



Rajasthan Tourism Unit Policy 2015



Government of Rajasthan
Department of Tourism

Rajasthan Tourism Unit Policy 2015

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1. Background

Rajasthan is a leading tourism State in the country. Its glorious heritage, colorful living traditions and vibrant culture are special attractions for both, domestic and foreign tourists. The tangible and intangible tourism products of the State offer immense potential for growth of the tourism industry. Development of tourism resources and increasing both, domestic and foreign tourist arrivals is a high priority area for the Union and State Governments. Therefore, there is a need for expanding tourist centric infrastructural facilities to keep pace with the present trends and for potential tourism growth in the State.

Department of Tourism had announced a Rajasthan Tourism Unit Policy in 2007. This Policy will now be replaced by Rajasthan Tourism Unit Policy, 2015 in order to extend more support and incentives for establishment of Tourism Units in the State.

The new Policy has been framed keeping in view the guidelines under the 'Suraj Sankalp' Policy document, new emerging trends in the tourism sector, representations given by various stakeholders including the tourism and trade organisations and also the suggestions received from other departments.

The Rajasthan Tourism Unit Policy, 2015 primarily addresses issues relating to time bound conversion of land for tourism units including new hotels and heritage hotels, time bound approval of building plans, grant of Patta to heritage hotels, allotment of land for tourism units on DLC (District Level Committee) rates, applicability of Rajasthan Investment Promotion Scheme, 2014 (RIPS-2014) for tourism units and smooth and speedy implementation of the provisions of related departments like Revenue, Urban Development and Housing (UDH) & Local Self Government (LSG), Panchayati Raj, etc. It is expected that this Policy will strengthen the existing infrastructure, will foster infrastructure development, income and employment generation and increase the much needed availability of hotel rooms for the tourists. By allowing Heritage Hotels in Rural Abadi/Panchayat areas Rural Tourism is likely to increase manifold.

The definition of Tourism Unit has been expanded to cover various types of tourism units and activities including budget hotels, heritage hotels, resorts, golf courses, adventure sports, etc. It is expected that these steps will bring speedy investment in the State.



2. Definition of a Tourism Unit

Tourism Unit will mean a tourism project approved by the Department of Tourism, Government of Rajasthan or by the Ministry of Tourism, Government of India and shall include:

- I. **A Hotel including Motel** having accommodation of minimum 20 lettable rooms and a minimum investment of Rs.2 crore. The permissible size of the land/plot shall be as per the rules of UDH/Revenue/Panchayati Raj Departments.
- II. **A Heritage Hotel** means a hotel run in a fort, a fortress, a palace, a haveli, a castle, hunting lodge or residences with heritage features, built prior to 1.1.1950 and approved by Ministry of Tourism, Government of India or Government of Rajasthan.
- III. **A Budget Hotel** having accommodation of minimum 20 lettable rooms and a minimum investment of Rs.2 crore, which provides basic amenities at an affordable & economic rates and those which do not fall in the ambit of Luxury Tax.
- IV. **A Restaurant or cafeteria** having an investment of at least Rs.1 crore (excluding land cost) with seating capacity of a minimum of 40 persons/visitors at a time. The unit must have a hygienically maintained kitchen with modern equipment in the premises as well as a separate toilet facility for ladies and gents.
- V. **A Resort** which provides sports/recreational facilities, riding, swimming or social amenities with boarding and lodging arrangements for holidaying in cottages/rooms.
- VI. **A Sports Resort** such as a Golf Course, Golf Academy or adventure related sports or any other sports activity with or without recreational and accommodation facilities, provided that in respect of a golf course, source of water for the course will substantially be recycled water.
- VII. **A Health Resort Spa** is a short-term residential/lodging facility with the purpose of providing spa services such as massages, yoga, meditation and other related treatments for rejuvenating the body.
- VIII. **A Camping Site** with furnished tents, accommodation, having at least 10 tents along with dining, bathrooms/toilet facilities.



- IX. An Amusement Park** providing various types of rides, games and amusement activities.
- X. An Animal Safari Park** developed with the permission of the Forests Department.
- XI. A MICE/Convention Centre:** A covered pillar-less, air conditioned hall having minimum carpet area of 5000 square feet space that provides place for meetings, conventions/conferences and exhibitions, and can accommodate at least 500 persons at one point of time.
- XII. Museum:** A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited and is open for general public with or without ticket.
- XIII. A Ropeway** established under the prevailing Act and Rules.
- XIV. A Tourist Luxury Coach** shall mean an air-conditioned coach with push back seats used for the normal transportation of tourists to different tourist destinations and for sightseeing of various tourist places, with a minimum seating capacity of 13 seats. It should be operated by valid All India Permit holder Tourist Transport Operators, recognized by Indian Association of Tour Operators (IATO) and Rajasthan Association of Tour Operators (RATO) and registered in the State of Rajasthan.
- XV. Caravan:** A specially built vehicle registered with any State Transport Department which is used for the purpose of group oriented leisure travel with bed capacity of at least 4 beds.
- XVI. Cruise Tourism:** Any Boat/Yacht with a minimum seating capacity for 4 persons, which is licensed by the Transport Department, Government of Rajasthan and having capacity to operate in lakes/rivers of the State for pay-and-use facilities. Boats/Yachts used by hotels to transport or entertain their guests and/or goods/raw materials will not be covered under this definition.
- XVII.** Hotels and other tourism units classified under the Ministry of Tourism, Government of India guidelines shall also be eligible for obtaining concessions and incentives under this Policy irrespective of number of rooms in it.



Note 1: All concerned departments shall adopt the above definition in their respective Acts/Rules/Regulations. The definition of Tourism Units may be revised and amended from time to time keeping in view the emerging trends in the tourism sector, by the Tourism Department, which will also be incorporated in the relevant Acts/Rules/Regulations.

Note 2: Benefits under the Tourism Policy/RIPS can only be availed as per the terms and conditions laid down in prevailing RIPS.

3. Allotment of Government Land for Tourism Units

The State Government can make land available for establishment and development of all types of Tourism Units as per prevailing procedure, which is indicated below:

- I. All Development Authorities (like JDA), UITs, Municipal Bodies, Rajasthan Housing Board, Gram Panchayat, Industry Department and District Collectors would identify suitable land for the establishment of Tourism units.
- II. Land so identified shall be set apart and reserved for tourism units under intimation to the Tourism Department. Information of such Land Bank would be made available on the website of concerned Local Body/ District Collector/Revenue Department and on Tourism Department website.
- III. 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.	Budget Hotels and 1 to 3 Star Hotels	1,200 sqm	Upto 4,000 sqm
2.	4 Star Hotels	6,000 sqm	Upto 12000 sqm
3.	5 Star & above Hotels	18,000 sqm	Upto 40,000 sqm
4.	Other Tourism Units	-	As per requirement/ availability



- IV. The allotment of such land shall be made on the prevailing DLC rate of the local area.
- V. The process of competitive bidding and allotment for such tourism units on DLC rate for the local area shall be as follows:
 - a. The Authority Concerned shall notify to public through national and state level advertisements for allotment of land identified and reserved for tourism units through competitive bidding process. The DLC rate for the local area for allotment of land shall be indicated in the advertisement and this price shall be the base price for allotment of land.
 - b. In case more than one applicant apply for the land within the specified time period, the allotment of land shall be made through competitive bidding. In case no other application is received in the specified time period, the allotment of land, shall be made to the single bidder on the prevailing DLC rate for the local area, in keeping with the other provisions of the Tourism Unit Policy.
 - c. Land made available under this Policy cannot be used for any other purpose for at least 30 years.

4. Conversion of Land for Tourism Units

No conversion charges shall be payable for land held by tenant for establishment of a tourism unit in urban as well as in rural areas.

No development charges shall be payable by Tourism Units. Necessary notification/orders in this regard shall be issued by concerned Departments.

