (c) and (d) of sub-section (5) of Sec. 90-A of the Act, the fine referred to in the proviso to the said sub-section shall be calculated at the rate of not less than five times the prevalent highest market price of ³[Abadi land] in the neighbourhood:

³[Provided that in town or villages that are not municipalities, and the population whereof does not exceed eight thousand, such fine shall not exceed the market price of abadi land in the vicinity, in addition to the premium leviable under Rule 5 or 6 :]

⁴[Provided further that no fine shall be required to be paid in cases in which an application was submitted under Rule 3 and permission to use agricultural land for non-agricultural purposes was finally accorded and the applicant has furnished in writing sufficient reasons for having used agricultural land for non-agricultural purposes. during the pendency of such application:

1. Inserted vide Noti. No. F. 6(13) Rev. B/63, dated 20-12-1963, Pub. in Raj. Govt. Gaz., Part 4(ga), dated 27-2-1964.
2. Added vide Noti. No. F. 6(55) Rev./B/71, dated 25-4-1974, Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(l). dated 2-5-1974.
3. Substituted vide Noti. No. F. 6(13) Rev. B/63, dated 20-12-1963. Pub. in Raj. Govt. Gaz., Part 4(ga). dated 27-2-1964.
4. Added vide Noti. No. F. 6(1) Rev./Gr. VI/91/1, dated 9-1-1991. Pub. in Raj. Govt. Gaz., Exty., Part 4(ga)(l). dated 9-1-1991.

Provided also that cases decided under this rule before the coming into force of this amendment may be reviewed under the second proviso on the application submitted for the purposes within ninety days of coming into force of this amendment.]

¹[Form A]

Application for permission to use agricultural land for non-agricultural purposes

To

The Tehsildar

Tehsil

Sir,

I hereby apply under Section 90-A of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), read with Rule 3 of the Rajasthan Land Revenue (Conversion of Agricultural into Non-Agricultural Land) Rules, 1961 for permission to use the agricultural land particulars whereof are given hereunder, for the non-agricultural purposes indicated below.

2. The required particulars are given:

- (1) Name of applicant, with parentage and address.
- (2) Particulars of land in respect of which permission is required.
 - (a) Name of village, with name of tehsil.
 - (b) Khewat No. (if any).
 - (c) Khasra Number.
 - (d) Area.
 - (e) Soil class, if known.
 - (f) Annual assessment.
 - (g) Use to which the land was put during the past three years.
 - (h) Name, parentage and address of land holder.
 - (i) Name, parentage and address of tenant, together with class of tenancy if known.
- (3) The exact area proposed to be converted, in square yards.
- (4) Full details of the non-agricultural purpose for which the land is to be used if permission is accorded, e.g. construction of factory or mills, establishment of brick kiln etc.

3. I verify that the particulars given above are correct to the best of my knowledge and belief; and I hereby undertake to pay the premium and/or urban assessment in accordance with the rules and to abide by the terms and conditions on which the permission may be granted.

Witness

Signature

Date

.....

1. Substituted vide Noti. No. F. 6(13) Rev. B/63, dated 20-12-1963, Pub. in Raj. Govt. Gaz., Part 4(ga), dated 27-2-1964.

¹[Form B]

(See Rule 4)

Tehsildar's Report

1. Name of the applicant with parentage and residence.
2. Name of land holder with parentage and residence.
3. Name of tenant, with parentage and residence and class of tenancy.
4. Khewat number (if any).
5. Khasra Number.
6. Area.
7. Soil class of the land.
8. Whether irrigated or un-irrigated.
9. If irrigated, particulars of source of irrigation, together with remarks on its present condition.
10. Use to which the land is put at present.
11. If under cultivation, particulars of cultivation according to the Gashi Girdawari during the last 3 years.
12. Whether there is any objection from the point of view of the Tehsildar to the permission applied for being granted?
13. Rate of premium applicable.
14. Prevailing prices of non-agricultural land in the vicinity of the land sought to be converted.
15. Whether any objections were raised by the Village Panchayat, Municipal Board or the Urban Improvement Trust; and if so, how the same were disposed of.
16. Any other remarks.

Signature

(Tehsildar)

PART II**Collector's Orders**

The permission applied for is hereby refused for the following reasons (Reasons to be recorded) granted subject to the payment of premium amounting to Rs. and urban assessment amounting to Rs. per square yard per annum and subject to the following special conditions (Conditions of Rule 5 to be specified).

Date

Collector

☐☐☐

1. Substituted vide Noti. No. F. 6(13) Rev. B/63, dated 20-12-1963, Pub. in Raj. Govt. Gaz., Part 4(ga). dated 27-2-1964.