

# **The Rules for Allotment and Auction of Plots in the New Market Area at Rawat Bhata, 1975**

RAJASTHAN

India

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### **Rule**

### **THE-RULES-FOR-ALLOTMENT-AND-AUCTION-OF-PLOTS-IN-THE-NEW-MARKET-AREA-AT-RAWAT-BHATA, 1975**

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The Rules for Allotment and Auction of Plots in the New Market Area at Rawat Bhata, 1975 Published vide Notification No. F.2 (20).Irrl./71, Published in Rajasthan Gazette Extraordinary, Part 4-C(1), dated 3-1-1975 at page 503 (1) to (9) It came into force with immediate effect from the date of publication i.e. 3-1-1975 G.S.R. 168 - The following Rules for allotment and auction of Plots in the New Market Area at Rawat Bhata are published for general information. They shall come into force with immediate effect from the publication in the Gazette.

### **1. Short title, extent and commencement.**

- These rules may be called the Disposal of plots by Allotment/Auction in the New Market Area at Rawat Bhata, 1973.

### **2. Interpretation.**

- The power of interpretation of these rules will be with the Government of Rajasthan.

### **3. Definitions.**

- Unless there be something repugnant in the subject or context the terms defined here-in-under are used in the sense explained below:-(i)'Government' means "Government of Rajasthan." (ii)'Allotment Committee' means the Committee appointed by the Government of Rajasthan for allotment of residential and commercial plots in the market area and elsewhere in

Rawat Bhata consisting of the following: -

(a) Collector, Chittorgarh-	Chairman
(b) Pramukh. Zila Parishad, Chittorgarh-	Member
(c) Superintending Engineer. R.P.S. and J.S. Dams, Kota-	Member
(d) Pradhan, Panchayat Samiti, Bhensrodgarh-	Member
(e) Chairman, Vyapar Mandal, Rawat Bhata-	Member
(f) Executive Engineer, R.P.S. Civil Division, Rawat Bhata-	Secretary

(iii)'Committee' means the Allotment Committee at 3 (ii) above.(iv)'Chairman' means the Chairman of the Allotment Committee.(v)'Secretary' means the Secretary of the Allotment Committee.(vi)'Family' means the persons concerned, wife/wives or husband as the case may be, legitimate children and step children residing with the wholly dependant upon the person concerned.(vii)'Old Market' means the market which was established by the R.P.S. Project in the north-west of the R.P.S. colony.(viii)'New Market' means the market proposed to be established on the hill adjacent to R.P.S. colony in the north behind and around the Cinema (Mahalaxmi Talkies) building.

#### **4. Eligibility of allotment and priority thereof.**

- (i) 300 plots each of the size of 50'x40' will be allotted for construction of residential cum shopping purposes to the following categories of persons subject to the condition mentioned in para (ii) of this rule and the order of preference for allotment will be as under:-(a)Persons who have the trade or business in the old market area and who have been allotted plots on lease basis by the Executive Engineer, R.P.S. Project (Civil Division) or who are in possession of these plots/land as sub-tenants and prove themselves to be so to the satisfaction of the Chairman will be eligible for allotment.(b)Persons belonging to Scheduled castes and Scheduled tribes who are residents of Rawat Bhata or who have settled here before 30 days of the publication of these rules and have no house or residential/commercial plot in Rawat Bhata and/or they have been dispossessed.For such persons 15% for the persons belonging to Scheduled castes and 15% for the persons belonging to Scheduled tribes of remaining plots after allotment to category 'A' will be reserved for allotment on the prices to be fixed by the Government.(c)Persons who have been service man or an unemployed qualified technical personnel enrolled themselves in the register for technical personnel with the Directorate of Man Power. Rajasthan and who desire to establish their own trade or business at Rawat Bhata.For such persons 15% of remaining plots after allotment to category 'A' will be reserved for allotment on the prices to be fixed by the Government.(d)Persons who are bonafide residents of Rajasthan or who have served the Central or State Government in Rajasthan at least for 10 years as on the date of publication of these rules in the Rajasthan Rajpatra and who have not permanently settled elsewhere and have income below Rs. 12000/- per annum.For such persons 15% of remaining plots after allotment to category 'A' will be reserved for allotment on the prices to be fixed by the Government.(ii)Remaining 40% of the plots after allotment to all the above categories A,B.C. and D will be reserved to be given on reserved prices to be fixed by the Government to the persons who do not come in the above categories. In case the applicants are more than the reserved plots,