In addition to free of cost conversion and development charges for heritage hotels, UDH & LSG, Panchayati Raj, Revenue Department, etc. will also issue conversion orders for existing and operating heritage hotels/buildings. Similar order will also be issued for those who intend to convert heritage buildings in to heritage hotels after issue of this Policy.



The following additional provisions are being provided for:

(A) Fixing of Time limits for Conversion of Land and Approval of Building Plans:

- I. **Conversion of Land in Urban Area:** The competent authority shall dispose off an application for conversion of land for tourism unit within 60 days from the date of filing of application which is complete in all respects.

In case orders for conversion of land are not issued within prescribed time limit, the land in question will be regarded as deemed converted.

- II. **Approval of Building Plans:** The competent Authority to approve the building plan in urban area shall dispose of the application within 60 days of receipt of application complete in all respects.

Similarly, time limits are also fixed for construction and operation of tourism units by the investor, which are as under:

- i. A tourism unit having less than 200 rooms will be required to be completed within 3 years after conversion of land. In case there is a requirement for seeking approval of building plan, the above permitted time period for completion of tourism unit will commence from the date of approval of building plans by the concerned authority.
- ii. A tourism unit having more than 200 rooms will be required to be completed within 4 years after conversion of land. In case there is a requirement for seeking approval of building plan, the above permitted time period for completion of tourism unit will commence from the date of approval of building plans by the concerned authority.

Provided further that an extension of one more year could be given based on merits of the case by the authorities concerned after which all concessions shall stand withdrawn/ lapsed.

- III. **Conversion of Land in Rural Area:** The competent authority shall dispose off an application for conversion of land within 45 days from the date of filing of application complete in all respects.

Similarly, time limits are also fixed for construction and operation of tourism units by the investor, which are as under:



- i. A tourism unit having less than 200 rooms will be required to be completed within 3 years after conversion of land.
- ii. A tourism unit having more than 200 rooms will be required to be completed within 4 years after conversion of land.

An extension of one year could be given based on merits of the case by the authorities concerned after which all concessions shall stand withdrawn/lapsed and the applicant shall have to register again.

In case orders for conversion of land are not issued within prescribed time limit, the land in question will be regarded as deemed converted.

(B) Conversion of Residential Land and Heritage Properties into Hotels and other Tourism Units

No fee for change in land use for conversion of residential land and heritage properties into hotels and other tourism units shall be charged.

- (C)** Heritage hotels situated on narrow roads in urban areas which arrange for a dedicated alternative parking on a 40/60 feet wide road and provide for the park-and-ride system from hotel to parking place, shall be permitted to operate.

Similarly heritage hotels situated on narrow roads in Rural and Panchayat/Rural Abadi Areas will be permitted to operate.

The same shall be applicable for existing heritage buildings proposed to be used as heritage hotels.

- (D) Minimum Road Width:** New tourism units in rural and Panchayat areas shall be permitted provided there is availability of a 30 feet wide road.
- (E) Permissible Area for Commercial Use by Heritage Properties:** Heritage hotels can commercially convert maximum of 1000 sq meters or 10% of plinth area of the existing heritage building, whichever is less.
- (F) Issue of Patta for Heritage Properties:** Owners of heritage properties who do not have a legal Patta for claiming ownership of those Heritage properties would be given lease/free hold rights by the Municipality in accordance with the Rajasthan Municipalities (surrender of non-agricultural land and grant of freehold lease) Rules,



2015 issued vide notification no. F8 (G) Rules/2015/7960 dated 15.06.2015 by the LSG Department (refer www.rajasthantourism.gov.in). Panchayati Raj Department will formulate rules for issuance of Patta for heritage properties in Rural Abadi area.

(G) Lease Amount: After conversion of land, lease amount for tourism units in urban areas will be charged on rates prescribed for Institutional purposes.

(H) Urban Development Tax: For heritage hotels, UD Tax shall be charged on residential rates on the built up area but there will be no UD Tax on open area.

For budget and 1 to 3 star hotels, UD Tax shall be charged on residential rates on the built up area. For 4 & 5 star hotels, UD Tax shall be charged on double of residential rates on the built up area. But for open area of these hotels, UD Tax will be charged at the rate of 50% of residential rates.

(I) BSUP Charge: Basic Services for Urban Poor (BSUP) charges for heritage hotels would be charged only for the covered area. For all other tourism units, BSUP will be applicable as per existing Urban Development and Housing and LSG Department guidelines.

5. Floor Area Ratio (FAR)

Under the Tourism Unit Policy, 2007, double FAR was available for tourism units in newly developed and new township areas.

At present, standard FAR is 1.33 without betterment levy, and maximum FAR is 2.25 with Betterment Levy is permissible. Tourism units covered under this Policy shall be allowed double FAR i.e. 4.50, out of which 2.25 shall be without betterment levy. Rate for betterment levy shall be calculated on the basis of residential reserve price of the area.

6. Regularization of Existing Hotel Units

(A) There are some heritage properties and residential land and buildings that are running and operating as hotels or other tourism units without permission. If land and buildings are being used as hotels and tourism units without prior permission, the same shall be regularized under Rule 13 of Rajasthan Municipality (Change in Land Use) Rules 2010. Separate orders will be issued in this regard by the UDH & LSG Department.



- (B) Panchayati Raj Department will formulate rules for regularisation of existing heritage hotels in rural (Abadi) areas, and also for other existing heritage buildings which may be used as heritage hotels in future.

7. Fiscal Benefits and Incentives

- (A) All fiscal benefits as provided in Rajasthan Investment Promotion Scheme, 2014 (RIPS-2014) for the Tourism Sector Enterprises shall be available to the eligible tourism units.
- (B) The projects approved by the Ministry of Tourism, Government of India, if eligible under the provision of the Rajasthan Investment Promotion Scheme, 2014 (RIPS-2014), shall be allowed to avail the benefits as provided under RIPS-2014.

8. Incentives for Skill Development

All Tourism Units registered with the Department of Tourism will be directly eligible to become training partners under the Employment Linked Skill Training Program (ELSTP) subject to availability of infrastructure as per the guidelines of Rajasthan Skill and Livelihoods Development Corporation (RSLDC). If enrolled as a training partner, management of the respective hotels would be required to set up a training center within the hotel premises using existing/additional infrastructure for the selected courses from the approved list of RSLDC, mobilise youth for training, organize training as per syllabus, follow RSLDC guidelines while conducting of skill training programmes, participate in third party assessment and certification process, etc. Moreover, they would also have to ensure that at least 50% of the trained youth is linked to employment in accordance with the norms of Employment Linked Skill Training Programmes (ELSTP).

Heritage hotels, on hiring trained youth (certified under RSLDC) would be eligible to get subsidies/incentives as per norms, if available.

9. Time Period of Licenses for Tourism Units

All concerned Departments shall issue orders extending duration of annual licenses required to operate hotels and other tourism units for a period of ten years in the first instance itself.



10. Constitution of Tourism Advisory Committee

A Tourism Advisory Committee will be constituted to give suggestions regarding measures that can be taken up for growth of tourism in the State. The Committee will also include representatives from tourism & travel trade.

11. Nodal Department

Department of Tourism shall be the nodal department for infrastructural development of tourism units.

12. Policy Period

This Policy will remain in force for five years from the date of issue. However, tourism unit projects already approved by the Tourism Department under Tourism Unit Policy, 2007 but are pending for land conversion/approval of building plan/regularisation before the competent authority will not be required to apply afresh. Such units shall receive all incentives and concessions granted under Rajasthan Tourism Unit Policy, 2015 and RIPS-2014.

13. Implementation of the Policy

In case concerned Departments require amendments in their respective rules/sub-rules and notifications for implementation of this Policy, the same can be done after obtaining approval of Hon'ble Chief Minister, Rajasthan, who has been authorized in this regard by the Cabinet Order No. 103/2015 dated 18/5/2015.



