

User Manual उपयोगकर्ता पुस्तिका

Online Application for permission of use of agricultural Land for non agricultural purpose and allotment ,90-A)RULES, 2012.

कृषि भूमि को गैर कृषि उद्देश्य हेतु उपयोग करने के लिए ऑनलाइन आवेदन

Instructions for fill Online Application ऑनलाइन आवेदन भरने के निर्देश

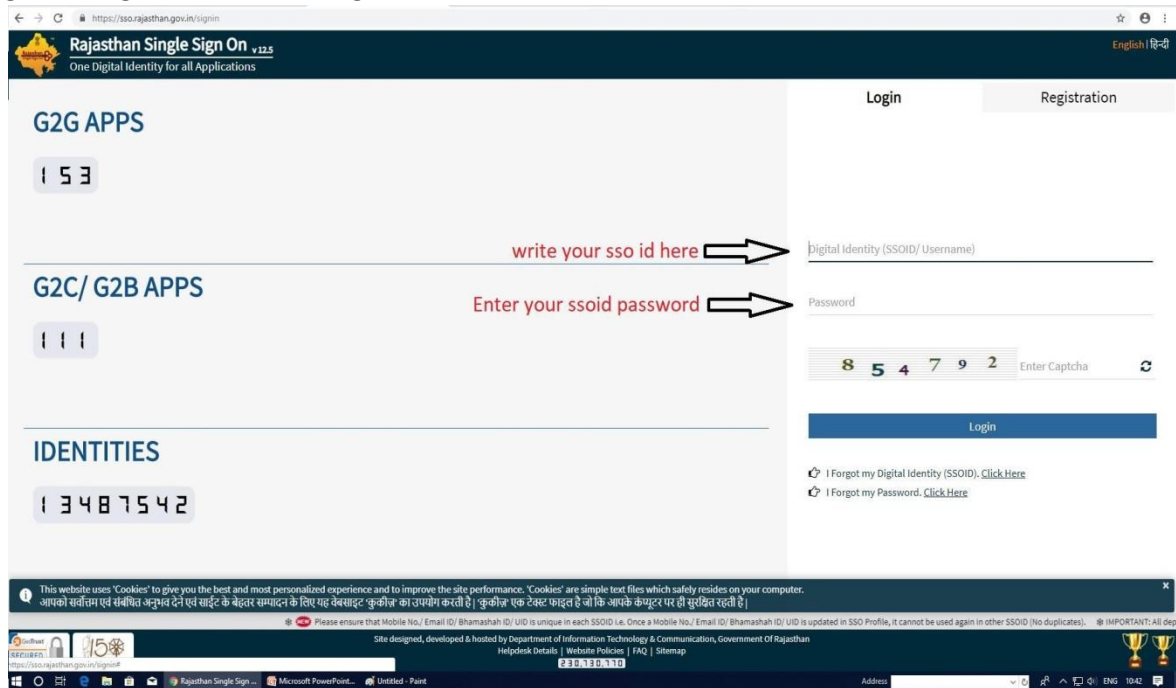
Go to URL: rajnivesh.rajasthan.gov.in

Click on Sign In

The screenshot shows the homepage of the Raj Nivesh portal. The header includes the logo and name 'RAJ NIVESH Your One-Stop-Shop for Investments Government of Rajasthan'. A navigation menu contains links for Home, Services, Information, About Us, Useful Contacts, FAQ, Feedback, Query, and Sign In. The 'Sign In' link is highlighted with a red box, and a red arrow points to it from the text 'Click on Sign In' above. The main banner features the text 'TIME-BOUND APPROVAL & CLEARANCE' and 'Enabling entrepreneurs to establish and operate their business in the State in a hassle free manner'. Below the banner, there are five data boxes: Registrations (7194), Proposed Employment (224015), Proposed Investment (Cr.) (103042), eApplications (10687), and eCertificates (7429). The footer contains contact information and a copyright notice.