the disposal of plots than shall be done through auction.(iii)If required more plots will be made available by the Government for disposal as provided in this rule.(iv)Persons of the above categories will be eligible for Allotment/Auction on the condition that they or member of their family have (a) no residential house or have not been allotted any plot of land anywhere else and (b) have not sold or mortgaged or alienated or gifted or otherwise transferred any house property either owned inherited or allotted to them or any member of their family.

## **5. Procedure for allotment.**

- (i) The applications for allotment of plots will be invited by issuing a public notice intimating the last date for receipt of applications by the Secretary of the Allotment Committee on behalf of it. The applications received in the form prescribed by the Committee obtainable from the office of the Secretary on payment of Rs. 3/- on or before the last date of receipt of applications duly accompanied by a challan of Rs. 50/- as earnest money in favour of the Secretary complete in all respects shall only be taken into consideration. Secretary on receipt of such applications will register them in a register and shall scrutinize these applications. On the expiry of the 15th day from the last date for receipt of applications the list of rejected applications will be placed on the Notice Board of the Office of the Secretary and such persons whose applications have been rejected by the Secretary may take representation to the Chairman within 15 days from the publication of this list. The decision of the Chairman will be final and will be placed on the Notice Board of the office of the Chairman and the Secretary before the allotment of plots. The Allotment Committee may, if desires to do so, demarcate different plots for different trades/business and for different categories of persons. The particular number of plot will be given to the allottee through lottery system to be convened in the Sub-Committee meeting. The result of draw will be placed before the allotment committee for decision. The allotment will be done by the Allotment Committee or by the Sub-Committee of not less than 3 members to be constituted by the allotment committee, on the date to be placed on the Notice Board of the office of the Secretary. The allotment will be made by draw of lots in public and lots will be both for plots and for applications simultaneously. The decision of the Allotment Committee will be final and will be conveyed to the applicant by the Secretary within 30 days of the date of taking such decision. Quorum of the Allotment Committee meeting summoned for the purpose will be 4 and the decision will be arrived at by its simple majority and in case of equal voting the Chairman's will be the casting vote.(ii)The allottee will have to deposit 25% of the cost of plot calculated on the rates fixed by the Government from time to time through Treasury challan in favour of the Secretary and submit one receipted copy of the Challan to the Secretary within 30 days of the communication of decision of the committee. In exceptional cases the Chairman may extend time on payment of simple interest calculated at the rate of 6% per annum.(iii)The Secretary will within 30 days of the receipt of copy of receipted challan issue regular allotment order in favour of the allottee.(iv)Failure to deposit 25% of the cost of plot within the specified time will be liable to be rejected for allotment of plot and the earnest money received with the application form will be forfeited.

## **6. Disposal of plots by auction.**

- Disposal of plots by open auction will be made in the manner prescribed here as under: (i) A public notice giving name of place, date and time of Auction will be published in one Daily of Rajasthan having wide circulation and in one local newspaper if any and by public announcement. The copy of the notice will also be placed on the Notice Board of the Secretary. (ii) No person shall be allowed to bid in the Auction unless he has deposited an earnest money to the extent of Rs. 100/- which will be refundable on the spot to the unsuccessful bidder. (iii) No person shall be allowed to go back upon his bid failing which his earnest money of Rs. 100/- deposited by him will be forfeited. (iv) The bidder shall be bound by the conditions of auction which shall be Intimated to him at the time of auction and by these rules. (v) The highest bidder shall have to deposit 25% of the bid amount on the spot with the Secretary. (vi) The Secretary and the Collector or his nominee shall supervise the auction. The Secretary will place the record of auction to the Chairman for decision and his decision will be final and the same will be communicated by the Secretary. The Chairman reserves the right not to accept any auction bid without assigning any reason. (vii) The person in whose favour auction is finalised shall have to complete construction within 2 years as per design approved by the Committee or by an officer authorised by the Committee failing which the sale may be nullified and purchase price refunded without Interest. On reasonable grounds, the Chairman may allow extension of time.

