



सत्यमेव जयते

राजस्थान राज-पत्र  
विशेषांक

RAJASTHAN GAZETTE  
Extraordinary

साधिकार प्रकाशित

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जिला बोर्डों, परिषदों एवं नगर आयोजना संबंधी विज्ञप्तियां आदि।

Urban Development Department

NOTIFICATION

Jaipur, April 13, 2016

F. 3 (1061)/UDF/3/2012 .- In exercise of the powers conferred by sub-section (1) of section 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act that the previous publication of these amendment rules is dispensed with as the State Government, in public interest, considers that these amendment rules should be brought into force at once, namely:-

1. **Short title and commencement.**- (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2016.

(2) They shall come into force at once.

2. **Amendment of rule 2.**- In rule 2 of the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974, hereinafter referred to as the said rules,-

(i) after the existing clause (6-B) and before the existing clause (6-C), the following new clause (6-BB) shall be inserted, namely :-

"(6-BB) "Free hold" means a tenure in perpetuity with right of inheritance and alienation;" and

(ii) the existing clause (10) shall be substituted by the following, namely:-

"(10) "Sale and disposal of land" means transfer of land either on free hold basis or on lease hold basis;"

3. **Substitution of rule 3.**- The existing rule 3 of the said rules shall be substituted by the following, namely:-

"3. **Land to be transferred either on free hold basis or on lease hold basis.**- (1) Any transfer of land under these rules shall be either on free hold basis or on lease hold basis.

(2) Any allottee or lessee or sub-lessee to whom full rights have been transferred by lessee and who holds land for residential or commercial purpose only on lease hold basis may get his tenure and status of holding converted from lease hold basis to free hold basis on payment of 1.25 times and 1.50 times of one time lease, respectively:

Provided that the lessees who have already paid urban assessment or ground rent under and in accordance with the onetime assessment scheme and those lessees are no longer required to pay any ground rent for remainder of the tenure of the lease, may avail the option of converting their tenure and status from lease hold basis to free hold basis on payment of twenty five percent of total one time lease amount in case of residential and fifty percent total onetime lease amount in case of commercial.

(3) An application for conversion of tenure and status of land from lease hold basis to free hold basis may be presented by the allottee or lessee or sub-lessee:

Provided that all outstanding dues, if any, required to be deposited, would be deposited first for conversion from lease hold basis to free hold basis.

(4) The deed evidencing the conversion of tenure and status of land from lease hold basis to free hold basis under sub-rule (2) shall be prepared in appropriate form of conveyance duly approved by the State Government in accordance with the provisions of rule 26 of these rules.

(5) Any urban land conveyed, regularised or otherwise transferred for,-

(a) specified or limited purposes for a specified duration only; or

(b) time bound short term projects of departments of the Central/State Government or their agencies/instrumentalities covered under rule 15-B of these rules; or

(c) non-residential or non-commercial purposes on concessional rates with special conditions attached thereto to any institution, anybody or person; or

(d) any purpose other than residential or commercial outside the sanctioned scheme governed by rule 16 of these rules; or

