



Jodhpur Development Authority, Jodhpur

E-Auction Programme of Farm House/Hospital/Medical Facility Plots in Jodhpur (July -August 2025)

S. No.	Property Details	Corner Yes & No	Zone	Measurement	Area (Sq. Mtr.)	Facing & Road width	Reserve Price	Minimum Sales Price per sq.mtr	EMD (Rs.) @ 2%	Bid increment Amount	Starting Date & time for Depositing EMD	Last Date & Time For Depositing EMD	Bidding Start Date & Time	Bidding Close Date & Time
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Farm House Plot No-46 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	11-07-2025 11.00AM	07-07-2025 11.00AM	14-07-2025 12.30PM
2	Farm House Plot No-47 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	14-07-2025 11.00AM	07-07-2025 11.00AM	15-07-2025 12.30PM
3	Farm House Plot No-48 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	15-07-2025 11.00AM	07-07-2025 11.00AM	16-07-2025 12.30PM
4	Farm House Plot No-51 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	16-07-2025 11.00AM	07-07-2025 11.00AM	17-07-2025 12.30PM
5	Farm House Plot No-52 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	17-07-2025 11.00AM	07-07-2025 11.00AM	18-07-2025 12.30PM
6	Farm House Plot No-53 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	18-07-2025 11.00AM	07-07-2025 11.00AM	21-07-2025 12.30PM
7	Farm House Plot No-54 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1575	1575	W-18m	2500	2600	81900	100	07-07-2025 11.00AM	21-07-2025 11.00AM	07-07-2025 11.00AM	22-07-2025 12.30PM
8	Vijayaraje Nagar Awasiya Yojana, Jodhpur (Medical Facility)	Yes	Zone-2	2043.83	2043.83	S-40 E-60	As Per Norms	80000	3270200	100	07-07-2025 11.00AM	22-07-2025 11.00AM	07-07-2025 11.00AM	23-07-2025 12.30PM

Standard BAR/FAR, Maximum Height (Sq.m.Area) as per Building by laws

	Property Details	Corner Yes & No	Zone	Measurement	Area (Sq. Mtr.)	Facing & Road width	Reserve Price	Minimum Sales Price per sq.mtr	EMD (Rs.) @ 2%	Bid increment Amount	Starting Date & time for Depositing EMD	Last Date & Time For Depositing EMD	Bidding Start Date & Time	Bidding Close Date & Time
9	Plot Sec.-G Vivek Vihar Yojana, Jodhpur (Hospital)	Yes	Zone-Vvy	10966.42	10966.42	N-40 S-60 E-40 W-120	As Per Norms	40000	8773136	100	07-07-2025 11.00AM	23-07-2025 11.00AM	07-07-2025 11.00AM	24-07-2025 12.30PM
10	Farm House Plot No-1 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	No	Zone-6	1996.97	1996.97	W-18m	2500	2600	103900	100	07-07-2025 11.00AM	24-07-2025 11.00AM	07-07-2025 11.00AM	25-07-2025 12.30PM
11	Farm House Plot No-2 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	Yes	Zone-6	2580.22	2580.22	W-18m S-30m	2500	2900	149700	100	07-07-2025 11.00AM	25-07-2025 11.00AM	07-07-2025 11.00AM	28-07-2025 12.30PM
12	Farm House Plot No-55 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	Yes	Zone-6	2558.29	2558.29	W-18m S-30m	2500	2900	148400	100	07-07-2025 11.00AM	28-07-2025 11.00AM	07-07-2025 11.00AM	29-07-2025 12.30PM
13	Farm House Plot No-45 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	Yes	Zone-6	2625	2625.00	N-30m W-18m	2500	2900	152300	100	07-07-2025 11.00AM	29-07-2025 11.00AM	07-07-2025 11.00AM	30-07-2025 12.30PM
14	Farm House Plot No-49 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	Yes	Zone-6	2625	2625	W-18m S-18m	2500	2900	152300	100	07-07-2025 11.00AM	30-07-2025 11.00AM	07-07-2025 11.00AM	31-07-2025 12.30PM
15	Farm House Plot No-50 Gram Ujaliya Khasra No.-33, 51, 52 Yojana, Jodhpur	Yes	Zone-6	2625	2625	N-18m W-18m	2500	2900	152300	100	07-07-2025 11.00AM	31-07-2025 11.00AM	07-07-2025 11.00AM	01-08-2025 12.30PM

