

The Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959

RAJASTHAN

India

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Rule

THE-RAJASTHAN-LAND-REVENUE-INDUSTRIAL-AREAS-ALLOTMENT of 1959

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The Rajasthan Land Revenue (Industrial Areas Allotment) Rules, 1959Published vide Notification No. F. 5(199)LSG/A/59, dated 31-12-1959; published in Rajasthan Gazette Extraordinary Part 4-C, Dated 2-1-60Last Updated 10th June, 2019In exercise of the powers conferred by Section 100 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956), the State Government hereby makes the following rules, namely -

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.

1A. [Definition. [Substituted '1A and 1AA' by Notification No. F 9(234) Rev. VI/2007/57 dated 27.11.2007, published in Rajasthan Gazette Part IV-C (1), dated 3.12.2007.]

- 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 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 of 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(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).]

2. [Period for which land may be allotted. [Substituted by G.S.R. 54, Dated 5-7-1976; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 6-7-76, p. 259.]

- 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 and large scale tourism unit, as the case may be, anywhere in the State, the allotment shall be made by the Government in Revenue Department, and](b)for setting up of other industries -(i)in Jaipur district, by the Director of Industries, Rajasthan, Jaipur, Added by [provided that the case of a tourism unit the allotment shall be made by the] [G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] [Government in the Revenue Department] [Substituted 'Director of Tourism' Notification No. G.S.R. 35, dated 1.6.2015 (w.e.f. 2.1.1960).], and(ii)in any other district, by the Collector concerned].(c)[All allotment of land under clause (a) shall be made within a period of 60 days and under clause (b) within a period of 30 days from the date of receipt of the completed application in Form-B.] [Inserted by Notification No. F.6(25)/Gr. 6/99/18, dated 30.4.2001, Published in the Rajasthan Government Gazette, Extraordinary, Part-4(ga)(1), dated 10.5.2001.][In case any Khatedar tenant submits complete application electronically in Single Window System Portal, it shall be disposed as per the provisions of the Rajasthan Enterprises Single Window Enabling and Clearance Rules, 2011.] [Added by Rajasthan Notification No. G.S.R. 23, dated 8.5.2015 (w.e.f. 2.1.1960).][Provided that the allotment of land for the purpose of setting up of Common Effluent Treatment Plant and related activities,

anywhere in the State, shall be made by the State Government in the Revenue Department for a period of 10 years which shall be extendable for a period of 5 years.] [Added by Notification No. F. 11(4) Rev.6/14 part/04, dated 29.01.2016 (w.e.f. 2.1.1960).]

2A. [Execution of lease deed. [Substituted by Rajasthan Notification No. G.S.R. 55, dated 23.8.2012.]

- The lease deed shall be executed in Form A.- The allotting authority shall issue notice to the allottee to submit requisite stamps for execution of lease deed. The allottee shall submit requisite stamps within 30 days of receipt of such notice. The possession of allotted land shall be given to the allottee after execution of lease deed. Provided that the allottee who did not execute the lease deed of allotted land prior to commencement of the Rajasthan Industrial Area Allotment (Amendment) Rules, 2012, such allotment may be regularized by the allotting authority on payment of penalty of Rs. 30,000/-. The Allotting Authority shall issue notice of one month to such allottee to submit requisite stamps for execution of lease deed and deposit penalty and all dues of State Government. If the allottee submits the requisite stamps, deposit penalty and all dues, lease deed may be executed in favour of such allottee for the remaining period of lease.]

2B. [Land not available for allotment under these rules. [Rule 2-B inserted vide Notification No. F 10(8)Rev-6/2001/23 dated 12.9.2013 Published in Rajasthan Government Gazette, Part IV-C dated 30.9.2003.]

- 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 [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 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.]

