

The Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas, (X X X) and Establishment of Petrol Pumps or Medical Facilities) Rules, 1978

RAJASTHAN

India

The Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas, (X X X) and Establishment of Petrol Pumps or Medical Facilities) Rules, 1978

Rule

THE-RAJASTHAN-LAND-REVENUE-ALLOTMENT-CONVERSION-AND- of 1978

- Published on 26 October 1978
- Commenced on 26 October 1978
- [This is the version of this document from 26 October 1978.]
- [Note: The original publication document is not available and this content could not be verified.]

The Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas, (X X X) and Establishment of Petrol Pumps or Medical Facilities) Rules, 1978 Published vide Notification G.S.R. 51, Dated 26-10-1978; published in Rajasthan Gazette Extraordinary Part 4(Ga)(1), Dated 26-10-78, page 265 In exercise of the powers conferred by clause (XI-A) of sub section (2) of Section 261, read with Section 90-A, 102 of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956) and all other powers enabling it in this behalf, the State Government hereby makes the following rules for Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and for Establishment of Petrol Pumps, namely-

1. Short title, extent and commencement.

(1) These rules may be called the Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and for Establishment of Petrol Pumps or [(Medical Facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated

27-8-96, page 105(3).]) Rules, 1978.(2)They shall come into force on the date of their publication in the Rajasthan Rajpatra.

2. Definitions.

- In these rules, unless the context otherwise requires-(a)'Act' means the Rajasthan Land Revenue Act, 1956 (Rajasthan Act 15 of 1956):(b)'Cinema' means the entire area licensed for cinematographic exhibitions and includes all appurtenances, plants and apparatus located thereon:Inserted by Notification No. G.S.R. 6, dated 18.4.2006 (w.e.f. 26.10.1978).[(bb) 'Chief Controller means the Chief Controller of explosive appointed under the Explosive Rules, 1983 made under the Explosive Rules, 1983 made under the(c)'Form' means a form appended to these rules:(d)'Government' and 'State' respectively means the Government and the State of Rajasthan:(e)'Hotel' means a building or a part of a building where lodging with or without board or other service is by way of business, provided for a monetary consideration:(ee)['Medical facilities' means Hospitals, Diagnostic centres and Nursing Homes as approved by the Government in the Medical and Health Department for rural area excluding charitable medical institutions.] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).](f)'National value' shall mean and include conversion charges as may be prescribed and penalty in cases of regularisation, plus the cost of land in case of encroachment on Government agricultural land:(g)"Periphery village" means a village situated within a distance of half a mile of the boundary of a municipal area: and(h)'Petrol pump' means the place where petroleum, diesel, crude oil and any other oil and products being used in automobiles are kept for sale and includes a service station and such constructions as may be necessary.(i)[x x x] [G.S.R. 55, Dated 26-8-1998; published in Rajasthan Gazette Part 4-C(I), 4-9-98, page 167(2).](2)Words and expressions, not defined in these rules but defined in the Act, shall, wherever used in these rules, be constructed to have the meaning assigned to them in the Act.

3. Scope of the rules.

- These rules shall govern-(a)the allotment of unoccupied Government land for construction of a Cinema [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for the establishment of a petrol pump, and(b)the conversion and regularisation of land and person for the purpose of construction of a Cinema [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for establishment of a petrol pump.

4. Agricultural Land of which Conversion cannot be made or Regularised.

- Conversion or regularisation of the following land shall not be made or regularised, namely-(1)Land to which the applicant does not have any legal right.(2)Land which is allotted for a special purpose or on special terms under the-(a)Rajasthan Land Revenue (Allotment and Conversion of Land for the Construction of Seed Stores) Rules, 1965.(b)Rajasthan Land Revenue (Allotment of Land for Receptacles) Rules, 1961.(c)Rajasthan Land Revenue (Allotment of land to Co-operative Societies) Rules, 1959.(d)Rajasthan Land Revenue (Allotment of Land to Dairy and Poultry Farms) Rules, 1968.(e)Rajasthan Land Revenue (Allotment of Land to Gaushalas) Rules,

