

Salient Features of Land Pooling Scheme (LPS) at village Shivdaspura, Chandlai and Barkheda, Tonk road, Jaipur

The Land Pooling Scheme (LPS) is an implementation mechanism for the proposals identified in the Master Development Plan and Zonal Development Plan. Instead of the acquisition of the whole land parcel, a proportion of land is appropriated from the landowners to provide for amenities like roads, gardens, parks, social and physical infrastructure amenities, housing for economically weaker sections, etc. and the remaining land is returned to the landowner, which is of a proper shape, size, buildable and has minimum one access. Rajasthan Land Pooling Scheme Act 2016, Act no. 14 of 2018 provides provision for the preparation of the same statewide. The mechanism allows the development of the peripheral areas of the town in a planned manner with the provision of basic infrastructure and amenities.

Some of the salient features of a Land Pooling Scheme are

- The whole land is not acquired (like under acquisition through LARR); thus, the landowners reap the advantages of appreciation in land value.
- The provisions in the Act make the process very consultative and involve public participation at multiple stages.
- Provision of civic and social amenities in the neighbourhood.
- The landowners get a developable land parcel with access to roads, water supply, and drainage.

Specific features of the Land Pooling Scheme

- A well-laid-out road network with no dead ends and a minimum road width of 12 mt.
- Landowners with land under the HT line reservation / ZDP Roads / Restricted land uses as per revenue records get a developable land parcel without any reservations.
- Every landowner gets a developable plot of good shape and size with a minimum of one-access.
- Every landowner gets a park/garden, school, dispensaries, and other civic amenities within 10–15 minutes of walking distance.
- One-on-one meetings will happen with every landowner, and their suggestions and objections will be considered during the preparation of the preliminary scheme.
- A contribution of 55% of the land is taken out of which almost 23% is used for roads, appx. 15% is used for the provision of amenities like parks, schools, dispensaries, civic centres, etc., 5% is used for the provision of housing for the economically weaker sections and lower income groups and 10% is reserved for sale for the Authority to generate revenue for the expenses incurred for the implementation of the scheme.
- A 30 mt. plantation buffer is to be maintained as front set back along the 90 mt. wide Tonk Road /NH 52.
- Building permission on final plots (FPs) shall be given as per the JDA Building Byelaws 2020.
- Parameters for subdivision/reconstitution of final plots will be as per the directives from the State government.

Note : This draft LPS is sanctioned by State Govt. under Section 10(1) of RLPS Act 2016 & Notified in Gazette dated 13 November 2024.



- Plots earmarked for physical infrastructure shall be developed for uses like electric substation, water supply, WTPs, STPs, ESRs, solid waste management, telecom facilities etc.
- Plots earmarked for social amenities shall be developed for uses like police station, fire station, community halls, schools, hospitals etc.
- Commercial usage along Tonk Road / NH 52 will be allowed upto 135 mt. the depth and along other ZDP roads of the scheme, the depth for commercial usage will be as per half of the RoW. Land use change charges will be applicable as per the land use rules.

Final Plot Value

The final plot value is calculated considering the following parameters.

- The DLC rate of the base original plot (OP) is taken as the base value.

Semi Final Plot Value = OP Value of the base plot

- The cost of infrastructure of the scheme is applied to the base value on a pro-rata basis, i.e. per square meter cost of the scheme is added to the FP value (Semi Final Plot Value + (Cost of Infrastructure/developable scheme area))
- An appropriate increment is applied to all the plots based on the location of the plot, which include
 - RoW of access (45% weightage)
 - No. of accesses (20%)
 - Proximity to green/open spaces (15%)
 - Proximity to social amenities (10%)
 - Upgradation of land use zone (10%)

The maximum incremental factor considered now is 2.

Final plot value = (Semi Final Plot Value + (Cost of Infrastructure/developable scheme area))*

Incremental factor

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Area statement

Sr. No.	Category	Area (Ha)	Percentage	Minimum Provision as per RLPS Act 2016
1	Zonal Development Plan (ZDP) and Land Pooling Scheme (LPS) Roads	37.74	23.08%	15%
2	Amenities	24.96	15.27%	15%
2.1	Parks and open spaces	6.81	4.16%	
2.2	HT line buffer green	4.85	2.97%	
2.3	Physical Infrastructure facilities	3.15	1.93%	
2.4	Social and civic amenities	10.15	6.21%	
3	Land for Sale and Provision for EWS Housing	24.61	15.05%	15%
3.1	EWS and LIG Housing	8.26	5.05%	
3.2	Land for sale	16.35	10.00%	
4	Remaining Area (Final plots - Private and Public)	76.20	46.60%	NA
5	Total LPS Area	163.51	100.00%	NA

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Contents of Publication of LPS under Section 7 of RLPS Act 2016 and Rule 5 of RLPS Rules 2020

Maps

- Index Map / Base Map
 - Administrative Boundary
 - Topographic survey data capturing existing natural and man-made features,
 - Reconciled with the latest revenue records
- Original Plots (OP) Map
 - All the layers of the Base map
 - Location and demarcation of all the original plots based on Khasra
 - OP number of all the OPs
 - Khasra numbers and Khasra boundaries
- Final Plot (FP) Map
 - Proposed road network – Including ZDP and LPS roads
 - Location and number of final plots
 - Location of all the reserved land parcels for parks, gardens, social and physical infrastructure
- OP-FP Map
 - All the layers of OP and FP maps
- Proposed Land Use Map
 - Part Proposed land use plan as per the 'Special Area Zonal Development Plan'

Forms and Statements

- Valuation and Redistribution Statement – Form B
 - Khasara wise OP Area, FP Area
 - OP Value, Semifinal value, and FP (Final Plot) value
 - Contribution / Compensation to be given/taken from every land owner
 - Net demand
- Estimated financial expenditure of LPS – Form C
- Cost Estimates – The actual quantities are taken from drawing, and the rates are taken from CPWD PAR 2021)
 - Road Network
 - Physical Infrastructure works (Water supply, drainage, and storm water)

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A handwritten signature in blue ink, appearing to read 'A.P.' followed by a stylized signature.