3. Development charges.

- The premium to be charged by way of development charges from the lessee shall be-(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.] [Inserted by No. F. 6(6) Revenue B/60, Dated 30-9-1963; published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63.](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.] [Inserted by No. F. 6(6) Revenue B/60, Dated 30-9-1963; published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63.](iii)[Rs. 300 per acre in a town having a population of 50,000 or above but less than 3 lakhs.] [Re-numbered by No. F. 6(6) Revenue B/60, Dated 30-9-1963;

published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63.](iv)[Rs. 200 per acre in a town having a population of more than 10.000 and less than 50.000.] [Re-numbered by No. F. 6(6) Revenue B/60, Dated 30-9-1963; published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63.](v)[Rs. 100 per acre in a town having a population of 10.00 and less:] [Re-numbered by No. F. 6(6) Revenue B/60, Dated 30-9-1963; published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63.][***] [Deleted 'Proviso' by Notification No. F 6(16) Rev. 6/91 Part/8 dated 2.4.2005.]

3A. [[Deleted Notification No. G.S.R. 35, dated 1.6.2015 (w.e.f. 2.1.1960).]

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3A. [Price of land. [Added by G.S.R. 110, Dated 25-11-1987; published in Rajasthan Gazette Part 4(Ga)(I), Dated 31-12-87, p. 402.]- For the allotment of Government agricultural land in industrial area the price of the land shall also be charged from the allottee which shall be equivalent to 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 Colony Area, and by the Collector concerned in other areas:][Provided that no price of land shall be charged in cases where the State Government in the Industries[or Tourism] [Added by G.S.R. 35, Dated 4-3-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 7-3-91, p. 100.]Department acquires land for an Industrial unit or for the Rajasthan State Industrial Development and Investment Corporation[or for Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).]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.]

3B. [Allotment of Land for Tourism Units. [Inserted by Notification No. G.S.R. 35, dated 1.6.2015 (w.e.f. 2.1.1960).]

(1)For establishment and development of Tourism Units, the District Collector shall identify suitable land for the establishment of tourism units. The land so identified shall be set apart and reserved for tourism units under intimation to the Tourism Department and same shall be uploaded on the web-site of the District Collector and Tourism Department. The maximum and minimum land areas to be reserved for tourism units shall be as under:-

S. No.	Category	Minimum Land Area	Maximum Land Area
1	2	3	4
1	Budget Hotels and 1 to 3 stars hotels	1200 square meters	Up to 4000 square meters
2	4 stars hotels	6000 square meters	Up to 12000 square meters
3	5 Star and above hotels	18000 square meters	Up to 40,000 square meters
4	Other Tourism units		As per requirement/availability

(2)The reserve price for allotment of land set apart and reserved for tourism unit shall be equal to the rates recommended for assessment of market value of agriculture land by district level

committee under Rule 58 of the Rajasthan Stamp Rules, 2004.(3)Allotment of land for tourism units shall be made in the following manner, namely: -(a)The Allotting Authority shall invite bids for allotment of land for tourism units set apart and reserved for tourism unit under sub-rule (2) through advertisement published in National and State Level news paper. The reserve price for allotment of land shall be mentioned in the advertisement.(b)in case more than one bid received within the specified time period, the allotment of land shall be made through competitive bidding. In case only single bid is received in the specified time period, the allotment of land shall be made to the single bidder on the prevailing reserve price or the price offered by the bidder, whichever is higher.(c)Land allotted under this rule shall be used for establishment of tourism unit within the time limit specified as under :-(i)three years for a tourism unit having less than 200 rooms.(ii)four years for a tourism unit having more than 200 rooms :Provided that above period may, in appropriate case, further be extended for a period of one year by the prescribed authority. If the land is not used within such extended period, the allotment shall be withdrawn after giving an opportunity of being heard.(d)Land allotted under this rule shall be used only for the purpose of tourism unit and not for any other purpose at least for a period of thirty years.](4)[Notwithstanding anything contained n clause (a) and (b) of sub-rule (3) allotment of land for the following categories of Tourism Unit Projects, which are pending on the date of commencement of the Rajasthan Industrial Areas Allotment (Second Amendment) Rules, 2016 before the allotting authority shall be made on reserve price of land as specified in sub-rule (2), namely:-(a)The Tourism Unit Projects approved by the Department of Tourism for allotment of the land under the Rajasthan Tourism Unit Policy, 2007; or(b)The Tourism Unit Projects involving allotment of Government land for which MOUs have been signed under the aegis of the Resurgent Rajasthan, 2015:Provided that in case where more than one project has been approved or MOU signed for allotment of the same land or part thereof, preference shall be given to the project for which some adjoining land, forming a part of the project is already available with the promoter. Where there is more than one project for such preferential treatment, there shall be competitive bidding within such projects deserving preferential treatment and where there is no case of such preferential treatment, there shall be competitive bidding within all the approved projects.] [Added by Notification No. G.S.R. 5, dated 21.2.2018 (w.e.f. 2.1.1960).]