1957.(f)Rajasthan Land Revenue (Allotment of Tank Bed Lands for Cultivation) Rules, 1961.(3)Land in respect of which acquisition proceedings are pending under the provisions of the [Land Acquisition Act, 1894 (Central Act of 1894)] [G.S.R. 55, Dated 26-8-1998; published in Rajasthan Gazette Part 4-C(I), 4-9-98, page 167(2).] or any other law for the time being in force.(4)Land which is situated within one hundred and twenty feet of a railway boundary of the National highway.(5)Land which is situated within ten feet of any road maintained by the Government or local authority.(6)Land which is situated within a radius of 5 kilometres of Bhakra and Rajasthan Canal Mandi unless prior consent of the Mandi Development Committee has been obtained.

5. Classes of land which may be allotted.

- Land for the cons; ruption of cinema [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or establishment of a petrol pump [or medical facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).] may be allotted by way of lease out of the following categories of unoccupied Government land namely-(a)Unculturable Land classified as Gair mumkin' or 'Ujar':Provided that the land used as cremation ground or burial ground, grazing grounds or pasture land and the 'pal' or embankment of a tank the water of which is used by the village cattle, even though classified as unculturable shall not be allotted;(b)Where suitable land classified as unculturable is not available, culturable waste land or land classified as banjar:(c)Where land of the categories mentioned in the preceding clauses are not, available, the lowest class of barani land available.Provided that no irrigated land classed as chahi, nahri, or talabi shall be allotted in any case, except with the permission of the State Government.

6. Application for permission.

(1)Subject to rule 4, if any person having if legal right to an agricultural land, intends to construct a Cinema house, or a Hotel or to establish a petrol pump thereon or if any person who had trespassed upon Government agricultural land, and has utilised such land for the construction of a cinema or a hotel, or for establishment of a petrol pump, wants to acquire [x x x] [G.S.R. 35, Dated 29-6-1981; published in Rajasthan Gazette Extraordinary Part 4-C(I), Dated 2-7-81, page 80.] lease rights in the land so used for construction of a cinema or a hotel, or for establishment of a Petrol pump, he may submit an application in writing in Form 'A' to the Collector of the District in which the said agricultural land is situated.(2)Such an application shall be verified by the applicant as a plaint according to the provisions of the Code of Civil Procedure, 1908.(3)A receipt shall be given in respect of such application bearing time and date of receiving the same.

6A. Register of Applications.

- All applications received under rule 5 shall be entered in A Register to be kept in Form 'B'.

7. Scrutiny and Enquiry of applications.

(1)Within om month of the receipt of application, it shall be scrutinised and enquired into by the

Collector or any other officer authorised by the State Government. the Collector or any other officer so authorised may, if he thinks proper refer any application for advice to the Chief Town Planner, Rajasthan or any of the authorities mentioned in Schedule 11(2) On receipt of the reference, the Chief Town Planner of the authorities mentioned in the Schedule II shall give advice within one month recommending the case for permission or giving reasons for its rejection. Of such advice is not given within one month, the Collector or any other officer so authorised the proceed further in the matter, without waiting for such advice, and it may be presumed that t lie Chief Town Planner or the authorities concerned have no objection to such permission.(3) Upon receipt of advice from the Chief Town Planner or the authorities mentioned in the Schedule II or after the expire of one month from the date of reference, the Collector shall after making such further enquiries regarding the suitability of the land arid such other matters as he may deem fit. pass necessary orders either granting or rejecting the application. In case of rejection he shall record his reasons for the same.

8. Disposal of applications.

- All applications submitted to the Collector under rule 5 shall be examined and enquired into by him separately.