TERMS AND CONDITION OF e-AUCTOIN

1. Auction process is online through urban services module of sso portal.
2. Earnest money : Every bidder shall be required before being permitted to bid in auction to deposit an earnest money (in short EMD) @ 2% of the bid start price of the plot which shall be refunded to him at the close of the bid or adjusted against premium.
3. The highest bidder shall be required to deposit 15% amount of his bid within 3 working days from the date of Approval of auction. In case of failure to deposit the said amount within prescribed time limit, the EMD deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled.
4. After acceptance of the Bid the successful bidder shall deposit 35% of the Bid amount within 120 days from the date of Auction. If bidder fails to deposit 35% amount witin 120 days, after expiry of above period bidder may deposit due amount in next 60 days or within extended time period as per provisions along interest at the rate of 15% on remaining amount from the date of auction.
5. Successful bidder shall deposit remaining 50% of the Bid amount within 180 days days from the date of Auction. If bidder fails to deposit 50% amount witin 180 days, after expiry of above period bidder may deposit due amount in next 90 days along interest at the rate of 15% on remaining amount from the date of aucton.
6. If the successful bidder deposit the full amount within 15 days from the date of demand note, he will get 1% rebate of the bid amount.
7. In case of failure to deposit the requisite amount within the time period, the amount already deposited shall be forfeited and auction of the land shall automatically stand cancelled.

Standard BAR/FAR, Maximum Height (Sq.m.Area) as per Building by laws

8. The bidder will have to submit the copy of PAN card.
9. Bid shall be acceptable in multiples of Rs. 100/- Per Sq. Mtr.
10. Urban Assessment will be payable as per norms.
11. BSUP (shelter) fund charges and other charges will be payable as per norms.
12. Property is being sold on "as is where is" basis.
13. Area of plot can be increased or decreased as per actual site condition.
14. The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
15. Jodhpur development Authority Commissioner reserves the right to accept or reject the highest bid, which shall be final and bidding.
16. Terms & Conditions of JODA shall apply.
17. EMD and Dues payable only through Online mode available on portal.
18. As per Income Tax proviso 194-IA a transferee (Purchaser) is responsible to deposit TDS as per norms for plots valuing 50 lacs or more.
19. In the Plots purchased through e-auction, the terms and condition given online and the orders/instruction issued from time to time by the state Government will be final.
20. Bid Closing Auto extension time is 5 minutes (unlimited times).
21. Option of end use is specified in column no.02 only that end use will be permissible.

Above conditions no. 1 to 21 have been read and understood by me, I accept It.

प्रभारी अधिकारी (नीलामी शाखा)
जोधपुर विकास प्राधिकरण
जोधपुर

निदेशक वित्त
जोधपुर विकास प्राधिकरण
जोधपुर

जोधपुर विकास प्राधिकरण
जोधपुर

जोधपुर विकास प्राधिकरण
जोधपुर

PROPOSED FARM HOUSE SCHEME

KHASRA. NO. 33, 51 & 52

VILLAGE UJALIYA

APPROVED DATED 22/11/2024

AREA ANALYSIS

SR.NO.	PARTICULAR	AREA (SQ.MT.)	%
01	PLOT AREA	173503.60	52.67
02	INFORMAL	7024.68	02.13
03	PARK	17600	05.34
04	CCF	20400	06.19
05	PU&F	8641.01	02.62
06	ROAD	102298.71	31.05
TOTAL AREA		329468.00	100.00