## **7. Possession of the plot.**

- (i) As soon as the allotment of plot on the rate approved by the Government has been made or the auction is finalised the Secretary shall communicate to the purchaser to deposit the remaining value of the plot within 90 days failing which the allotment or the auction will be liable to be cancelled and the money already deposited forfeited. On reasonable grounds the Chairman may grant extension of time on payment of simple interest calculated at the rate of 6% per annum. (ii) The possession of the plot shall be given to the purchaser after the full amount is deposited by him and a sale certificate in the form to be approved by the Government will be issued under the signatures of the Secretary.

## **8. Construction of building by the allottee.**

(1) The allottee shall have to complete construction of building within 3 years from the date of giving possession of the plot to him. However this time limit can be extended by the Chairman on showing reasonable grounds. The allottee shall have to construct his house after getting prior approval from the Committee. They have to leave '8' space from the edge of the road on which only verandah shall be constructed.

## **9. Grant of Letter of sale.**

- On completion of building as per the approved design which is to be certified by the Secretary, letter of sale shall be issued by the Committee under the signatures of the Chairman and the Secretary on its behalf.

## 10. Power of Government.

- (i) Notwithstanding anything contained in the above rules, the Government can amend alter or rescind these rules by issuing directions, instructions or orders to the committee from time to time or by framing new rules.(ii)Notwithstanding anything contained in the above rules the Government reserves the right to allot to any person or any institution any piece of land for any purpose on such terms and conditions as Government decide.Details of Development charges for the proposed township near R.P.S. Colony, Rawat Bhata.

1	Land Acquisition 23.27 acre @ per acre Rs.60/-	Rs. 1396.20
2	Site Development As per details attached	Rs.5100/-
3	Road and culverts etc.	Nil
	Storm water drain and nallah: Nali 3200 Rft @ Rs.200/- per RFTNalla/700 RFT @ Rs.400/- per rft.	Rs.9200/-
4		
5	Horticulture & Plantation 130 Nos. tree @ Rs.30/-each	Rs.3900/-
6	Misc. work including park etc.	Rs.20.000/-
	Water Supply The colony pipe line will be extended and onlyone tank has to be erected	Rs.60,000/-
7		
	Sewage system Septic tank and soak pits will be provided bythe allottees themselves	Nil
8		
9	Electrification	Nil
	Administrative charges 10% total of item Nos. 2 to 6	Rs. 1820/-
10		
	Contingency charges and works charges establishment and T&P2% of item No. 1 to 11	Rs.2028/-
11		
	Audit charges 2½% of item No. 1 to 11	Rs. 2586
12		
	Maintenance charges 1 % on item No. 1 to 9	Rs. 996/-
13		
	Interest on the expenditure 6% interest on item No. 1 to 9 for2 years	Rs. 11952/-
14		

Rs.1,18,978/

Say Rs. 1.20,000.00

Details of site Development Charges: The land which has been selected for new Market Area is very isolated, rocky and in some portion there is a thick jungle. For remaining the stones cutting and uprooting the trees and levelling up the undulated ground the following provisions have been taken:

(a)	For removing the stone lying on the surface of the ground: 100 Nos. Beldars @ Rs. 85/- p.m.	Rs. 2125/-
(b)	Cutting and uprooting of trees up to 3" to 6" dia. 1000 Nos. @ Rs. 0.50 each	Rs. 500/-
	6" to 1" dia 500 Nos. @ Re. 1/- each	Rs. 500/-
(c)	Cutting and uprooting of trees up to 12" to 18" dia-200 Nos. @ Rs. 2.50 each	Rs. 500/-
(d)	Levelling up to the undulated ground by earth and stone debris etc., transportation of earth and stores debris etc., 50 trips i.e., 500 K.M. @ Rs. 2.00 per K.M.	Rs. 1000/-
	10 beldars for a week @ Rs. 85/- p.m.	Rs. 212.50
(e)	Demarcation 10 beldars for a week @ Rs. 85/- p.m.	Rs. 212.50
	Petty purchases such as coconut rope, lime etc. and unforeseen items	Rs. 200/-
	<u>Rs. 50,50.00</u>	
	Say Rs. 51.00/-	