9. Conditions of allotment, conversion and regularisation.

- Allotment, conversion and regularisation of agricultural land for construction of a Cinema or a Hotel or for establishment of a Petrol Pump under these rules shall be subject to following conditions:-(1) The applicant shall pay to the State Government such lease rent as is hereinafter prescribed.(2) [In all cases in which a holder of private agricultural land applies for conversion and use of his land under these rules, the land holder shall have to surrender his tenancy rights in respect of such land in order to obtain lease hold rights. If the land can be leased to him under these rules, in that case shall be required to pay the prescribed lease rent. Such conversion of the land will be with the stipulation that he shall have the right to revert to the original use of the land at any subsequent stage and on reversion of the land to it original status and use, the tenancy rights of the land holder shall be the same as were at time of conversion. No refund or compensation shall be admissible to him on this account.] [G.S.R. 35, Dated 29-6-1981; published in Rajasthan Gazette Extraordinary Part 4-C(I), Dated 2-7-81, page 80.](3) The land use as shown in the Master Plan shall be taken into consideration for the town for which Master Plans have not been finalised and in case of other towns for which Master Plans have not been finalised, opinion of the local authority and the Chief Town Planner or his representative shall be obtained.(4) The requirements of land for different types/categories of Hotels in different categories of town shall be determined by the Chief Town Planner.(5) In case there are more than one applicant for Government land, allotment shall be made by auction to the highest bidder.[6](i) Lease rent of periphery villages shall be half of the rates prescribed for adjoining town, [G.S.R. 35, Dated 29-6-1981; published in Rajasthan Gazette Extraordinary Part 4-C(I), Dated 2-7-81, page 80.](ii) the rates of lease rent for rural areas not included in clause (i) above shall be half of the rates prescribed for towns in category III in sub rule (8).](7) For conversion of private agricultural lands for Cinemas, [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and Petrol Pumps. Towns shall be divided in three categories according to that population and importance as specified in Schedule I.(8)[] [G.S.R. 5, Dated

15-10-1987; published in Rajasthan Gazette Part 4-C(I), Dated 19-5-88, page 15.] [(a) The lease rent chargeable for a standard size plot of 4,000 sq. yards of agricultural land for Cinemas shall be as under- [Substituted by Notification No. G.S.R. 10, dated 25.5.2016 (w.e.f. 26.10.1978).]

(i) For towns in Category No. I Rs. 5000/-P.M.

(ii) For towns in Category No. II Rs. 2500/-P.M.

(iii) For towns in Category No. III Rs. 1200/-P.M.

(b) The lease rent for a standard size plot of 1200 sq. yards of agricultural land for Petrol Pump Explosive Magazine shall be as under-

(i) For towns in Category No. I Rs. 1000/-P.M

(ii) For towns in Category No. II Rs. 600/-P.M

(iii) For towns in Category No. III Rs. 400/-P.M]

(c) Where the size of a plot is smaller or larger than the standard size as prescribed in clause (a) or (b) the rate shall be proportionately increased or decreased]. (d) [No lease rent shall be charged for conversion of private agricultural land for purpose of establishing a medical facility in rural area defined in the Rajasthan Land Revenue (Con. of Agricultural Land for Non-Agricultural Purposes in Rural Areas) Rules, 1992 of following categories: [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).] Category A - Institutions willing to set up speciality hospitals in specialities approved by the Government excluding charitable medical institutions. Category B - Nursing homes, hospitals, diagnostic centre-, clinics and dispensaries run on commercial lines and not covered by above category A' but excluding charitable medical institutions.](9) For Government agricultural land in addition to the [lease rent] [G.S.R. 35, Dated 29-6-1981; published in Rajasthan Gazette Extraordinary Part 4-C(I), Dated 2-7-81, page 80.] at the above rates the price of the land shall also be charged from the lessee which shall be based on the sale price of agricultural land in the neighbourhood: [Provided that only half the price of land shall be charged for land allotted for a medical facility of category 'A' as mentioned in condition No. 8.] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).] (10) In case of Agricultural lands under the control of Public Works Department prevailing price of neighbouring residential land shall be charged and if such area is a part of the Urban Improvement Trust Scheme, then the reserve price of residential land as may be fixed by the Urban Improvement Trust shall be charged. (11) The [lease rent] [G.S.R. 35, Dated 29-6-1981; published in Rajasthan Gazette Extraordinary Part 4-C(I), Dated 2-7-81, page 80.] shall apply to all conversions effected during the period starting from 16th December. 1960. The amount already paid as premium shall be adjusted against the total amount payable. (12) All constructions on land so converted may be regularised under these rules, provided they conform to the by-laws of Urban Improvement Trust, Local Authorities or any other authority having jurisdiction to deal with particular type of construction. (13) With effect from the date of conversion of the land all Khatedari right-title and interest in the land under the Rajasthan Tenancy Act, 1955 (Act No. 3 of 1955) shall be deemed to have been surrendered to the State Government and no land revenue on such land shall be payable. The applicant shall have to execute a lease deed in Form 'C' in favour of the Government and thereafter he shall be recognised as lessee of the State Government. (14) The lessee shall be given land on 20 years' lease subject to the condition that the terms and conditions of the lease may be renewed by the State Government subject to the raising of the amount of [lease rent]