Registrations	Proposed Employment	Proposed Investment (Cr.)	eApplications	eCertificates
7194	224015	103042	10687	7429

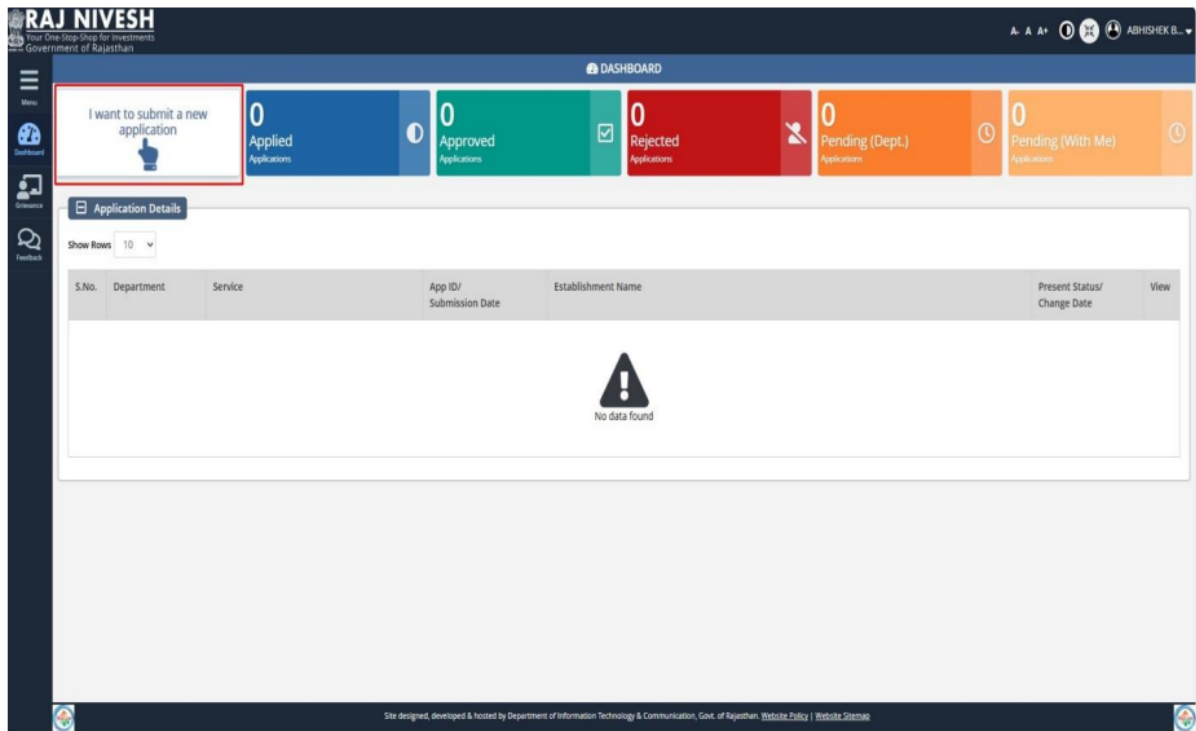
Redirects to <https://sso.rajasthan.gov.in/signin> Enter your sso id and password. Enter captcha from given image. Then click on Login.



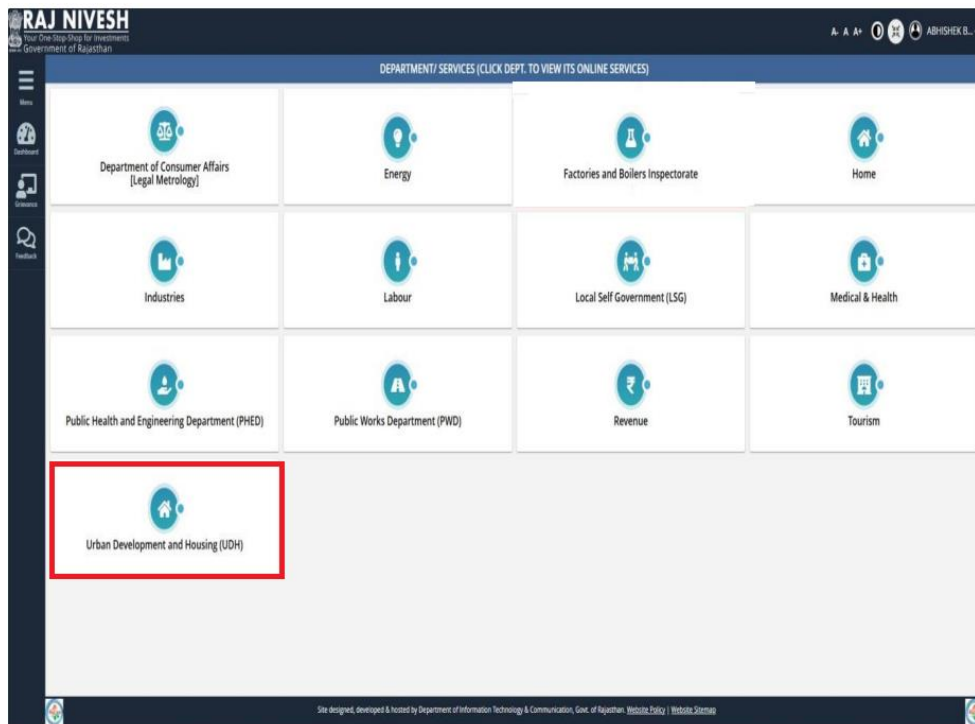
Next Step : Go to the "Rajniwesh" Application.