4. Renewals of lease.

- Every such lease may be renewed for a further period of 99 years at the option of the lessee.

5. [Rate of rent to be charged. [Substituted by Notification No. F 9 (234) Revune 6/07/21, dated 13.8.2009 (w.e.f. 2.1.1960).]

- Rent shall be charged at the following rates: -

Category	Rate per square meter per year
In towns and cities with population more than 3lacs	Rupee 1.00 75 paise

In towns, cities and villages with population more than 10,000 but less than 3 lacs

In towns, cities and villages with population less than 10,000 50 paise]

6. Revision of rent.

- Such rent shall be liable to be revised after every thirty years [***] [Deleted 'and the enhancement in rent at each such revision shall not exceed 25 per cent of the rent payable for the period immediately preceding such revision' by Notification No. F 9(234) Rev-6/07/21, dated 13.8.2009 (w.e.f. 2.1.1960).].

7. [Setting up of Industries. [Substituted by G.S.R. 54, Dated 5-7-1976; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 6-7-76, p. 259.]

- [industries other than tourism unit] 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.][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 application shall move application through the Divisional Commissioner who after examination of the case, forward the same to the State Government with his comments.] [Added by Notification No. F 11(1) Rev-6/2002/8, dated 10.3.2003 (w.e.f. 2.1.1960).]

8. [Land not to be used for other purpose. [Amended by G.S.R. 35, Dated 4-3-1991 (w.e.f. 2.1.1960).]

(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 has a commercial undertaking other than the industry permitted to be established.][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.] [Added by Notification No. G.S.R. 34, dated 19.5.2011 (w.e.f. 2.1.1960).](2)The permission for construction of the labour colony shall be given [if required at the time of the establishment of an industry] [Substituted by G.S.R. 35, Dated 4-3-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 7-3-91, p. 100.].(3)The industrialist shall be free to use an arig upto 200 sq. metre for his own residential purpose on first floor of the factory premises.

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. [or

for pledging as collateral security for a loan taken by the lessee or some other industry owned by the same management] [Inserted by Notification No. F 9(234) Rev-VI/0720 dated 17.7.2009 (w.e.f. 2.1.1960).] The lessee shall have no right to sell the land:(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 Schedule Banks or private lending agencies subject to ensuring that the lessee has cleared all the our standing dues of the lessor and the lessee created first charge in favour of the State Government and second to the financing body or bodies.] [Inserted by Notification No. F 9(234) Rev-VI/07/20 dated 17.7.2009 (w.e.f. 2.1.1960).][[(ii) Provided further that] [Added by G.S.R. 110, Dated 25-11-1987; published in Rajasthan Gazette Part 4(Ga)(I), Dated 31-12-87, p. 402.] 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 [Allotting Authority] [Substituted by G.S.R. 52, Dated 8-8-1988; published in Rajasthan Gazette Part 4(Ga)(I), Dated 1-9-88, p. 212.] 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:](iia)[Provided also that if after grant of permission the transferee has failed to execute the lease deed and further transferred the allotted land without prior permission of allotting authority, such transfer may be regularized by the allotting authority on payment of penalty of Rs. 3000/- for each transfer. The lease deed may be executed in favour of such transferee for the remaining period of lease. [Inserted by Rajasthan Notification No. G.S.R. 55, dated 23.8.2012.]The transferee shall pay 50% excess amount of the yearly lease rent mentioned in Rule 5 on such transfer.][[(iii) Provided also that] [Added by G.S.R. 52, Dated 8-8-1988; published in Rajasthan Gazette Part 4(Ga)(I), Dated 1-9-88, p. 212.] in case an industrial plot is proposed to be divide or sub-divided for any purpose, whatsoever, prior permission of the State Government in the Revenue Department shall be obtained by the allotting authority:(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 - [Inserted by dated 24.2.2006 (w.e.f. 2.1.1960).](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 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.][[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 transfer small pay 50% excess amount of the yearly lease rent mentioned in rule 5 on such transfer.] [Added by Notification No. G.S.R. 34, dated 19.5.2011, (w.e.f. 2.1.1960).]