[G.S.R. 32, Dated 5-6-1984; published in Rajasthan Gazette Part 4-C(I), Dated 5-7-84, page 113.] upto 50% on every such renewal for 20 years. The lease agreement shall be in Form 'C'.(15)[Once the land has been utilized for the purpose for which it was allotted, the lessee may, with the permission of the Allotting Authority transfer his right or interest in the whole land, so leased out, on the following conditions:- [Added by Rajasthan Notification No. G.S.R. 66, dated 7.9.2017 (w.e.f. 26.10.1978).](a)in case of government land allotted under these rules, he shall pay 50% of prevailing market price of land after deducting allotment price charged under condition number (5) or (9), as the case may be and transferee shall pay 50% of excess amount or yearly lease rent mentioned in condition number (8) and other conditions of the lease shall remain uncharged; and(b)in case of converted Khatedari land allotted under these rules, the transferee shall pay 50% excess amount of yearly lease rent mentioned in condition number (8) and other conditions of the lease shall remain unchanged.]

9A. Special provision for establishment of Resort of Country Hotel.

- Save as otherwise provided in these rules the following special provisions for establishment of Resort or Country Hotels shall be applicable(1)Facilities and Services - Guest rooms with boarding, lodging and other ancillary facilities including a licensed bar and other services as are normally provided in hotels according to star ratings, shall be provided. The following facilities shall also be provided namely-(a)facilities for at least two standard outdoor games which may include horse or camel or elephant rides and boating:(b)facilities for at least three standard indoor games: and(c)land scapped open areas which would include parks, wood lots, summer houses, walkways and shady trees.The following additional facilities would be desirable, but would be optional-(i)Swimming pool,(ii)Natural or Artificial Lake,(iii)Mini-Golf Course,(iv)Mini-Cinema,(v)Mini-Theatre.(vi)Shooting Range,(vii)Health Club.(viii)Skating Ring, and(ix)Polo Ground(2)Application for allotment, Conversion or lease of land, its scrutiny and disposal. - Applications for the allotment or conversion or lease of land to construct a Resort or Country Hotel shall be submitted, scrutinised, dealt with and disposed of mutatis mutandis in the manner prescribed in these rules-Provided, however, that-(i)While scrutinising the applications, the Collector shall satisfy himself that applicant is in a position to execute the project, specially keeping in view his financial status and business experience, and shall also consult the Town Planning Department of the State Government in regard to the plans and lay out submitted by the applicants for the Report or Country Hotels. However, if the views of the Town Planning Department are not received within six weeks from the date of making the reference, it will be presumed that it has no objection and the application shall be processed accordingly.(ii)All applications under rule 9-A shall after scrutiny, be referred to the State Government to the Revenue Department for final decision.(3)Conditions for allotment and conversions - The allotment and conversion of agricultural land for the construction of a Resort of Country Hotel shall be subject to the following conditions-(A)The applicant shall pay to the State Government premium lease rent as under-(i)For land required for the main hotel/building according to the existing provisions of lease rules:(i)if the land is situated in an urban area, the provisions of the Rajasthan Land Revenue (Allotment. Conversion and Regularisation of Agricultural Land for Residential or Commercial Purpose in Urban Areas) Rules, 1981 shall apply, and(ii)if the land is situated in a rural area, the provisions of the Rajasthan Land Revenue (Conversion and Agricultural Land for Residential or Commercial