Step 3:- User Dashboard for all the services, Click “I want to submit a new application” to apply for a new service.



Step 4: Select Urban Development & Housing Department (UDH)



Next Step : Select 90A application

← → ↻ 🏠 🌐 rajnivesh.rajasthan.gov.in/Dashboard/allservices 🔍 ☆ 🗄️ | Relaunch to update ⋮

Managed bookmarks | 📁 All Bookmarks

RAJ NIVESH
Time-Bound Approval & Clearance

A- A A+ 🔊 🔇 🌙 🌞 ABHISHEK B...

DEPARTMENT/ SERVICES (CLICK DEPT. TO VIEW ITS ONLINE SERVICES)

Revenue

Service	Action
BUILDING PLAN APPROVAL SYSTEM (DA- AJMER, JODHPUR, UIT)	⊗ Apply
BUILDING PLAN APPROVAL SYSTEM (DA-JAIPUR)	⊗ Apply
CONVERSION OF LAND USE (90A)	⊗ Apply
E-INTIMATION OF COMMENCEMENT OF CONSTRUCTION	⊗ Apply
E-INTIMATION OF CONSTRUCTION COMPLETION	⊗ Apply
E-INTIMATION OF CONSTRUCTION OCCUPANCY	⊗ Apply
E-INTIMATION OF PLINTH LEVEL CONSTRUCTION COMPLETION	⊗ Apply
PERMISSION FOR INSTALLATION OF ABOVE GROUND TELEGRAPH INFRASTRUCTURE (FORM-1)	⊗ Apply
PERMISSION FOR LAYING/ ESTABLISHING UNDERGROUND TELEGRAPH INFRASTRUCTURE/ OFC OR TAKING FIBRE TO HOME (FORM-2)	⊗ Apply

Tourism UDH

UDH DEPARTMENT
GOVERNMENT OF RAJASTHAN

DASHBOARD (APPLICANT)

New Application (90-A)

New Application (90-A)

S. No.	Application No.	Date/ Time	Applicant Name	Development Authority	Zone	Current Status	View/ Action
1	LU2012/DA/2019/000025	22/05/2019 04:40 PM	[REDACTED]	JAPUR DEVELOPMENT AUTHORITY, JAPUR	ZONE-01	[REDACTED]	[REDACTED]

Showing 1 to 1 of 1 records

Select **New Application (90 –A)** in MENU tab as shown above for land conversion Application
भूमि रूपान्तरण आवेदन हेतु MENU टैब में **New Application (90 –A)** पर क्लिक करे

UDH DEPARTMENT
GOVERNMENT OF RAJASTHAN

Dashboard / New Application (90-A)

Application for permission of use of Agricultural Land for Non-Agricultural Purposes and Allotment (90-A)

Aadhar No./आधार संख्या *

Applicant Aadhar No./ आवेदक की आधार संख्या

Mobile Number/ मोबाइल नंबर *

Enter 10 Digit Mobile Number

Validate

ENTER AADHAR NUMBER AND VALIDATE THROUGH OTP SEND AT YOUR MOBILE
आधार नंबर दर्ज करें और अपने मोबाइल पर इस OTP भेज कर VALIDATE करे

Note- Mobile number is necessary for validation wheater it is connected with aadhar or not .
नोट- मोबाइल नंबर वैधता के लिए आवश्यक है चाहे यह आधार के साथ जुड़ा हुआ है या नहीं