10. [Intimation to Revenue Department of sanction accorded. [Added by No. F. 6(6) Revenue B/60, Dated 30-9-1963; published in Rajasthan Gazette Ordinary Part IV-C, Dated 5-12-63., (20-12-63)]

- 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.]

11. [*] [Deleted by Notification No. F. 6(54) Rev/6/2001 /28 dated 6.10.2003, Published in Rajasthan Gazette Part IV-C dated 23.10.2003 (w.e.f. 2.1.1960).]**

11. Provisions of lands for industrial purposes in certain circumstances.-[(1) Where no area of land has been declared for setting up of an industry or industries, or where no land is available in an industrial area, the industrialist requiring land for industrial purposes may purchase any land approved by the Collector for the purpose and thereafter surrender it formally to the Government and apply for the allotment of the said land for industrial purposes under these Rules.] [Added by G.S.R. 110, Dated 25-11-1987; published in Rajasthan Gazette Part 4(Ga)(I), Dated 31-12-87, p. 402.][Explanation.- Where an Industrialist purchases any land approved by the Collector and thereafter surrenders it formally to the Government for the purpose of allotment to him. In such cases price of land shall not be charged.] [Added by G.S.R. 35, Dated 4-3-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 7-3-91, p. 100.](2) [Notwithstanding anything contained in sub-rule (1) conversion of agricultural land for non-agricultural purposes shall not be allowed in the area not shown as reserved for industries in the approved or Draft, master plan, if any, prepared for the city or town or within Municipal limits of a city or town except prior consultation with Town Planning Department of the State Government in the cities of Ajmer, Bikaner, Ganganagar, Udaipur, Jaipur, Kota, Jodhpur, Alwar, Beawar, Bharatpur, Bhilwara, Pali, Sikar, Mount Abu, Jaisalmer, Hanumangarh and Chittorgarh:] [Substituted by G.S.R. 29, Dated 14-4-1988; published in Rajasthan Gazette Part 4(Ga)(I), Dated 21-7-88, p. 73.][Provided that a Tourism unit may also be allowed to be set up in any industrial area under the master plan.] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).](3) Conversion of agriculture 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 the area:[Provided that a Tourism unit may be established in an industrial area under the master plan or in any area, in consultation with Town Planning Department.] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).](4) If the person holding land for the purpose of agricultural himself wishes to set-up a small industry such as chaff-cutting machine, flour mill or the like on a portion of his holding, he may apply for using the land for such a non-agriculture purpose under the Rajasthan Land Revenue (Conversion of Agricultural into Non-agricultural Land) Rules, 1961.

11A. [Allotment of land to the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation.] [Inserted by G.S.R. 80, Dated 23-12-1983; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 2-1-84, p. 206.]