Purposes in Rural Areas) Rules, 1971 shall apply.(ii)For the land required for the cottages-Explanation. - (A) For the purposes of application of the above mentioned rules, the land attached to the cottage shall be deemed to have been used for a commercial purposes, and the area of the land appurtenant to each cottage shall be reckoned to be equal to twice the plinth area of the cottage.(B)If a mini cinema or auditorium or a skating rink is established, the provisions of these rules, as applicable to cinemas, shall apply.(C)For the open spaces, parks, lakes, swimming pool, mini-golf course, polo ground, open air theatre, woodlots, walkways, riding paths, shooting ranges, playing fields including tennis or badminton courts, on which no permanent building is constructed, the provision of the Rajasthan Industrial Area Allotment Rules. 1959 for Government Lands, or the Rajasthan Land Revenue Conversion of Agricultural into Non-Agricultural Land) Rules, 1961 for private land, as the case may lie shall apply.(D)The maximum period allowed for the commencement of work for a Resort or Country Hotel shall be six months, and for its completion three years unless further extended by the State Government. The period shall be reckoned from the date on which permission is granted. Till the completion of the project, six monthly progress reports shall have to be submitted by the applicant to the Collector of the district, if the work is not commenced or completed within the prescribed time limits or as the case may be, within the extended period, the permission shall be deemed to have been withdrawn and the lease revoked without payment of any compensation, and the premium, conversion and other charges paid to the Government shall stand forfeited.(4)No Resort or Country Hotel shall be allowed to be established in cities which are within the purview of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act No. 33 of 1976), unless an exemption is granted by the State Government under the provisions of that Act.]

10. Breach of conditions and Rules.

(1)If at any time it is found by the State Government that the land regularised, converted or used for a Cinema or Hotel or Petrol Pump has been put to use for a purpose other than the use for which it was leased, the entire construction shall automatically vest in the State Government without payment of compensation.(2)If at any time, it is found by the State Government that the land so used or regularised has been transferred in contravention of these rules, it may be resumed by the State Government. The lessee shall however, be given three months, time to remove the structure or building erected, if any, on the land.(3)In case of breach of any other conditions or rules by the lessee a penalty upto the amount of lessee rent payable for a period of twelve months may be imposed on him by the Collector.(4)No action under sub-rules (1), (2) and (3) shall be taken unless the lessee is given a reasonable opportunity of being heard.

11. Powers of the State Government.

(1)Notwithstanding anything contained in these rules, the State Government either on its own motion or on the application of any person, shall have the power to call for the record of any case and pass such orders as it deems fit., after giving the parties concerned an opportunity of being heard.(2)Notwithstanding anything contained in these rules, and subject to the provisions of section 102 and 90-A of the Act, the State Government shall have powers to allot convert or regularise the use of agricultural land for construction of a Cinema [x x x] [No. F. 6(63) Revenue/4/75/15, Dated

8-5-1997.] or for establishment of a petrol pump [or medical facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary part IV-G(I), Dated 27-8-96, page 105(3).] on any terms as it deems fit.

12. Repeal and Savings.

- The Rajasthan Land Revenue (Allotment and Conversion of Agricultural Land for Establishment of Petrol Pump) Rules, 1973, as amended from time to time, are hereby repealed: Provided that the repeal shall not effect any order made, action taken, effects and consequences of anything done or suffered thereunder or any right, title, privilege, obligations or liability already acquired accrued or incurred thereunder, or enquiry, verification, or proceedings in respect thereof made.