Part A APPLICANT Details./ आवेदक का विवरण :-

Select Development Authority/विकास प्राधिकरण का चयन करे

Select Zone/ज़ोन का चयन करे

UDH DEPARTMENT
GOVERNMENT OF RAJASTHAN

Dashboard / New Application (90-A)

Application for permission of use of Agricultural Land for Non-Agricultural Purposes and Allotment (90-A)

Applicant Details

Development Authority/ विकास प्राधिकरण *
JAPUR DEVELOPMENT AUTHORITY, JAPUR/ जपपुर विकास प्राधिकरण, जपपुर

Zone/ ज़ोन *
ZONE (PN-NORTH-01)/ ज़ोन (पीएन-नॉर्थ-01)

Full Address/ पूरा पता

Full Address (English)
पूरा पता (हिन्दी)

Photo/ फोटो (JPG/ JPEG/ PNG/ BMP Max Size- 50 KB)

Choose File
Upload

Add More

Save Applicant Details

State/ राज्य *
RAJASTHAN

Tehsil/ तहसील *
--SELECT--

City/ Block/ गाँव/ ब्लॉक *
--SELECT--

Mobile Number/ मोबाइल नंबर *
8078637672

District/ जिला *
--SELECT--

Urban/ Rural/ ग्रामीण/ ग्रामीण *
* Urban/ शहरी @ Rural/ ग्रामीण

Ward No./ Gram Panchayat/ वार्ड संख्या/ ग्राम पंचायत *
--SELECT--

Email ID/ ई-मेल आईडी
ई-मेल पता करे

Part B:- Applied land details / आवेदित भूमि का विवरण

Select Applied land purpose
आवेदित भूमि का उपयोग का चयन करे

UDH DEPARTMENT
GOVERNMENT OF RAJASTHAN

Application for permission of use of Agricultural Land for Non-Agricultural Purposes and Allotment (90-A)

Applied Land Details

Land Category/ भूमि केटी: WITHIN MUNICIPAL CORPORATION/ नगर निगम सीमा के भीतर

Land Use (Description)/ भू-उपयोग (विवरण): Applied Land Use/ आवेदित भूमि का उपयोग

Land Purpose/ भूमि का उपयोग: --SELECT/ चयन करे--

Type of Application/ आवेदन का प्रकार: INDIVIDUAL/ वैयक्तिक, JOINT/ संयुक्त, COMPANY/ FIRM/ कंपनी/ फर्म, SOCIETY/ संस्था

S. No./ क्र.सं.	Tehsil/ तहसील	Revenue Village/ राजस्व गाँव	Khasra/ Aarj/ Chuk/ Murabba Number/ खसरा/ आरजी/ चक/ मुरबा नंबर	Khasra Type/ खसरा का प्रकार	Radius of Land/ भूमि का त्रिज्या	Khatedar Details/ खातेदार का विवरण	Area as per Khasra (In Sq. Mts./ खसरा के अनुसार क्षेत्रफल (वर्गमीटर))	Premium Rates/ प्रीमियम दर	Premium Amount (₹)/ प्रीमियम राशि (₹)
1.	--चयन करे--	--चयन करे--	Khasra/ Aarj/ Chuk/ Murabba	Complete Area of Khasra		Khatedar Details (English) खातेदार का विवरण (हिन्दी)	0.00		0.00
Total							0.00		0.00

Save Applied Land Details

Previous Next

Select the Type of Application (INDIVIDUAL / JOINT/COMPANY/FIRM/SOCIETY) and fill land आवेदन का प्रकार (वैयक्तिक / संयुक्त /कम्पनी/ फर्म /संस्था) चुनें और भूमि विवरण भरें

Select Tehsil and Revenue village then Enter Details of khasra number, khasra Type, khatedar Details and Area as per khasra . Premium Amount will be calculated automatically

तहसील और राजस्व गाँव का चयन करें और फिर खसरा के अनुसार खसरा संख्या, खसरा प्रकार, खातेदार विवरण और क्षेत्र का विवरण दर्ज करें। प्रीमियम राशि की गणना स्वचालित रूप से की जाएगी

Save applied land details and then click on Next
Save applied land details और फिर Next पर क्लिक करें

Part C:- Land Area Calculation / भूमि क्षेत्र की गणना

Select Type (Single Patta or Scheme Layout Plan) and fill Details of Calculation of total plot area is as per sheet.
(एकल पट्टा या योजना लेआउट) प्रकार का चयन करे और कुल भूखंड क्षेत्र की गणना का विवरण शीट के अनुसार भरें ।