- Land shall be allotted to the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] 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 of government land for industrial purposes shall be equivalent to the prevailing market price of the same class of agricultural land in the vicinity and shall be determined accordingly by the Colonization Commissioner in the Rajasthan Canal Project Colony Area and by the Collector concerned in other areas: [Substituted by Rajasthan Notification No. G.S.R. 36, dated 20.6.2017 (w.e.f. 2.1.1960).]Provided that no premium for allotment shall be charged from Rajasthan State Industrial Development and Investment Corporation where the land has been purchased by the Rajasthan State Industrial Development and Investment Corporation or acquired for Rajasthan State Industrial Development and Investment Corporation after its incorporation and the compensation is paid by the Rajasthan State Industrial Development and Investment Corporation.][Provided [further] [Inserted by G.S.R. 35, Dated 4-3-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 7-3-91, p. 100.] that no premium for allotment [***] [Deleted 'or conversion' vide Notification No. F. 6(6) Rev-6/2001/28, dated 6.10.2003 (w.e.f. 2.1.1960).] shall be charged from Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] where the land has been purchased by Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] or acquired for Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] [after its incorporation] [Inserted by G.S.R. 26, Dated 6-7-1995; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 10-7-95, p. 55(2).] and the compensation is paid by Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 26, Dated 6-7-1995; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 10-7-95, p. 55(2).]]Provided that the premium to be charged for the allotment of Government Land for RIICO Ltd for Industrial purpose 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.] [Inserted vide Notification No. F6(6) Rev. 6/94 Part/13 dated 10.3.2003, published in Rajasthan Gazette Part dated 27.3.2003 (w.e.f. 2.1.1960).](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. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette

Part 4(Ga), Dated 3-7-97, p. 75(4).] may sub-lease the leased land or part thereof, for industrial purpose [including essential welfare and supporting services: [Inserted by G.S.R. 83, Dated 4-11-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 9-1-1992, p. 153.] 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.][Provided further that where land was allotted and converted in favour of Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 26, Dated 6-7-1995; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 10-7-95, p. 55(2).] 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.][(vi-a) The sub-lessee of the Rajasthan State Industrial Development and Investment Corporation Limited may Further 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 terms and conditions applicable to sub-lessee shall also mutatis mutandis apply to such subsequent sub-lessee:] [Inserted vide Notification No. F. 6(6) Rev. 6/94/37, dated 12.10.2000, published in Rajasthan Gazette Extraordinary Part 4(Ga)(1), dated 20.10.2000.](v)The Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] 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. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] 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. [or Rajasthan Tourism Development Corporation] [Inserted by Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] or any of its sub-lessees, use it for any purpose other than industrial [including essential welfare and supporting services] [Inserted by G.S.R. 83, Dated 4-11-1991; published in Rajasthan Gazette Part 4(Ga)(I), Dated 9-1-1992, p. 153.], or commit breach of any other condition of the lease or sub-leases;(viii)The sub-lessees of the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] 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.]

11B. [Allotment of land to the Udhyam Protsahan Sansthan. [Inserted by Notification No. G.S.R. 150, dated 22.2.2016 (w.e.f. 2.1.1960).]

- Land shall be allotted to the Udhyam Protsajam Sansthan for the purpose of setting up of Common Effluent Treatment Plant (CETP) and related activities on the following terms and conditions:-(1)The land shall be allotted on least hold basis initially for a period of 10 years which

shall be one time extendable for a period of 5 years;(2)The land shall be allotted free of cost;(3)Lease rent shall be payable at the rate of Rs. 1 per acre per annum;(4)Land shall be used strictly for the purpose for which it is allotted;(5)The Udhyam Protsahan Sansthan, may sub-lease the leased land or part thereof to others with prior approval of the Allotting Authority for setting up of Common Effluent Treatment Plant and related activities, however, the sub-lessee shall not further sub-lease the leased land or part thereof to others.(6)The sub-lease shall pay lease rent Rs. 2500/-per hectare per annum and the leased rent shall be increased by 5% after every 5 years;(7)The period of the sub-lease shall be 10 years which shall be extendable up to 5 years but such periods shall not exceed 15 years in all, in any case;(8)The land shall be revert to the Government free of all encumbrances in case lessee and any of it's sub-lessees use it for any other purpose and after the expiry of lease/ sub-lease period;(9)The lease rent and all other charges shall be deposited in Revenue Head 0029 by the lessee and all sub-lessee;(10)The lessee Udhyam Protsahan Sansthan may levy Rs. 250/- per hectare per annum from sub-lessee which shall be deposited in the head of Udhyam Protsahan Sansthan as administrative expenses;(11)The leased land shall not be mortgaged by lessee and sub-lessee in any case;(12)The lessee and sub-lessees shall 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; and(13)No commercial activities shall be carried out either by the lessee or sub-lessee in any form.]

12. [] [Inserted by G.S.R. 80, Dated 23-12-1983; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 2-1-84, p. 206.] Allotment of land by Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).]