Annex-1

Relevant Excerpts from Rajasthan Investment Promotion Scheme, 2014

In order to promote investment in the State of Rajasthan, and to generate employment opportunities through such investment, the State Government of Rajasthan, in public interest, hereby issues "The Rajasthan Investment Promotion Scheme, 2014" (RIPS-2014) (hereinafter referred to as "the Scheme"). The Scheme shall promote investment made by Enterprise(s) for establishment of new unit and/or investment made by the existing Enterprise(s) for expansion and/or investment made for revival of sick enterprise.

1. Operative Period

The Scheme shall come into effect from the date of issuance of this order and shall remain in force up to 31st March 2019.

2. Definitions

(xxi) **"Manufacturing Enterprise"** means an enterprise employing plant and machinery in processing of goods which brings into existence a commercially different and distinct commodity and shall include an enterprise in the tourism sector, but shall not include such processing as may be specified by the State Government by an order;

(xxxviii) **"Tourism Sector"** means:

(a) A hotel or motel making minimum investment of rupees five crore and having accommodation of minimum 20 let-able rooms; or

(b) A heritage hotel, certified as such by the Ministry of Tourism, Government of India and/or by the Department of Tourism, Government of Rajasthan; or

(c) Or any other immovable tourism unit other than a restaurant, defined as such under the Tourism Policy of the State, subject to the condition that it shall be eligible for only such benefits as may be granted to it by the State Empowered Committee.



3. Applicability of the Scheme

3.1 Subject to clause 3.3 below, the Scheme shall be applicable to the following classes of enterprise(s) and investment, excluding investment mentioned in Annexure-I, appended to the Scheme:

- (i) New and existing enterprises making investment for setting up new units;
- (ii) Existing enterprise making investment for expansion; and
- (iii) Sick enterprises making investment for its revival:

provided that the enterprise shall commence commercial production or operation during the operative period of the Scheme.

3.2 Notwithstanding anything contained in clause 3.1 above, the State Government, on the recommendation of the State Empowered Committee (SEC), may grant the benefit of the Scheme to the first manufacturing enterprise, investing Rs.250 crore or more in a block notified as a most backward area, provided that the investment is not relating to entry number 1 and 4 of Annexure I, appended to the Scheme.

3.3 The Scheme shall not be applicable to an enterprise if its commercial production or operation has commenced before the issuance of this order or an entitlement certificate or any order or any customized package has been issued to provide any incentive or benefit under RIPS 2010 or any other scheme or policy or otherwise for such unit.

4. Benefits to Manufacturing Enterprises

An eligible manufacturing enterprise shall be granted benefits and incentives as given below:

- (i) Investment subsidy of 30% of VAT and CST which have become due and have been deposited by the enterprise for seven years.
- (ii) Employment Generation Subsidy up to 20% of VAT and CST which have become due and have been deposited by the enterprise, for seven years.
- (iii) Exemption from payment of 50% of Electricity Duty for seven years, provided that for enterprises engaged in tourism sector, it shall be restricted to 25% of the Electricity Duty;



- (iv) Exemption from payment of 50% of Land Tax for seven years;
- (v) Exemption from payment of 50% of Mandi Fee for seven years;
- (vi) Exemption from payment of 50% of Stamp Duty on purchase or lease of land and construction or improvement on such land; and
- (vii) Exemption from payment of 50% of conversion charges payable for change of land use.

5. Benefits to Service Enterprises

An eligible service enterprise shall be granted benefits and incentives as given below:

- (i) Reimbursement of 50% of amount of VAT paid on purchase of plant and machinery or equipment for a period up to seven years from date of issuance of the entitlement certificate, provided that for enterprises engaged in providing entertainment, the reimbursement shall be restricted to 25% of such amount of VAT paid;
- (ii) Exemption from payment of 50% of Entertainment Tax for seven years;
- (iii) Exemption from payment of 50% of Electricity Duty for seven years, provided that for enterprises engaged in providing entertainment, it shall be restricted to 25% of the Electricity Duty;
- (iv) Exemption from payment of 50% of Land Tax for seven years;
- (v) Exemption from payment of 50% of Stamp Duty on purchase or lease of land and construction or improvement on such land; and
- (vi) Exemption from payment of 50% of conversion charges payable for change of land use.

6. Special Provisions for Women, Scheduled Castes, Scheduled Tribes and Persons with Disability Enterprise

Eligible Women/Schedule Caste (SC)/Schedule Tribe (ST)/Person with disability (PwD) enterprises shall in addition to the benefits specified in other clauses of the Scheme, be eligible to avail the following additional benefits:

- (i) A manufacturing enterprise shall get additional Investment subsidy to the extent of



10% of VAT and CST which have become due and have been deposited by the enterprise;

(ii) A service enterprise shall get additional 10% reimbursement of VAT paid on the plant and machinery or equipment for a period up to seven years from date of issuance of the entitlement certificate for this purpose.

7. Benefits to Enterprises in Backward and Most Backward Areas

7.1 An eligible enterprise, other than a cement manufacturing enterprise, making investment in a backward area or a most backward area shall be granted the same benefits as would have been applicable if the enterprise was located elsewhere in the state but the period of benefit, except for interest subsidy, shall be extended to ten years.

Provided that the State Government may, on the recommendation of the State Empowered Committee (SEC), grant to a manufacturing enterprise, other than a cement manufacturing enterprise and a service enterprise making an investment in a backward area, such benefits as mentioned in clauses 7.2 and 7.3 respectively, which are applicable for investments in most backward areas, with a view to attract investment in the backward area.

7.2 A manufacturing enterprise, other than a cement manufacturing enterprise, making investment in a most backward area shall, in addition to benefits under clause 7.1 above, get additional investment subsidy of 20% of the VAT and CST which have become due and have been deposited by the enterprise for a period of seven years.

7.3 A service enterprise making investment in a backward area shall, in addition to benefits mentioned in other clauses of the Scheme, get additional 10% reimbursement of VAT paid and a service enterprise making investment in a most backward area shall, in addition to benefits mentioned in other clauses of the Scheme, get additional 20% reimbursement of VAT paid on the plant and machinery or equipment for a period up to seven years from the date of issuance of the entitlement certificate for this purpose.



8. Power to Grant Customized Package

8.1 Notwithstanding anything contained in the Scheme, the State Government, on the recommendation of State Empowered Committee (SEC), may grant a customized package under section 11 of the Rajasthan Enterprises Single Window Enabling and Clearance Act, 2011, to the following manufacturing enterprises, other than cement manufacturing enterprises:

(a) Enterprises investing more than Rs500 crore or providing employment to more than 500 persons; or

(b) Enterprises investing more than Rs100 crore and using the mineral mentioned in Annexure-III appended to the Scheme, as raw material.

8.2 Notwithstanding anything contained in the Scheme, the State Government may grant a customized package to the service enterprises investing more than Rs200 crore or providing employment to more than 500 persons.

9. Benefits to Manufacturing Enterprises in Thrust Sectors

9.1 Notwithstanding anything contained in the Scheme, the State Government may grant a special package of incentives and exemptions, which may be over and above the incentives and exemptions under Clauses 4 to 7 to a manufacturing enterprise in a thrust sector in addition to the thrust sectors mentioned in sub-clauses 9.3 to 9.12

9.2. Manufacturing enterprises in the sectors mentioned hereunder shall be allowed benefits mentioned in this clause, in addition to benefits related to tax exemptions mentioned at (iii) to (vii) of clause 4 and benefits mentioned in clauses 6 and 7, if applicable, subject to conditions, mentioned against the sector:

Provided that an enterprise of power loom sector and textile sector may opt for benefits provided in clause 4 to 7, if applicable, in lieu of the benefits mentioned in this clause.