UDH DEPARTMENT
GOVERNMENT OF RAJASTHAN

Application for permission of use of Agricultural Land for Non-Agricultural Purposes and Allotment (90-A)

Application Details | Applied Land Details | **Land Area Calculation** | Other Land Details | Documents (Attachments) | Dashboard

(C) Land Area Calculation/ भूमि क्षेत्र की गणना

* Single Patta/ एकल पट्टा * Scheme Layout Plan/ योजना लेआउट
Details of Calculation of total plot area is as per sheet/ कुल भूखंड क्षेत्र की गणना का विवरण शीट के अनुसार

S.No./ क्र.सं.	Particulars/ विवरण	Area Sq. mt./ क्षेत्रफल (वर्ग मीटर)
1.	Total Area/ कुल क्षेत्र	0.0
2.	Area under sector road/master plan road/ highway, etc./ सेक्टर रोड / मास्टर प्लान रोड / हाईवे, आदि के तहत क्षेत्र (अवेदक से अलगकरना लिखा जाएगा)	0.0
3.	Facility Area of sector/master plan @ 5% (if applicable) (surrender deed shall be taken from the applicant)/ सेक्टर / मास्टर प्लान की सुविधा क्षेत्र @ 5% (यदि लागू हो) (अवेदक से अलगकरना लिखा जाएगा)	0.0
Net Plot Area/ कुल पट्टा क्षेत्रफल		0.0

Save Land Area Calculation Details

Previous Next

Applicant Fill Details:-Total Area , Area under sector road/master plan road/ highway, etc And Facility Area of sector/master plan (surrender deed shall be taken from the applicant).

Note:- Area (in Sq. mt.)

आवेदक विवरण भरें:- कुल क्षेत्र, सेक्टर रोड / मास्टर प्लान रोड / हाईवे, आदि के तहत क्षेत्र और सेक्टर / मास्टर प्लान की सुविधा क्षेत्र (आवेदक से आत्मसमर्पण विलेख लिया जाएगा) ।

नोट:- क्षेत्रफल(वर्ग मीटर में)

Click on Save land area calculation details and after save details click on Next
Save land area calculation details पर क्लिक करें और सेव डिटेल्स के बाद
Next पर क्लिक करें

Part E :- Enclosures with application (Self Attested) आवेदन के साथ संलग्नक (स्वप्रमाणित)
Choose file and Upload all the required document with Self Attested
फ़ाइल चुनें और सेल्फ अटेस्टेड के साथ सभी आवश्यक दस्तावेज अपलोड करें ।

The screenshot shows a web interface for applying for agricultural land conversion. At the top, there's a progress bar with five steps: 1. Application, 2. Documents, 3. Fees, 4. Review, and 5. Complete. The current step is 'Documents', which is highlighted in green. Below the progress bar, there's a table of required documents. Each row contains a document ID, a description of the document, and two buttons: 'Choose File' and 'Next'. The documents listed include:

- 46. Certificate of Ownership of the land to be converted.
- 47. Consent of Neighboring Owners (Form No. 2002).
- 48. Consent of the Local Government Authority for change in land use.
- 49. Certificate of Ownership of the land to be converted.
- 50. Land Use Plan (Form No. 2002).
- 51. Land Use Plan (Form No. 2002).
- 52. Land Use Plan (Form No. 2002).
- 53. Survey Plan (Form No. 2002).
- 54. Survey Plan (Form No. 2002).
- 55. Survey Plan (Form No. 2002).
- 56. Survey Plan (Form No. 2002).
- 57. Survey Plan (Form No. 2002).
- 58. Survey Plan (Form No. 2002).
- 59. Survey Plan (Form No. 2002).
- 60. Survey Plan (Form No. 2002).

 At the bottom of the page, there are 'Previous' and 'Next' buttons.

