

TOWN PLANNING GR. II. DEPARTMENT

NOTIFICATION

Jaipur, February 6, 1975.

G.S.R. 311(10).—In supersession of this Department Notification No. F. 8 (1) TP/63 dated the 7th November, 1961 and in exercise of the powers under sub-section (1) of section 74 read with section 73-A of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following Rules, the same having been previously published as required by under sub-section (2) of section 74 of the said Act, in the Rajasthan Rajpatra, Part III (B) Extra ordinary, dated 10th January, 1975, namely:—

1. *Short title extent and commencement.*—(1) These rules may be called the Rajasthan Urban Areas (sub-division, reconstitution and improvement of plots) Rules, 1975.

These rules shall extend to the urban areas in the State in which a sub-division or for which an Improvement Trust, has been constituted or reconstituted.

2. *Application of the Rules.*—These rules shall apply to the sub-division, reconstitution and improvement of plots by a person or a private individual or a local authority or group of individuals, societies including cooperative societies or companies whether incorporated or not, or a coloniser, a State Government Department other than the Defence Department of the Government of India.

3. *Rules to be supplementary.*—These rules shall have effect as supplementary to and not in derogation of the bye-laws for buildings in force in any urban area made under provisions of the Rajasthan Municipalities Act, 1959, (Act No. 38 of 1959).

4. *Definitions.*—(1) In these rules, unless the subject or context otherwise requires:—

- (1) 'Act' means the Rajasthan Urban Improvement Act, 1959, (Act No. 35 of 1959);
- (2) 'Developer' means a person, who desires or under take sub-division, re-constitution or Improvement of plots;
- (3) 'Dwelling Unit' means a residential house in a plot which is to be used as such and is intended for the use of one household only;
- (4) 'Local Authority' means a 'Board' or Council or a Municipality as established under the Rajasthan Municipalities Act, 1959 (Act No. 38 of 1959);

- (5) 'Open space' means a park, garden, lawn or any other form of open space which is intended to be used by the public;
- (6) 'Plan' means all the documents as detailed in rule 7;
- (7) 'Person' means any private individual, a group of individuals, a society, a coloniser, a company whether incorporated or not or a local authority, and a Government Department or the Government of India other than the Defence Department of the Government of India.
- (8) 'Public Street' means any street—
- Over which the public have a right way, or
 - which has, heretofore, been levelled, paved, metalled, cancelled, sewered or repaired out of Municipal or other Public Funds;
 - which, under the provisions of the Rajasthan Municipalities Act, 1959 (Act No. 38 of 1959) becomes a public street and is used as a road;
- (9) 'Road width' means the distance between the compounds of properties on either side of the road and includes pavements, curves and foot-paths;
- (10) 'Saleable area' means an area which is intended to be sub-divided or re-constituted into plots and which is to be sold or given to a person;
- (11) 'Set-back lines' means the distances within a plot from its extremes within which a building is permitted to be erected;
- (12) 'Schedule' means the schedule appended to these rules; and

(2) Words and expressions used but not defined in these rules shall have the meanings assigned to them in the Rajasthan Urban Improvement Act, 1959 and the Rajasthan Municipalities Act, 1959.

Procedure for sub-division, re-constitution or Improvement of plots.

5. *Obligation to seek permission.*— Any person who intends to sub-divide or re-constitute or improve his plot being in the area of the Trust shall obtain prior permission in writing from the Trust for the sub-division, re-constitution or Improvement of plots in the manner hereinafter prescribed.

6. *Procedure for permission.*—(1) Any person who intends to sub-divide, re-constitute or improve his plot shall make an application to the Trust in form I and submit such plans to such scales and statements in quadruplicate and in such details as are specified in these rules. Prints in other reproduction paper shall be submitted of which at least one set shall be cloth-mounted.

(2) The applicant shall enclose with the application a receipt in proof of the payment of the fees of an amount calculated at Re. 1/- per square meter of the whole area of the land intended to be sub-divided reconstituted or improved.

(3) The application shall be accompanied by a proof to the satisfaction of the Trust that the land intended to be sub-divided reconstituted or improved belongs to the applicant.

7. *Drawings to accompany applications.*—(1) Every application for the sub-division, reconstitution or improvement of plots shall be accompanied by the following:—

- (i) *Key Map.*—drawn to a suitable scale (not less than 4"-1 mile, 1 : 15,000) showing the site in relation to its environment such as existing roads and other physical features.
- (ii) *Survey Map.*—of the area for which the sub-division, reconstitution or improvement of plots and about 100 meters (120 yds.) around the proposed site drawn to a scale of 1 : 2,500 (200' to an inch) showing:—
 - (a) Boundaries of the aforesaid land and the adjoining areas, showing therein the Khasra numbers or plot numbers, as the case may be;
 - (b) Existing structures, kachha or pucca and use to which they are put, and roads and access to the proposed site;
 - (c) Other existing physical features such as nallas, water bodies, wells, electric, telephone, water supply and sewer lines etc. and levels of the site with respect to the access roads and contours on an appropriate scale.
 - (d) The north direction and the scale.
- (iii) *Layout Plan.*—The proposed layout plan of the site shall indicate developer's proposals on a scale of (1"—40') 1:500 showing the manner in which he intends to develop the land and shall include the following as per the standards laid down in the rule;—