9.12 Tourism Sector

9.12.1 Enterprises of the tourism sector covered under sub-clause (a) and (b) of clause 2 (xxxviii) of the Scheme shall be granted the following benefits:

(a) Investment Subsidy of 50% of VAT and CST which have become due and have



- been deposited by the enterprise for seven years;
- (b) Employment Generation Subsidy up to 10% of VAT and CST which have become due and have been deposited by the enterprise, for seven years;
 - (c) Reimbursement of 25% of amount of VAT paid on purchase of plant and machinery or equipment for a period up to seven years from the date of issuance of the entitlement certificate;
 - (d) Exemption from payment of 50% of Entertainment Tax for seven years;
 - (e) Exemption from payment of 100% of Luxury Tax for seven years;
 - (f) Land allotment in urban and rural areas at DLC rates;
 - (g) 25% additional exemption from payment of stamp duty chargeable on the instrument of purchase or lease of more than 100 years old heritage property in the State, for the purpose of hotel development under the Scheme declared by the Tourism Department as provided in notification no. F.12 (20) FD/Tax/2005-219 of 24.03.2005; and
 - (h) 50% additional exemption from payment of conversion charges for heritage property converted into a heritage hotel.

9.12.2 Notwithstanding anything contained in the Scheme, an enterprise making investment in the tourism sub-sector defined under sub-clause (c) of clause 2 (xxxviii) of the Scheme shall be granted the benefits, as may be provided to it by the State Empowered Committee.

14.8 Terms & Conditions

- a. Benefits under the Scheme can only be availed if, and as long as there is, and for the period/s, consent to "operate", wherever applicable, from Central/Rajasthan State Pollution Control Board is effective.



AMENDMENTS IN RIPS-2014 RELATING TO TOURISM SECTOR

Amendments in RIPS-2014 vide Finance Department order dated 07.01.2015:

Amendment in clause 14.8: In clause 14.8 of the scheme, for the existing expression "consent to "operate" ", the expression "consent to establish and consent to operate" shall be substituted.

Amendments in RIPS-2014 vide Finance Department Clarification dated 23.01.2015:

1. Interpretation of clause 2(xxxviii) of the scheme:
(b) A heritage hotel, certified as such by the Ministry of Tourism, Government of India/ or by the Department of Tourism, Government of Rajasthan;

It is clarified that, heritage hotels, certified by Ministry of Tourism, Government of India and/ or Tourism Department, Government of Rajasthan are covered under the said clause without any minimum investment limit and are eligible to avail benefits under clause 9.12 of the Scheme.
2. Interpretation of clause 2 (xxi) of the Scheme:
Since Restaurant are manufacturing cooked food and other eatables, therefore, it is clarified that Restaurants are covered under the Scheme and are eligible to avail benefits under clause 4 of the Scheme.

Amendments in RIPS-2014 vide Finance Department order dated 09.03.2015:

Amendment of clause 2

In clause 2 of the Scheme,

(i) after the existing sub-clause (iv) and before the existing sub-clause (v), of the scheme, the following new sub-clause (iva) shall be inserted, namely:

"(iva) "convention centre" means a covered pillar-less air conditioned hall having minimum carpet area of 5000 square feet which provides place for meetings, conventions/conferences, exhibitions and can accommodate at least 500 person at one point of time."

(iii) in sub-clause (xxxviii):

(i) the existing sub-clause (a) of the Scheme, shall be substituted by the following, namely:



“(a) A hotel or motel making minimum investment of rupees two crore and having accommodation of minimum 20 let-able rooms; or”

(iv) after the existing sub sub-clause (b) and before the existing sub-clause (c) of the Scheme, the following new sub-clause (bb) shall be inserted, namely:

“(bb) a convention centre or a resort making minimum investment of rupees two crore; or”.

Amendment in clause 9.12.1

In clause 9.12.1 of the scheme:

- (I) in sub-clause (g) of the said clause, the existing expression “; and” shall be substituted by the punctuation mark “;”.
- (ii) the existing sub-clause (h) of the said clause, shall be substituted by the following, namely:
“(h) 50% additional exemption from payment of conversion charges; and”
- (iii) after the existing sub-clause (h) so substituted, the following new sub clause (i) shall be inserted, namely:
“(i) 100% exemption from payment of development charges.”.

Note: For procedures and other details please refer to website www.finance.rajasthan.gov.in



Annex-2

Special Incentives available for Heritage Hotels in Tourism Unit Policy, 2015

1. Minimum investment limit shall not be applicable to heritage hotels for availing RIPS benefits.
2. Heritage hotels situated on narrow roads in urban areas which arrange for a dedicated alternative parking on a 40/60 feet wide road and provide park-and-ride system from hotel to parking place, shall be permitted to operate on such roads.
3. Similarly, heritage hotels situated on narrow roads in Rural /Rural Abadi areas will be permitted to operate.
4. These provisions shall also be applicable for existing heritage buildings proposed to be used as heritage hotels in future.
5. Concerned Departments will issue conversion orders for existing and operating heritage hotels/building. Similar order will also be issued for those which intend to operate heritage buildings as heritage hotels after issue of this Policy.
6. For Rural (Abadi) areas, Panchayati Raj Department will formulate rules for regularization of existing Heritage Hotels and also other existing Heritage buildings which may be used as heritage hotels in future.
7. Heritage hotels will be allowed to convert a maximum of 1000 square metres or 10% of plinth area, whichever is less for commercial use.
8. Additional exemption of 25% on Stamp Duty will be available for more than 100 years old heritage properties as per the scheme declared by the Department of Tourism as provided in the Finance Department notification No.F.12(20) FD/ Tax/ 2005-2019 dated 24.03.2005.
9. Basic Service for Urban Poor (BSUP) charges shall be levied only on the constructed area of Heritage hotels.
10. Heritage Hotels approved by Ministry of Tourism, Government of India/ Government of Rajasthan shall be eligible for all benefits under RIPS.



FINANCE DEPARTMENT (TAX DIVISION)

ORDER
Jaipur, April 10, 2015

In exercise of the powers conferred by clause 16 read with sub-clause (c) of clause 9.12.1 of the Rajasthan Investment Promotion Scheme - 2014 (hereinafter referred to as "the Scheme"). The State Government hereby, clarifies that the reimbursement of 25% of amount of VAT paid on purchase of plant and machinery or equipment to a tourism sector enterprise as defined under the scheme shall be allowed on the purchase of goods mentioned in the list given below, in accordance with the provisions of the scheme.

LIST

S.No. Particulars

1. AC Plants, ACs, Fans & Exhaust Fans, Coolers etc.
2. Pollution control machines for air, water and light
3. Non CFC equipment for refrigeration and air conditioning and other Eco-friendly measures and initiatives.
4. DG Sets
5. Housekeeping machines & equipments.
6. Solar Heaters and Solar Plants/Geysers/Cold & Hot Running water machine
7. Furniture
8. Lifts & Elevators
9. Metal detectors (door frame or hand held)
10. CCTV
11. X-Ray Machine
12. Under belly scanners to screen vehicles
13. Smoke detectors
14. Heating and Cooling systems, machines & plants
15. Safe keeping / in room safe
16. Minibar / Fridge
17. TV
18. Dry-cleaning / laundry related equipment
19. Tea / Coffee making machines, equipments etc.

Note: Goods mentioned above shall be allowed one time for initial set up including the goods mentioned at S.No. 15, 16, 17 which shall be allowed one set per room.