Note :- Valid File Types: KML/KMZ/DWG/JPG/JPEG/PNG/PDF, Max File Size:2MB per attachment
नोट: - मान्य फ़ाइल प्रकार: KML / KMZ / DWG / JPG / JPEG / PNG / PDF, अधिकतम फ़ाइल आकार: 2MB प्रति अनुलग्नक

Click on save attachment and after it click on Next
Save attachment पर क्लिक करें और उसके बाद Next पर क्लिक करें

Part (F):- Declaration / घोषणा

If applicant certify that the above particulars are correct according to their knowledge and belief then click on checkbox

यदि आवेदक प्रमाणित करता है कि उपरोक्त विवरण उनके ज्ञान और विश्वास के अनुसार सही हैं तो **चेकबॉक्स** पर क्लिक करें

The screenshot shows a web application interface for 'Application for conversion of use of Agricultural Land for Non-Agricultural Purposes and Allotment (CO-A)'. The process flow includes: Application Form, Fee Payment, Declaration, and Allotment. The 'Declaration' step is active, showing a list of terms and conditions in both English and Hindi. At the bottom, there is a 'Payable Amount (10% of Total Fitrana - Amount) ₹ 0.00' and a 'Save & Make Payment' button.

If Application is for CM's JAN AWAS YOJANA then click on checkbox

यदि आवेदन CM's JAN AWAS YOJANA के लिए है तो चेकबॉक्स पर क्लिक करें

Note- PREMIUM AMOUNT IS "ZERO" IN CASE OF CHECKING THE CM's JAN AWASA YOJANA.

Click on save & Make payment
Click on save & Make payment पर क्लिक करें

10 % of total Fee will be paid through **RAJASTHAN PAYMENT PLATFORM**
कुल शुल्क का 10% **RAJASTHAN PAYMENT PLATFORM** के माध्यम से भुगतान किया जाएगा

The screenshot displays the RAJASTHAN PAYMENT PLATFORM interface. At the top, it shows the merchant name 'Test Merchant Enc', the transaction ID 'UDH90A94d390538843', and the amount to pay 'INR 1200.00'. Below this, there is a section for selecting a payment aggregator. A dropdown menu is open, showing options: 'SELECT', 'BILLDESK', 'RAZOR PAY', 'PAYUMONEY', and 'YES BANK ISG PAYMENT GATEWAY'. To the right, a 'Transaction Summary' table is visible, and below it, 'User Details' are listed.

Transaction Summary	
RPP Txn Id	264210
Purpose	Online Payment
Base Amount	INR 1200.00
RPP Charges	INR 0
Txn Amount	INR 1200.00

User Details	
Name	ABC
Email	ABC@XYZ.COM
Mobile	1234567890

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After successful payment Receipt Number will
shown through Alert message
सफल भुगतान के बाद रसीद नंबर अलर्ट संदेश के माध्यम से
दिखाया जाएगा ।



The alert message box has a blue header with the word 'Alert'. The main content area contains the following text: 'Your Online Payment has been Received successfully.', 'Bank Name :Billdesk', 'Receipt No :264210', and 'Amount :1200'. At the bottom right, there is a dark blue button with the text 'OK'.

10 % of total Fee will be paid through **RAJASTHAN PAYMENT PLATFORM**
कुल शुल्क का 10% **RAJASTHAN PAYMENT PLATFORM** के माध्यम से भुगतान किया जाएगा

The screenshot displays the RAJASTHAN PAYMENT PLATFORM interface. At the top, it shows the merchant name 'Test Merchant Enc', the transaction ID 'UDH90A94d390538843', and the amount to pay 'INR 1200.00'. Below this, there is a section for 'Pay using Aggregator' with a dropdown menu currently set to 'SELECT'. The dropdown options include 'BILLDESK', 'RAZOR PAY', 'PAYUMONEY', and 'YES BANK ISG PAYMENT GATEWAY'. To the right, a 'Transaction Summary' table lists: RPP Txn Id (264210), Purpose (Online Payment), Base Amount (INR 1200.00), RPP Charges (INR 0), and Txn Amount (INR 1200.00). Below the summary, 'User Details' are provided: Name (ABC), Email (ABC@XYZ.COM), and Mobile (1234567890). A footer note reads '© DEPARTMENT OF INFORMATION TECHNOLOGY AND COMMUNICATION. ALL RIGHTS RESERVED.'

After successful payment Receipt Number will
shown through Alert message
सफल भुगतान के बाद रसीद नंबर अलर्ट संदेश के माध्यम से
दिखाया जाएगा ।



The alert message box has a blue header with the word 'Alert'. The main text reads: 'Your Online Payment has been Received successfully. Bank Name :Billdesk Receipt No :264210 Amount :1200'. At the bottom right, there is a dark blue button with the text 'OK'.