

## **SUMMARY**

### **Rajasthan Township Policy, 2010 (Above 10 Hectares of Land) & Policy for Residential, Group Housing and other Schemes in the Private Sector (Up to 10 hectares), 2010**

In order to promote planned / integrated development of various towns by providing the basic infrastructure facilities and to safeguard the interest of the public at large by ensuring availability of residential plots/houses at affordable prices, the State Government decided to review the existing Township Policy, 2002 and other policies and programmes pertaining to urban areas of Rajasthan.

These Policies are applicable in all Urban Areas of the State.

#### **REGISTRATION**

Registration of Real Estate Developers with the concerned Urban Local Body shall be compulsory before they take up development of any new township or mini-township project in the State. Registration fee varies from Rupees One Lac to Five Lac based on size of the city where project is proposed. Registration will remain valid for five years.

#### **ELIGIBILITY CRITERIA -**

10 to 20 Ha. of land - Minimum Net worth 5 Crores.

Above 20 up to 50 Ha. - Minimum Net worth 10 Crores.

Above 50 up to 100 Ha. - Minimum Net worth 20 Crores.

Above 100 up to 300 Ha. - Minimum Net worth 50 Crores.

Above 300 Ha. - Minimum Net worth 250 Crores.

### **RAJASTHAN TOWNSHIP POLICY, 2010 (ABOVE 10 HECTARES OF LAND)**

#### **SCHEMES - PART-I For Private Lands.**

Following types of schemes are envisaged under this Policy:-

- Township Scheme – More than 20 hectares.
- Mini-Township Scheme – More than 10 hectares and upto 20 hectares.

## **VARIOUS CHARGES PAYABLE BY DEVELOPER:**

- **Conversion Charges-** Charges levied on conversion of agriculture to non-agriculture use
- **Lease Charges -** Residential/Institutional use - 2.5% yearly  
Commercial use - 5% yearly
- **Stamp duty -** Residential/Institutional use - payable @ of 4X  
Conversion charges  
Commercial use - payable @ of 8X  
Conversion charges
- **External/Peripheral Development Charges (EDC)**
  - a) For Towns with population up to one lac - Rs 100 per sq mt
  - b) For Towns above one lac up to 10 lac - Rs 150 per sq mt
  - c) For Towns with population above 10 lac - Rs 200 per sq mt

## **INCENTIVES FOR TOWNSHIP PROJECTS:**

- Acquisition of the Private Land (only for 20 Ht and Above)
- Land Conversion of the Undivided Share Land
- Allotment of Government Land within the Township Scheme
- Priority in Approval of the Scheme
- Availability of Land by the Local Bodies to other Concerned Government Organizations/Departments for Development of Services facilities:
- The Provisions of the Rajasthan Imposition of Ceiling on Agricultural Holding Act, 1973 (Act No. 11 of 1973) shall not be applicable in case of the township scheme of any area.
- State Government may consider any other additional incentives to large township on a case-to-case basis.

**b) Land parcel acquired by the local bodies for development of township**

A minimum 15% of total number of plots or 5% of the total residential built up area/total residential area, whichever is higher, shall be reserved for construction of EWS / LIG flats in category of G+2 to G+3 floors with following built up area:-

EWS	325 to 350 Sq. Ft.
LIG	500 to 550 Sq. Ft.

**Invitation of Bids:**

- After completing the necessary preparatory work open bids at the national/state level shall be invited from the eligible developers based on the approved DPR.

**Criteria for Selection:**

- The criteria for selection shall be the maximum area/ percentage of the developed land, to be offered by the developer to the concerned local body. The area to be retained by developer can be put to various use. The developer shall be free to dispose of this area at his level.
- The ULB may specify some earnest money to be taken from the bidder.
- The successful bidder shall make all expenditure at his own level on the development of township as per the layout plan and terms of conditions of the authorization letter issued by the local body.
- In order to enable the developer to raise financial resources from the market / financial institutions he may be allowed to do so against the land parcel which has been earmarked for him in lieu of the development cost incurred by him on the township.
- The final successful bidder shall submit a Performance guarantee in the form of Bank Guarantee @ 1% of the total estimated project cost for the successful and timely and quality completion of the project This Bank guarantee would be released at least after one year of the completion of the Project and its taking over by the ULB.
- The successful bidder shall make an agreement with the ULB to surrender the developed land to the ULB and retaining a portion of it as decided through the bidding process.
- During the course of development the ULB would engage third party quality inspection team to ensure that quality work is being done. Quality certification may be done at various stages of the work.