[F-12(14)FD-Tax-2012-pt-I 5]

By order of the Governor

(Aditya Pareek)

Joint Secretary to the Government



REVENUE (GROUP-6) DEPARTMENT

No. F.11(4)Rev-6/2014/16

NOTIFICATION

Jaipur, Dated: 22 May 2015

In exercise of the powers conferred by clause (xi-A) of sub-section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), the State Government hereby makes the following rules further to amend the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, namely:-

1. **Short title and commencement.-** (1) These rules may be called the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) (Fifth Amendment) Rules, 2015.
(2) They shall come into force at once.
2. **Amendment of rule 2.-** In sub-rule (1) of rule 2 of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, hereinafter referred to as the said rules, -
 - (i) In clause (b), for the existing expression "hotel, restaurant", the expression "hotel other than tourism unit, restaurant other than tourism unit" shall be substituted.
 - (ii) the existing clause (r) shall be substituted by the following, namely:-
"(r) 'Tourism Unit' means a tourism unit or project as such approved by the Department of Tourism, Government of Rajasthan or approved by the Ministry of Tourism, Government of India."
3. **Insertion of new rule 6C.-** After the existing rule 6B and before the existing rule 7 of the said rules, the following new rule 6C shall be inserted, namely:-
"6C. Conversion of Heritage Properties into Heritage Hotels.- Notwithstanding anything contained in these rules if owner of a heritage property, situated on agriculture land, applies on plain paper for conversion of Heritage Property into Heritage Hotel along with recommendation of the Department of Tourism, Government of Rajasthan, an order for conversion to this effect may be issued by the prescribed authority within the time limit prescribed under rule 9. No conversion charges shall be payable for conversion under this rule. Land converted under this rule may be used for commercial purpose up to maximum of 1000 sq meters or 10 percent of plinth area of the existing



heritage building.”

4. **Amendment of rule 8.-** The existing sub-rule (2) of rule 8 of the said rules shall be substituted by the following, namely:

“(2) No conversion charges as prescribed in rule 7, shall be payable for conversion of land held by tenant for establishment of a tourism unit as defined in clause (r) of sub-rule (1) of rule 2.”

5. **Amendment of rule 9.-** In sub-rule (2) of rule 9 of the said rules, after the existing last proviso, the following new proviso shall be added, namely:

“Provided also that in case of heritage hotels, if parking arrangement is made available by the owner in premises or elsewhere, the requirement of width of approach road shall not be applicable.”

6. **Amendment of rule 14.-** In rule 14 of the said rules,-

(i) the existing provision shall be numbered as sub-rule (1).

(ii) in sub-rule (1), so numbered, after existing expression “non-agricultural purpose” and before the existing expression “, shall be used”, the expression “other than tourism unit” shall be inserted.

(iii) after sub-rule (1), so numbered, the following new sub-rule (2) shall be added, namely:

“(2) Any agricultural land converted for tourism unit 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 conversion order and other concessions shall be withdrawn after giving an opportunity of being heard.”

By order of the Governor,
(Anil Kumar Agrawal)
Joint Secretary to the Government



REVENUE (GROUP-6) DEPARTMENT

No. F.11(4)Rev-6/2014/17

NOTIFICATION

Jaipur, Dated: 22 May 2015

In exercise of the powers conferred by section 100 of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), the State Government hereby makes the following rules further to amend the Rajasthan Industrial Areas Allotment Rules, 1959, namely:

1. **Short title and commencement.-** (1) These rules may be called the Rajasthan Industrial Areas Allotment (Third Amendment) Rules, 2015.
(2) They shall come into force at once.
2. **Amendment of rule 1A.-** The existing clause (viii) of rule 1A of the Rajasthan Industrial area allotment Allotment, Rules, 1959, hereinafter referred to as the said rules, shall be substituted by the following, namely:
“(viii) ‘Tourism Unit’ means a tourism unit or project as defined in the prevailing policy of the Department of Tourism, Government of Rajasthan or approved by the Ministry of Tourism, Government of India.”
3. **Amendment of rule 2.-** In rule 2 of the said rules,-
 - (i) in clause (a), for the existing expression “Government in the Tourism Department”, the expression “Government in the Revenue Department” shall be substituted.
 - (ii) in sub-clause (i) of clause (b) for the existing expression “Director of Tourism”, the expression “Government in the Revenue Department” shall be substituted.
4. **Amendment of rule 3A.-** The existing third proviso to rule 3A of the said rules shall be deleted.
5. **Insertion of new rule 3B.-** After the existing rule 3A and before the existing rule 4 of the said rules, the following new rule 3B shall be inserted, namely:
“3B. Allotment of Land for Tourism Units.-
 - (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 12,000 square meters
3.	5 Stars 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:
- The Allotting Authority shall invite bids for allotment of land for tourism units set apart and reserved for tourism unit under sub-rule (1) through advertisement published in National and State level news paper. The reserve price for allotment of land shall be mentioned in the advertisement.
 - 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.
 - Land allotted under this rule shall be used for establishment of tourism unit within the time limit specified as under,-
 - three years for a tourism unit having less than 200 rooms.
 - 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."

6. **Amendment of rule 7.-** In rule 7 of the said rules, for the existing expression "industries", the expression "industries other than tourism unit" shall be substituted.
7. **Amendment of Form-B.-** In Form-B appended to the said rules,-
 - (i) for the existing expression "Tourism Deptt.", the expression "Revenue Department" shall be substituted.
 - (ii) for the existing expression "Director, Industries/Tourism", the expression "Director, Industries/Secretary, Revenue Department" shall be substituted.

By order of the Governor,
(Anil Kumar Agrawal)
Joint Secretary to the Government



REVENUE (GROUP-6) DEPARTMENT

No. F. 11(4) Rev.6/2014/21

Jaipur, Dates: 29.5.2015

Notification

In exercise of the powers conferred by clause (xi-A) of sub-section (2) of section 261 read with section 90-A of the Rajasthan Land Revenue Act, 1956 (Act No. 15 of 1956), the State Government hereby makes the following rules further to amend the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, namely:

- Short title and commencement:** (1) These rules may be called the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) (Sixth Amendment) Rules, 2015
(2) They shall come into force at once
- Amendment of rule 9:** After the existing sub-rule (7) of rule 9 of the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007, following new sub-rule (8) shall be added, namely:
“(8) Notwithstanding anything contained in sub-rule (3), (4), (5) and (6) if the prescribed authority, fails to dispose off the application of conversion of land for the establishment of tourism unit as defined in clause (r) of sub-rule (1) of rule 2 within 45 days of the receipt of the completed application along with required documents, then such land shall be deemed converted.”

By order of the Governor
(Anil Kumar Agarwal)
Joint Secretary to the Government



TRANSPORT DEPARTMENT

NOTIFICATION

F.6(266)/Pari/Tax/Hqrs/2006/8366-79

Jaipur, Dated: 15.5.2015

In exercise of the powers conferred by sub section (1) of section 3 of Rajasthan Motor Vehicles Taxation Act 1951 (Act No.11 of 1951) and in supersession of this department's Notification No. F6(179)/pair/tax/Hqrs/95/5, dated 9.3.2015, the State Government being of the opinion that it is expedient in public interest so to do, hereby exempts fifty percent of Special Road Tax payable under section 4-B of the said Act, on the air conditioned passenger vehicles, except sleeper coach, having seating capacity more than 12 including driver, subject to the following conditions, namely:

1. that the Vehicle shall be registered in the State of Rajasthan in the name of tourist transport operator;
2. that the tourist permit of the vehicle shall be issued by competent authority of State of Rajasthan in the name of recognized tourist operator; and
3. that the tourist transport operator shall be recognized by Ministry of Tourism, Government of India or Tourism Department, Government of Rajasthan, Indian Association of Tour Operators (IATO) and Rajasthan Association of Tour Operators (RATO) and approved as such by the Transport Commissioner.

This notification shall have effect from 01.5.2015 and shall remain in force upto 30.4.2018.