. - The Rajasthan State Industrial Development and Investment Corporation Ltd. Jaipur [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] shall be empowered to make allotment in accordance with the Rajasthan State Industrial Development and Investment Corporation disposal of Land Rules, 1979 [or any other rules framed by the RIICO or RTDC for the purpose] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).] 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.[Provided that the Rajasthan State Industrial Development and Investment Corporation Ltd. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 80, Dated 23-12-1983; published in Rajasthan Gazette Extraordinary Part 4(Ga)(I), Dated 2-1-84, p. 206.] shall be empowered to grant written permission to the lessee for transfer of rights or interest 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. [or Rajasthan Tourism Development Corporation] [Inserted by G.S.R. 46, Dated 8-5-1997; published in Rajasthan Gazette Part 4(Ga), Dated 3-7-97, p. 75(4).], 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.]

13. [*] [Deleted vide Notification No. F 6(54) Rev/6/2001/28 dated 6.10.2003 published in Rajasthan Gazette Part IV-O, dated 23.10.2003.]**

13. [Status of land on conversion/reversion. [Inserted by G.S.R. 110, Dated 25-11-1987; published in Rajasthan Gazette Part 4(Ga)(I), Dated 31-12-87, p. 402.]- (1) In all cases in which an applicant applies for conversion of agricultural land for industrial purposes he shall be deemed to have surrendered his tenancy rights upon such conversion but the lessee or his transferee, as the case may be, shall have the right to revert to the original use of the whole land leased out. In case he is unable to set up the industry within the stipulated period and in such a case the land shall revert back to the lessee and on such reversion the status of the land shall be the same as it was at the time of conversion, but he shall not be entitled to get refund of any amount paid by him for the conversion or otherwise:[Provided that in cases where the land so converted for industrial use has already been resumed by the State Government before the coming into force of the sub-rule on account of failure of the applicant to set up industry within the stipulated period, the State Government in the Revenue Department may, on being satisfied on the merits of the case, allow such land to be restored back to the original owner without payment of any compensation to him and on such restoration the status of the land shall be the same as it was prior to conversion.](2) In case of allotment of land for industrial purposes the land shall revert back free from all encumbrances to the State Government on the expiry of the lease period.]

13A. [Regularisation of Land. [Added vide Notification No. F 6(31) Rev.6/2001/28 dated 2.5.2000 published in Rajasthan Gazette Part IV-C dated 6.5.2000.]

- Any Government agricultural land which is used for industrial purpose without proper allotment upto dated 5.7.1994 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.]

14. [Change in purpose of conversion. [Inserted by G.S.R. 72, Dated 9-11-1995; published in Rajasthan Gazette Part 4(Ga)(I), Dated 15-11-95, p. 135.]

- If a person, after conversion of his khatedari land for industrial purposes intends to use such land or part thereof for any other non-agricultural purpose, he shall be able to do so without reverting it to its original status, subject to the following conditions, namely:-(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 the said land for other non agricultural purpose, he may apply to appropriate authority for conversion under the relevant rules.](2)The applicant shall deposit the difference of amount of premium payable under the relevant rules but he shall not be entitled to get refund of any amount paid by him for the conversion of otherwise as premium.]Repeal. - These rules are hereby repealed to the extent they are applicable to the conversion of Agricultural land for Non-agricultural Purposes in Rural Areas. See Rule 20 of the Rajasthan Land Revenue (conversion of Agricultural Land for Non- Agricultural Purpose in Rural Areas) Rules, 1992. Form A Form 'A' not traced [Form B] [Added 'form' by dated 10.4.2001.][See rule 2(c)]Application for allotment of land for industrial/tourism unit [To The Allotting Authority, Revenue 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 provision and allotment of the same for industrial area or for tourism unit. Particulars whereof are given hereunder -

1. Name/Name 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);

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. Place Yours faithfully, 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. [Substituted 'To The Allotting Authority, Industrial Department/Tourism Deptt.' by Rajasthan Notification No. G.S.R. 64, dated 6.9.2011 (w.e.f. 2.1.1960).]