I

(See Rule 9) Categorisation of Municipal Towns for Conversion and Regularisation of Land for Establishment of Petrol Pump and Cinemas/Hotels Category No. I

1. Jaipur 2. Kota 3. Shri Ganganagar

Category No. II

1. Ajmer 2. Udaipur 3. Jodhpur 4. Bhilwara 5. Beawar 6. Alwar 7. Bikaner 8. Churu 9. Tonk 10. Pali 11. Kishangarh 12. Hanumangarh 13. Gangapur City 14. Bundi 15. Baran 16. Suratgarh 17. Sikar 18. Chittorgarh 19. Jhunjhunu 20. Hindaun 21. Sirohi 22. Kherli 23. Mt. Abu 24. Churu 25. Dausa 26. Ramganj Mandi.

Category No. III

1. Bamer 2. Banswara 3. Ratangarh 4. Sujangarh 5. Sardarsaahar 6. Dholpur 7. Bandikui 8. Pratapgarh 9. Dungarpur 10. Jhalavar 11. Phulera 12. Nawalgarh 13. Nagaur 14. Ladhun 15. Jalore 16. Sawai Madhopur 17. Niwai 18. Karauli 19. Fatehpur 20. Jaisalmer 21. Deedwana 22. Kuchaman City 23. Balotra 24. Merta City 25. Sangaria 26. Anupgarh 27. Nathwana 28. Sojat 29. Sambhar 30. Khetri 31. Amer 32. Sanganer 33. Gangashahar 34. N6kha 35. Nohar 36. Raisingmalgarh 37. Shri Karanpur 38. Makrana 39. Gajsinghpur 40. Kekri 41. Pushkar 42. Shahpura 43. Bayana 44. Bari 45. Deeg 46. Kaman 47. Lakheri 48. Nimbahera 49. Dungargarh 50. Rajgarh 51. Chaksu 52. Chirawa 53. Phalodi 54. Pipar 55. Khairthal 56. Rajgarh 57. Tijara 58. Gangapur 59. Laxmangarh 60. Ramgarh 61. Bhadra 62. Kotaputli 63. Pilani 64. Bali 65.

Neem ka Thana 66. Shri Madhopur 67. Pindwara 68. Abn Road 69. Malpura 70. Sarwar 71. Kusliagarh 72. Manasar 73. Deshnok 74. Jaliaj-pur 75. Chliapar 76. Bidasar 77. Rajaldesar 78. Ratan Nagar 79. Tara Nagar 80. Shardulshahar 81. Sagwara 82. Jobner 83. Jhalra Patan 84. Snnel 85. Bissau 86. Bagar 87. Mandawa 88. Mukandgarh 89. Sujangarh 90. Udaipurwati 91. Vidva Vihar 92. Chhabra 93. Indragarh 94. Nawan 95. Parbatsar 96. Bhinmal 97. Toda Bheem 98. Khandela 99. Pokaran 100. Todaraisingh 101. Deoli 102. Uniara 103. Devgarh 104. Rajsamand 105. Salumhar 106. Bhindar

All other unclassified municipal towns, notified areas and cantonment boards.

II

(See Rule 7) Authorities to whom cases may be referred under rule 7 of the Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and for Establishment of Petrol Pumps [or medical facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).]) Rules, 1978.

Towns	Authorities
1 Towns falling in categories No.1 and 2 of Schedule 1.	Chief Town Planner or any officer nominated by him but not below the rank of Deputy Chief Town Planner, Urban Improvement Trust [or Jaipur Development Authority] Mandi Committee or Municipality concerned or the Notified Area Committee.
2 Towns falling in category No. III and periphery villages of towns falling in categories No. 1, 2 & 3 of Schedule I.	Concerned Municipality

Form 'A' (See Rule 5) Applications for allotment of Unoccupied Government Land for Construction of a Cinema, [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or Establishment of Petrol Pump [or medical facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).] To The Collector, District..... Sir, I hereby apply under section 90-A of the Rajasthan Land Revenue Act, 1956 (Rajasthan Act No, 15 of 1956) read with Rule 5 of the Rajasthan Land Revenue (Allotment. Conversion and Regularisation of Agricultural Land or Construction of a Cinema, [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for Establishment of Petrol Pump [or medical facilities] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).]) Rules, 1978 for allotment of unoccupied Government agricultural land, particulars whereof are give hereunder for construction of a Cinema. [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for establishment of a Petrol Pump or medical facilities.