By Order of the Governor,
(Dr. Manisha Arora),
Joint Secretary to Government



नगरीय विकास विभाग

क्रमांक : प.18(1)नविवि/प.ई.नी./2015

जयपुर, दिनांक: 6.6.2015

पर्यटन विभाग द्वारा पर्यटन इकाई नीति 2015, जारी की जा चुकी है। अतः इस नीति के अन्तर्गत परिभाषित समस्त पर्यटन इकाईयों (भविष्य में पर्यटन इकाई नीति में होने वाले संशोधनों को सम्मिलित करते हुये) को भूमि उपलब्ध कराने भू-रूपान्तरण या अन्य छूट एवं सुविधा प्रदान करने हेतु विभाग द्वारा जारी पूर्व के समस्त परिपत्रों (प.10(61)नविवि/3/06पार्ट दिनांक 24.12.2007, 16.04.2013, 18.03.2014 एवं 26.03.2014) को अधिक्रमित करते हुये निम्नानुसार आदेश जारी किये जाते हैं:

1 होटलों एवं पर्यटन इकाई हेतु भूमि आवंटन –

(i) राज्य सरकार द्वारा विभिन्न पर्यटन इकाईयों, जिसमें समस्त प्रकार के होटल सम्मिलित हैं, की स्थापना व विकास हेतु भूमि की उपलब्धता निम्न प्रकार से की जायेगी –

(अ) जयपुर/जोधपुर/अजमेर विकास प्राधिकरण, नगर विकास न्यासों, नगर पालिकों एवं राजस्थान आवासन मण्डल द्वारा पर्यटन इकाईयां, जिसमें होटल भी सम्मिलित हैं, की स्थापना हेतु उपयुक्त भूमि का चयन कर भूमि बैंक की स्थापना की जायेगी, जिसमें विभिन्न श्रेणी के होटलों व पर्यटन इकाई हेतु भूमि का आरक्षण किया जायेगा:

- (1) बजट होटल (1, 2 व 3 सितारा)
- (2) चार सितारा होटल
- (3) पांच सितारा होटल व डीलक्स श्रेणी के होटल
- (4) अन्य पर्यटन इकाई

(ब) इस प्रकार स्थापित भूमि बैंक की सूचना स्थानीय निकाय एवं पर्यटन विभाग की वेब साईट पर उपलब्ध करायी जायेगी।

(स) विभिन्न श्रेणी की होटलों व अन्य पर्यटन इकाईयों को अधिकतम/न्यूनतम भूमि क्षेत्र का निर्धारण निम्नानुसार किया जायेगा।



क्रं सं	होटल श्रेणी	न्यूनतम भूमि क्षेत्र	अधिकतम भूमि क्षेत्र
1	बजट होटल (1, 2 व 3 सितारा)		4000 वर्गमीटर तक
2	4 सितारा	6000 वर्ग मीटर तक	12,000 वर्गमीटर तक
3	5 सितारा व डीलक्स श्रेणी	18,000 वर्ग मीटर तक	40,000 वर्गमीटर तक
4	अन्य पर्यटन इकाई	—	आवश्यकता/उपलब्धतानुसार

- उपरोक्तानुसार पर्यटन इकाई हेतु आवंटन की दर उस क्षेत्र की प्रचलित डी.एल.सी. दर होगी।
 - पर्यटन इकाई हेतु आवंटन तुलनात्मक निविदा के आधार पर पर्यटन इकाई नीति-2015 में दिये गये प्रावधानों के अनुरूप किया जावे।
 - इस नीति के अन्तर्गत उपलब्ध कराई गई भूमि का उपयोग आगामी 30 वर्षों तक निर्धारित उपयोग से अन्यथा नहीं हो सकेगा।

2. नगरीय क्षेत्रों में कृषि भूमि का रूपान्तरण

- (i) शहरी क्षेत्रों में कृषि भूमि का रूपान्तरण राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90 'ए' के अन्तर्गत किया जायेगा। संबंधित स्थानीय निकाय यथा जयपुर/जोधपुर/अजमेर विकास प्राधिकरण, नगर विकास न्यास, नगर पालिका द्वारा पर्यटन इकाई नीति के तहत धारा 90 'ए' के अन्तर्गत कृषि भूमि का अकृषि भूमि में रूपान्तरण करने पर रूपान्तरण शुल्क तथा विकास शुल्क (आन्तरिक विकास कार्य भूखण्डधारी को स्वयं करने होंगे) देय नहीं होगा। सक्षम अधिकारी को कृषि से गैर कृषि (पर्यटन इकाई) प्रयोजनार्थ धारा 90 'ए' के तहत समस्त कार्यवाही आवेदन प्राप्त होने से 60 दिवस की अवधि में पूर्ण करनी होगी। यदि निर्धारित समय सीमा 60 दिवस में रूपान्तरण आदेश जारी नहीं किये जाते हैं, तो प्रश्नगत भूमि स्वतः ही रूपान्तरित मानी जावेगी। पर्यटन इकाईयों/होटल के संबंध में पूर्व में 90 'बी' के तहत अनुमोदित प्रकरणों पर भी ये रियायतें लागू होंगी।
- (ii) चूंकि राज्य सरकार की मंशा होटल व अन्य पर्यटन इकाईयों को कृषि/औद्योगिक/आवासीय भूमि से संपरिवर्तन किये जाने हेतु सम्पूर्ण छूट दिये जाने की है, अतः इस उद्देश्य की प्राप्ति हेतु उक्त टाउनशिप पॉलिसी एवं नगर सुधार न्यास (नगरीय भूमि



निष्पादन) नियम-1974 राजस्थान नगरीय क्षेत्र (भू-उपयोग परिवर्तन) नियम, 2010 के अन्तर्गत संशोधन किया जाता है कि कृषि/औद्योगिक/आवासीय भूमि से समस्त प्रकार के होटलों व अन्य पर्यटन इकाईयों की स्थापना पर चाहे वे टाउनशिप योजना में भूखण्ड हो या स्वतंत्र प्लॉट हो संपरिवर्तन, विकास शुल्क (आन्तरिक विकास कार्य भूखण्डधारी को स्वयं करने होंगे) एवं भू-उपयोग परिवर्तन शुल्क को पर्यटन इकाई नीति जारी होने की दिनांक से 5 वर्ष तक मुक्त किया जाता है।

3. हैरिटेज होटल्स एवं पुरासम्पत्तियों के संपरिवर्तन व नियमन के संबंध में:
 - (i) कार्यशील हैरिटेज होटल्स एवं पुरासम्पत्तियों जिनको हैरिटेज होटल या पर्यटन इकाई के रूप में परिवर्तित किया जाना प्रस्तावित है उनके लिए पर्यटन विभाग द्वारा प्रमाण पत्र जारी किया जायेगा, जिसके आधार पर संबंधित नगरीय निकाय द्वारा रूपान्तरण/भू-उपयोग परिवर्तन आदेश जारी किया जाना आवश्यक होगा। ऐसे प्रकरणों में मास्टर प्लान में इस भूमि का भू-उपयोग वाणिज्यिक से भिन्न होने पर भी उक्त आदेश जारी किये जा सकेंगे।।
 - (ii) हैरिटेज होटल के संबंध में प्रचलित भू-उपयोग परिवर्तन नियम, 2010 में निर्धारित मानदण्डों के अतिरिक्त एफ.ए.आर., ऊंचाई, सैटबैक व भू-आच्छादन में शिथिलता दी जा सकेगी।
4. पुरासम्पत्तियों में वाणिज्यिक गतिविधियों की अनुज्ञेयता:

राजस्थान नगरीय क्षेत्र (भू-उपयोग परिवर्तन) नियम, 2010 में नियम 13 में गैर वाणिज्यिक भूमि का वाणिज्यिक भू-उपयोग हेतु संपरिवर्तन किये जाने के लिए आवासीय आरक्षित दर की 40 प्रतिशत राशि भू-उपयोग परिवर्तन के रूप में वसूल की जाती है, लेकिन हैरिटेज सम्पत्ति को हैरिटेज होटल में परिवर्तित करने की स्थिति में विकासकर्ता को संपरिवर्तन शुल्क एवं विकास शुल्क में शत प्रतिशत छूट है। वर्तमान में संचालित हैरिटेज होटलों एवं पुरासम्पत्तियाँ जो हैरीटेज होटल या अन्य पर्यटन इकाई में सम्परिवर्तित होनी है, को व्यवहार्य (Viable) बनाने के लिये राज्य सरकार की मंशा के अनुरूप उनके आच्छादित क्षेत्रफल (Ground Coverage)का अधिकतम 10 प्रतिशत अथवा 1000 वर्गमीटर जो भी कम हो में खुदरा वाणिज्यिक (Retail Commercial) उपयोग स्वतः अनुज्ञेय होगा।।
5. कार्यशील पर्यटन इकाईयों का भू-उपयोग परिवर्तन एवं नियमन:

