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Government of Rajasthan
Urban Development & Housing Department

No. F. 10(65)UDD/3.2004

Jaipur, Date : 29.03.07

NOTIFICATION

In exercise of the powers conferred by 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 further to amend the Rajasthan Urban Areas (Sub Division, Reconstitution and Improvement of Plots) Rules, 1975 and orders with reference to proviso to sub-section (2) of section 74 of the said Act, that the previous publication of these rules is dispensed with as the State Government considers that in the public interest, they should be brought into force at once, namely :-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Urban Areas (Sub Division, Reconstitution and Improvement of plots) (Amendment) Rules, 2007.

(2) They shall come into force at once.

2. Amendment of rule 12.- In rule 12 of the Rajasthan Urban Areas (Sub Division, Reconstitution and Improvement of plots) Rules, 1975, after the existing sub-rule (1), the following provisos shall be added, namely:-

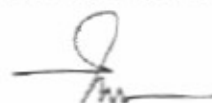
" Provided that the Trust may with the previous sanction of the State Government, grant permission for reconstitution of plots bigger than 1500 sq. yards in the schemes of reconstitution of plots on the following conditions, namely :-

(i) the set back of the reconstituted plots shall be as per the scheme or prevailing building byelaws applicable on the size of the

- reconstituted plots, which ever is greater. The maximum coverage on such reconstituted plots shall be as per prevailing building byelaws;
- (ii) the provision of necessary parking for residents and visitors shall have to be made within premises of building;
 - (iii) the Ground floor of the building shall be used only for parking purpose. Besides the parking required for the residents of the building, additional space for parking shall be reserved for the visitors to the extent of 25% of the parking required for the residents. If the parking provided is less than the parking so required, the commensurate floor area shall be disallowed to that extent so that requirement of parking could be met. In no condition parking shall be allowed on the road;
 - (iv) after reconstitution of plots, if more FAR is available under the prevailing building byelaws, the fees shall be levied for the extra FAR, at the rate of Rs. 100/- per sq. ft or 25% the reserve price of the Scheme, whichever is more.
 - (v) the provisions of the maximum height shall be applicable as per the prevailing building byelaws.

Provided further that the Trust may with the previous sanction of the State Government, grant permission for sub-division of plots bigger than 1500 Sq. yards on such terms and conditions as may be specified by the State Government from time to time."

By Order of the Governor,



(S.K. SHARMA)
Dy. Secretary to Govt.

Copy to the following for information and n/a :

1. Principal Secretary to Hon'ble Chief Minister, Raj. Jaipur.
2. S.A. to Minister Urban Development Deptt., Jaipur.
3. P.S. to Principal Secretary, Urban Development Deptt., Jaipur
4. P.S. to Secretary, Local Self Deptt., Jaipur.
5. Superintendent, Government Central Press, Jaipur for publication of the Notification in an extraordinary issue of Gazette immediately. A Copy of the gazette notification may kindly be sent to this Department.
6. All Chairmen/Secretary, Urban Improvement Trusts.
7. Secretary, Jaipur Development Authority, Jaipur.
8. Chief Town Planner, Rajasthan, Jaipur.
9. Director, Local Bodies, Rajasthan, Jaipur.
10. Guard File.


Dy. Secretary to Govt.