2. The required particulars are given below-

(i)Name of the applicant with parentage and address.....(ii)Particulars of Land.....(a)Name of village/town with name of Tehsil.....(b)Khasra No.....(c)Area.....(d)Soil Class.....(e)Means of irrigation, if any, with details.....

3. I undertake the abide by the provisions of the Rajasthan Land Revenue (Allotment. Conversion and Regularisation of Agricultural Land for Construction of a Cinema. [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for Establishment of Petrol Pump [or medical facilities) Rules, 1978.] [G.S.R. 52, Dated 20-8-1996; published in Rajasthan Gazette Extraordinary Part 4-G(I), Dated 27-8-96, page 105(3).]

I hereby certify that the information given above is correct according to my knowledge and belief and I hereby bind myself to pay the necessary premium and abide by the conditions on which the land is allotted for construction of a Cinema [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] or for establishment of the Petrol Pump or medical facilities.

Witness..... Date..... Signature of the Applicant
Form 'B'(See Rule 6)Register of Applications for Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and for establishment of Petrol Pumps or medical facilities.Tehsil.....District..

Serial No.	Name of applicant with Parentage, residence,occupation and age	Date and time of receipt of applicant			
1		2			3

Particulars of the land	FinalOrders	Remarks			
Khasra No.	Khevat No.	Area	Soil Classification	Revenue or Rent	
4	5	6	7	8	9 10

Form 'C'(See Rule 9)Lease DeedThis lease made on the.....day of.....between the Governor of the State of Rajasthan (hereinafter called the Lessor' which expression shall unless excluded by subject or context, include Ins successors in office and permitted assigns) of the one Part and Shri..... son of Shri.....Resident of.....Tehsil.....District.....(hereinafter called the Lessee', which expression shall, unless excluded by subject or context include his successors and assigns) of the other part:Whereas the Lessee has applied to the Lessor of the said land to the Lessee for 20 years on the terms and conditions hereinafter appearing.Now This Deed Witnesses As Follows: -

1. In pursuance of the aforesaid agreement and in consideration of a sum of Rs (Rupees only) as premium paid before the execution of this deed (the receipt of which sum the Lessor hereby acknowledges) and of the covenants hereinafter contained, the Lessor demises to the lessee the Land detailed and described in the schedule hereto and for greater clearness delineated on the plan annexed hereto and thereon shown with its boundaries coloured in red (hereinafter referred to as the demised land) to hold the same upto the Lessee from the day of.....for a period of 20 years.

2. The parties hereto mutually agree as follows-

1. That the Lessee will during the continuance of this lease, pay all rates, taxes and charges of every description now payable or hereinafter to become payable in respect of the demise land or the bulking erected thereupon by the Lessee.

2. The terms and conditions of the Lease may be returned and revised by the State Government after 20 years.

3. The lease shall be subject to the provisions contained in the Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Construction of Cinemas [x x x] [No. F. 6(63) Revenue/4/75/15, Dated 8-5-1997.] and for Establishment of Petrol Pumps or Medical Facilities) Rules, 1978.

4. That the Lease will not without the previous Consent in writing of the Lessor use or permit the use of demised land for any purpose other than that for which it is leased out.

5. That the renewal of lessee after the expiry of the said term of 20 years shall be at the option of the Lessee.

6. That if at any time any dispute, doubt or question shall arise between the parties hereto touching the interpretation, meaning or effect of this deed or any clause thereof or their respective rights and liabilities hereunder, the same shall be referred to the arbitration of the Revenue Secretary to the Government of Rajasthan. Jaipur whose decision thereon shall be final and binding on the parties.

In witness the parties have signed this deed in the day and year first written. For and on behalf of the
Governor Signed by the Lessee Witness: (1)..... (2).....