कुछ हैरिटेज पुरासम्पत्तियों में होटल अथवा अन्य पर्यटन इकाई बिना आवश्यक स्वीकृति के



शुरू कर दिये गये हैं और वो कार्यशील हैं, तो नवीन-नीति में ऐसे होटलों व पर्यटन इकाईयों का भू उपयोग परिवर्तन शुल्क एवं विकास शुल्क (आन्तरिक विकास कार्य भूखण्डधारी को स्वयं करने होंगे) में पूरी छूट दी जायेगी।

यदि पूर्व में बिना वांछित स्वीकृति के भूखण्डों एवं भवनों का उपयोग होटल व अन्य पर्यटन इकाईयों के रूप में किया जा रहा है, ऐसी इकाईयों का नियमन राजस्थान नगर पालिका (भू-उपयोग परिवर्तन) नियम, 2010 के नियम-13 के अनुरूप गुणावगुण के आधार पर नियमन शुल्क का 25 प्रतिशत राशि पर नियमन किया जायेगा।

6. पर्यटन इकाई के भवन मानचित्र अनुमोदन, निर्माण एवं अनुज्ञेय एफ.ए.आर. के संबंध में:
 - (i) नगरीय निकाय द्वारा पर्यटन इकाई के भवन मानचित्र के प्रकरण पूर्ण रूप से आवेदन प्राप्त होने से 60 दिवस की अवधि में आवश्यक रूप से अनुमोदित/निष्पादित किये जायेंगे।
 - (ii) 200 कमरों तक की पर्यटन इकाई का निर्माण कार्य भूमि रूपान्तरण/आवंटन की दिनांक से तीन वर्ष की अवधि में पूर्ण करना होगा। यदि भवन मानचित्र अनुमोदन की आवश्यकता हो तो 3 वर्ष की निर्धारित अवधि भवन मानचित्र अनुमोदन की तिथि से प्रारम्भ होगी। 200 कमरों से अधिक की पर्यटन इकाई के लिए निर्माण अवधि 4 वर्ष की होगी। यदि भवन मानचित्र अनुमोदन की आवश्यकता हो तो अधिकतम 4 वर्ष की अवधि भवन मानचित्र अनुमोदन की दिनांक से प्रारम्भ होगी।
संबंधित प्राधिकृत अधिकारी द्वारा उपरोक्त दोनों प्रकरणों में गुणावगुण के आधार पर एक वर्ष का समय अतिरिक्त प्रदान किया जा सकेगा।
7. एफ.ए.आर.:
पर्यटन इकाई नीति के तहत पर्यटन इकाई/होटल प्रस्तावित होने पर वर्तमान में देय अधिकतम एफ.ए.आर. का दोगुणा अर्थात् 4.50 एफ.ए.आर. अनुज्ञेय होगा, किन्तु 2.25 एफ.ए.आर. से अधिक एफ.ए.आर. प्रस्तावित होने पर बेटरमेन्ट लेवी अतिरिक्त एफ.ए.आर. पर आवासीय आरक्षित दर के आधार पर देय होगी।
8. सकड़ी सड़कों पर हैरिटेज होटलों की अनुज्ञेयता:
वांछित चौड़ाई से कम चौड़ाई की सड़कों पर स्थित हैरिटेज सम्पत्तियां जिन्हें हैरिटेज होटल के रूप में उपयोग में लिया जाना प्रस्तावित हो तथा वर्तमान में कार्यशील हैरिटेज होटल जो न्यूनतम वांछित चौड़ाई की सड़कों पर स्थित नहीं है, तो ऐसे हैरिटेज होटल द्वारा अन्यत्र 40/60 फुट सड़क पर डेडीकेटेड पार्किंग उपलब्ध कराये जाने तथा पार्किंग स्थल से होटल तक पार्क एण्ड राईड व्यवस्था किये जाने की स्थिति में 40/60 फीट से कम चौड़ी सड़कों पर हैरिटेज होटल अनुज्ञेय होंगे।



9. बी.एस.यू.पी. शैल्टर फण्ड:
हैरिटेज होटल/रिसोर्ट/मॉटल/एम्पूजमेन्ट पार्क के लिए बी.एस.यू.पी. शैल्टर फण्ड केवल सकल निर्मित क्षेत्रफल पर देय होगा। अन्य पर्यटन इकाईयों यथा होटल/कन्वेन्शन सेन्टर/रेस्टोरेन्ट अथवा कैफ़ेटेरिया आदि के लिए बी.एस.यू.पी. शैल्टर फण्ड प्रचलित नियमानुसार लिया जावेगा।
10. पर्यटन इकाई हेतु सम्परिवर्तित एवं आवंटित भूमि की लीज राशि संस्थानिक प्रयोजनार्थ निर्धारित आरक्षित दर के आधार पर ली जायेगी।
उक्त आदेश राज्य की पर्यटन इकाई नीति जारी होने की दिनांक से राज्य के सभी नगरीय निकायों (विकास प्राधिकरणों/नगर विकास न्यासों/राजस्थान आवासन मण्डल/स्थानीय निकायों) पर लागू होंगे। उपरोक्त सभी नगरीय निकाय अपने स्तर से अन्य कोई आदेश जारी नहीं करेंगे एवं उक्त आदेश की पूर्ण पालना सुनिश्चित करेंगे। पर्यटन इकाई नीति, 2007 के तहत आवेदित प्रकरणों के लिए इस नीति के तहत पुनः आवेदन करने की आवश्यकता नहीं होगी।

राज्यपाल की आज्ञा से,
(अशोक जैन)
अतिरिक्त मुख्य सचिव



DEPARTMENT OF RURAL DEVELOPMENT AND PANCHAYATI RAJ

NOTIFICATION

No.F.4()Tourism rules/Legal/PR/2015/486

Jaipur, Dated: 10.7.2015

In exercise of the powers conferred by section 102 of the Rajasthan Panchayati Raj Act, 1994 (Act No. 13 of 1994), the State Government hereby makes the following rules, namely:

1. Short title and commencement.-

- (1) These rules may be called the Rajasthan Panchayati Raj (Allotment, Change of Use of Land and Regularization of Abadi Land in Panchayat Area for Tourism Units) Rules, 2015.
- (2) They shall come into force at once.

2. Definition.-

- (1) In these rules, unless the context otherwise requires,-

- (i) "Act" means the Rajasthan Panchayati Raj Act, 1994 (Act No. 13 of 1994);
- (ii) "Allotting Authority" means an officer or authority, authorised by the State Government for the purpose of allotment, change of use of land and regularization of abadi land in Panchayat area for Tourism Units;
- (iii) "Authorised Officer" means an officer or authority, authorised by the State Government for the purpose of change of use of land and regularization;
- (iv) "rules" means the Rajasthan Panchayati Raj Rules, 1996;
- (v) "Tourism Department" means Department of Tourism, Government of Rajasthan; and
- (vi) "tourism unit" means a tourism project as such approved by the Department of Tourism, Government of Rajasthan or by the Ministry of Tourism, Government of India.

- (2) Words and expressions used but not defined in these rules have the same meanings as are respectively assigned to them in the Act and Rajasthan Panchayati Raj Rules, 1996.