- Global FAR for the entire gross area of scheme shall be 1.20. However the individual plots can be allowed maximum FAR as per Building Regulations but not exceeding 2.4 FAR.
- Each ULB shall earmark one or more zones for township / residential development within the Master Plan area or within the Municipal area (where Master Plan is not available) Having such zones would facilitate providing all kinds of external infrastructures to the Scheme
- 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 subject to minimum limit of clubbed area as 10 hectares. In such cases the norms applicable to the area of the clubbed scheme shall apply.
- In case of the areas which are less than 2 hectares and are surrounded by the adjoining approved residential/Township schemes, then such land shall be encouraged to be merged with adjoining schemes.

#### **SPECIFIC DEVELOPMENT CONTROL AND PLANNING REGULATIONS FOR DIFFERENT SCHEMES-**

##### **Residential/Commercial ( More 2 Ha- 10 Ha) :**

- Max Plotted area: 60% of Scheme Area (Including 6% for commercial purposes)
- Facilities (Roads, parks & open spaces, schools, hospitals, etc. : 40%
- EWS/LIG houses/plots shall be compulsory in all schemes with size of 10 hectares for plotted development and 2 hectares for Group Housing. ) Size of EWS/LIGH plots - 30 to 45 sqmtrs, 46 to 75 sqmtrs. respectively and disposal of EWS & LIG plots shall be @ 25% of Reserve Price of the nearest scheme.
- Size of EWS/LIGH flats to be -325-350 sq ft and 500-550 sq ft respectively and disposal shall be @ Rs.750/- per sq ft or as decided by Govt from time to time.

## GUIDELINES FOR APPROVAL/COMPLETION OF INTERNAL DEVELOPMENT WORKS -

- In order to ensure quality development certain norms as mentioned below are being laid down. It is necessary that the developer should submit along with application for approval the following details-
- Layout plan showing details of area to be utilized under plots, built up space, roads, open space for park, garden and play ground and other public utility and amenities, services and facilities.
- Details of nearby development (at least in the vicinity of 100 meters) along with its superimposition on sector plan.
- Details of internal development works as per specifications mentioned below
- Details of eco friendly amenities provided;
- Plan showing HFL of major lakes, water body, if any.
- In Residential Schemes and other schemes internal development shall be done by the developer only.
- Work for laying of sewer line, storm water drainage, overhead Water tanks shall be done by ULB at a combined level of various adjoining schemes for which necessary charges shall be paid by developer to the ULB as per details below:
  - i) Laying of sewer lines - Rs.50/- Per Sq mt. of total area.
  - ii) Storm water drains - Rs. 40/- Per Sq mt. of total area.
  - iii) Construction of Over head tanks (optional for ULB) – Rs. 50/- Per Sq mt of total area.

Internal Development works, the developer must submit a certificate from Registered Chartered Engineer.

### **VARIOUS CHARGES PAYABLE BY DEVELOPER**

Patta for the Scheme area may be issued to the developer or to his nominee(s). However, before issue of patta to the developer or his nominee, following charges shall be deposited by him.

i) **Conversion Charges-**

These are charges levied for conversion of agricultural land into non-agricultural purposes for residential or other purposes.

ii) **Lease Charges** - Lease money is payable for such schemes which is calculated as under: -

a) Residential purpose - @ 2.5% per annum on 4 times of the residential conversion charges. (One-time lease amount of 20% for 8 years)

b) Institutional, Industrial, Tourism etc purpose – same as above.

c) Commercial purpose - @ 5% per annum on 4 times of the residential conversion charges. (One-time lease amount of 40% for 8 years)

In all such cases one-time lease money is payable which is equivalent to the lease money payable for eight years.

iii) **Stamp duty –**

In case of the first allottees of the plots in the scheme (residential, institutional, industrial, tourism etc.), Stamp Duty is payable on the amount calculated as 4 times of the conversion charges for residential purposes. In case of commercial plots, the Stamp Duty shall be chargeable on the amount calculated as 8 times of the residential conversion charges.

iv) **External/Peripheral Development Charges (EDC) -**

The ULBs would charge the following minimum external development charges would be payable -

a) For Towns with population up to one lac (as per census 2001) - Rs 100/- per sq mt.