3. Allotment of abadi land for tourism units.-

- (1) For establishment and development of tourism units, the District Collector in consultation with the Panchayati Raj Institution concern, shall identify suitable land in abadi area of a village for the establishment of tourism units and 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, Zila Parishad, Department of Panchayati Raj and Tourism Department of Government of Rajasthan. 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 star hotels	1,200 square meters	Up to 4,000 square meters
2.	4 star Hotels	6,000 square meters	Up to 12,000 square meters
3.	5 Star and above hotels	18,000 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 units shall be equal to the rates recommended for assessment of market value of abadi land by district level committee (DLC) 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 set-apart and reserved for tourism units under sub-rule (1), 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 of 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 up to one year on payment of 0.5% per quarter of the price of the land allotted, by the officer or authority authorized by the State Government. If the land is not used within such extended period, the allotment shall be withdrawn and price paid in lieu of land shall be forfeited 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. Change of use of land of Heritage Properties into Heritage Hotels.-

(1) Notwithstanding anything contained in the Rajasthan Panchayati Raj Rules, 1996, if a person holding title or any person, who lawfully holding a heritage property, situated on land in abadi area of a village, applies in writing on a plain paper to the Authorised Officer for change of use of land of Heritage Property into a Heritage Hotel along with title document and recommendation of the Department of Tourism, Government of Rajasthan, an order for change of use of land may be issued by the Authorised Officer. No charges shall be payable for change of use of land under this rule. The Heritage property allowed to be used as a Heritage Hotel under this rule may be used for commercial purpose up to maximum of 1000 sq. meters or 10 percent of plinth area of the existing heritage building whichever is less.

(2) Change of use of land for the purpose of establishment of Heritage Hotel shall be permitted if there is 30 feet wide approach road is available:

Provided that in case of Heritage Hotels, if parking arrangement is made available by the owner in premises or elsewhere and arrange for a dedicated alternative parking on a 40/60 feet wide road and provide for the park-and-ride system from hotel to parking place, the requirement of width of approach road shall not be applicable.

(3) The person allowed to use for setting up of a Heritage Hotel under sub-rule (1) shall setup that Heritage Hotel within a period of three years:

Provided that the said period may be extended by the State Government for a period of one year on the application of the person who was permitted to setup Heritage Hotel. If the said heritage property is not use within such extended period, the order permitting to setup Heritage Hotel shall be withdrawn or revoked by the Authorised Officer.

(4) Notwithstanding anything contained in sub-rule (1), if the Authorised Officer, fails to



dispose off the application for change of use of land for the establishment of Heritage Hotel within forty five days from the date of the receipt of the completed application along with required documents, then such change of use of land shall be deemed as allowed.

5. Change of use of land or tourism units.-

(1) When any person lawfully holding abadi land in a village intend to use the same for establishment of a tourism unit, he may do so after seeking permission of the Authorised Officer.

(2) Change of use of land for the purpose of establishment of tourism units shall be permitted if there is 30 feet wide approach road is available.

(3) No charges for change of use of land for Tourism Unit shall be payable.

(4) The person allowed to set up a tourism unit under sub-rule (1) shall establish that Tourism Unit within a period of three years:

Provided that the said period may be extended by the State Government for a period of one year on the application of the person who was permitted to use the land for Tourism Unit. If the said land is not use within such extended period, the order permitting change of use of land shall be withdrawn or revoked by the Authorised Officer.

(5) Notwithstanding anything contained in sub-rule (1), if the Authorised Officer, fails to dispose of the application for change of use of land for the establishment of tourism unit as defined in rule 2 within forty five days from the date of the receipt of the completed application along with required documents, then such change of use of land shall be deemed as allowed.

6. Regularization of existing heritage Hotels.- If a person holding title or any person, who lawfully holding a heritage property and residential land and building that are running and operating as hotels without permission, situated on abadi area of a village before the commencement of the Rajasthan Panchayati Raj (Amendment) Ordinance, 2015 (Ordinance No. 3 of 2015) and fulfill the requirements as mentioned in rule 4 above, applies on plain paper for regularization of Change of use of land along with title document and recommendation of the Department of Tourism, Government of Rajasthan, an order for regularization of change of use of land may be issued by the Authorised Officer.

**By order of the Governor,
(S. K. Solanki)**

Joint Secretary to the Government



राजस्थान सरकार

स्वायत्त शासन विभाग, राज0 जयपुर।

क्रमांक: प.8(ग) ()नियम/डीएलबी/15/12974

दिनांक : 14/10/15

आदेश

राज्य सरकार द्वारा राजस्थान नगरपालिका अधिनियम, 2009 की धारा 337 (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुये नगरीय निकायों द्वारा होटल व रेस्टोरेन्ट आदि के लिये फायर एन.ओ.सी. एक वर्ष की अवधि के स्थान पर दस वर्ष तक की अवधि के लिए जारी किये जाने हेतु एतद्द्वारा स्वीकृति प्रदान की जाती है। संबंधित स्थानीय निकाय होटल एवं रेस्टोरेन्ट के मामलों में दस वर्ष तक अवधि के लिए फायर एन.ओ.सी. जारी कर सकेंगे।

एन.ओ.सी. अवधि के दौरान फायर संबंधी वांछित विभिन्न मापदण्डों के निरीक्षण की शक्तियां संबंधित स्थानीय निकाय में निहित होगी। और समय समय पर सक्षम अधिकारी द्वारा इनका निरीक्षण किया जा सकेगा।

राज्यपाल की आज्ञा से,

ह.

(पुरुषोत्तम बियाणी)

निदेशक एवं संयुक्त शासन सचिव

क्रमांक: प.8(ग) ()नियम/डीएलबी/15/12975-13355

दिनांक : 14/10/15

प्रतिलिपि सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. निजी सचिव, माननीय मंत्री महोदय, स्वायत्त शासन विभाग राज0 जयपुर।
2. निजी सचिव, प्रमुख शासन सचिव, स्वायत्त शासन विभाग जयपुर।



3. निजी सचिव, प्रमुख शासन सचिव, पर्यटन विभाग, राज0 जयपुर।
4. माहपौर/सभापति/अध्यक्ष, नगर निगम/परिषद/पालिकाएं, समस्त राजस्थान।
5. आयुक्त/अधिशायी अधिकारी नगर निगम/परिषद/पालिकाएं, समस्त राजस्थान।
6. अधीक्षक, राजकीय मुद्रणालय, राज0 जयपुर को प्रेषित कर राजपत्र के आगामी असाधारण अंक में प्रकाशन कर दस प्रतियां उपलब्ध कराने हेतु।
7. सुरक्षित पत्रावली।

ह.

(अशोक कुमार सिंह)

वरिष्ठ संयुक्त विधि परामर्शी



राजस्थान सरकार

निदेशालय स्थानीय निकाय एवं स्वायत्त शासन विभाग

क्रमांक: प.8(ग) ()नियम/डीएलबी/14/10838

दिनांक : 14/09/15

आदेश

राज्य सरकार द्वारा राजस्थान नगरपालिका अधिनियम, 2009 की धारा 337 (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुये नगरीय निकायों द्वारा होटल व रेस्टोरेन्ट आदि के लिये जो लाईसेन्स एक वर्ष की अवधि के लिए जारी किये जाते हैं, उन समस्त लाईसेन्सों की वैधता अवधि नियमानुसार 10 वर्ष का शुल्क वसूल करते हुए 10 वर्ष तक की अवधि के लिये जारी किये जाने हेतु एतद्वारा स्वीकृति प्रदान की जाती है।

राज्यपाल की आज्ञा से,
ह.

(पुरुषोत्तम बियाणी)
निदेशक एवं संयुक्त शासन सचिव

क्रमांक: प.8(ग) ()नियम/डीएलबी/14/10839-11218

दिनांक : 14/09/15

प्रतिलिपि सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. निजी सचिव, माननीय मंत्री महोदय, स्वायत्त शासन विभाग राज0 जयपुर।
2. निजी सचिव, प्रमुख शासन सचिव, स्वायत्त शासन विभाग जयपुर।
3. निजी सचिव, प्रमुख शासन सचिव, पर्यटन विभाग, राज0 जयपुर।
4. माहपौर/सभापति/अध्यक्ष, नगर निगम/परिषद/पालिकाएं, समस्त राजस्थान।
5. आयुक्त/अधिशार्थी अधिकारी नगर निगम/परिषद/पालिकाएं, समस्त राजस्थान।
6. सुरक्षित पत्रावली।

ह.

(अशोक कुमार सिंह)
वरिष्ठ संयुक्त विधि परामर्शी



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