AREA ANALYSIS IS VERIFIED BY :-

SR. DRAFTSMAN

J.D.A. JODHPUR

SCHEDULE OF FARM HOUSE PLOTS

SR.NO.	PLOT'S SIZE	NO.OF PLOTS
01	30 M X 50 M	44
02	30 M X 50 M (CORNER)	18
03	50 M X 50 M	02
04	56 M X 50 M (CORNER)	02
05	30 M X 52.50 M (CORNER)	07
06	50 M X 52.50 M (CORNER)	03
07	UNEVEN PLOTS	13
TOTAL FARM HOUSE PLOTS		89

SR.NO.	PLOT'S AREA	NO.OF PLOTS
01	1500 ≤ PLOT'S AREA < 2500	58
02	2500 ≤ PLOT'S AREA	31

INFORMAL SHOPS

INFORMAL SHOP SIZE	3 M X 3 M
NO. OF INFORMAL SHOPS	242

NOTE: FRONT SETBACK : 6M (ON 30 M ROAD) & 3M (ON 18 M ROAD)
SIDE SETBACKS : 3M
REAR SETBACKS : 3M
MAX. GROUND COVERAGE : 10% OF THE PLOT AREA OR 500 SQ.MT. WHICHEVER IS LESS

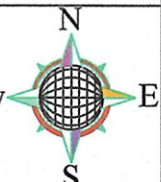
FARM HOUSE PLOT'S SCHEDULE

SR.NO.	PLOT NO.	AREA(SQ.MT.)	SR.NO.	PLOT NO.	AREA(SQ.MT.)	SR.NO.	PLOT NO.	AREA(SQ.MT.)
01	01	1996.97	31	31	2500	61	61	2500
02	02	2580.22	32	32	2800	62	62	2500
03	03	2500	33	33	2500	63	63	1500
04	04	1900	34	34	2800	64	64	1500
05	05	1500	35	35	2500	65	65	1500
06	06	2401.36	36	36	1500	66	66	1500
07	07	1500	37	37	1500	67	67	3640.91
08	08	1500	38	38	1500	68	68	1500
09	09	2500	39	39	2500	69	69	1500
10	10	2500	40	40	2500	70	70	1500
11	11	1500	41	41	1500	71	71	2500
12	12	1500	42	42	1500	72	72	2500
13	13	1500	43	43	1500	73	73	1500
14	14	3468.41	44	44	2500	74	74	1500
15	15	1500	45	45	2625	75	75	1500
16	16	1500	46	46	1575	76	76	2382.71
17	17	1500	47	47	1575	77	77	1500
18	18	2500	48	48	1575	78	78	1500
19	19	2500	49	49	2625	79	79	2500
20	20	1500	50	50	2625	80	80	2500
21	21	1500	51	51	1575	81	81	1500
22	22	1500	52	52	1575	82	82	1500
23	23	1500	53	53	1575	83	83	1893.92
24	24	1844.51	54	54	1575	84	84	2715.58
25	25	2298.74	55	55	2558.29	85	85	1500
26	26	1500	56	56	2995.19	86	86	2500
27	27	1500	57	57	1500	87	87	2500
28	28	1500	58	58	1500	88	88	1500
29	29	1500	59	59	1500	89	89	2216.78
30	30	2500	60	60	1500	TOTAL AREA		173503.60

DRAWN BY :-

SR. DRAFTSMAN
J.D.A. JODHPUR

SCALE:
1:1500
A1 - SIZE



PATWARI/RI
J.D.A. JODHPUR

TEHSILDAR
J.D.A. JODHPUR

ATR
J.D.A. JODHPUR

DTP
J.D.A. JODHPUR

DY.COMM
J.D.A. JODHPUR

STP
J.D.A. JODHPUR

DIR ENGG
J.D.A. JODHPUR

DIR PLANNING
J.D.A. JODHPUR

SECRETARY
J.D.A. JODHPUR

COMMISSIONER
J.D.A. JODHPUR

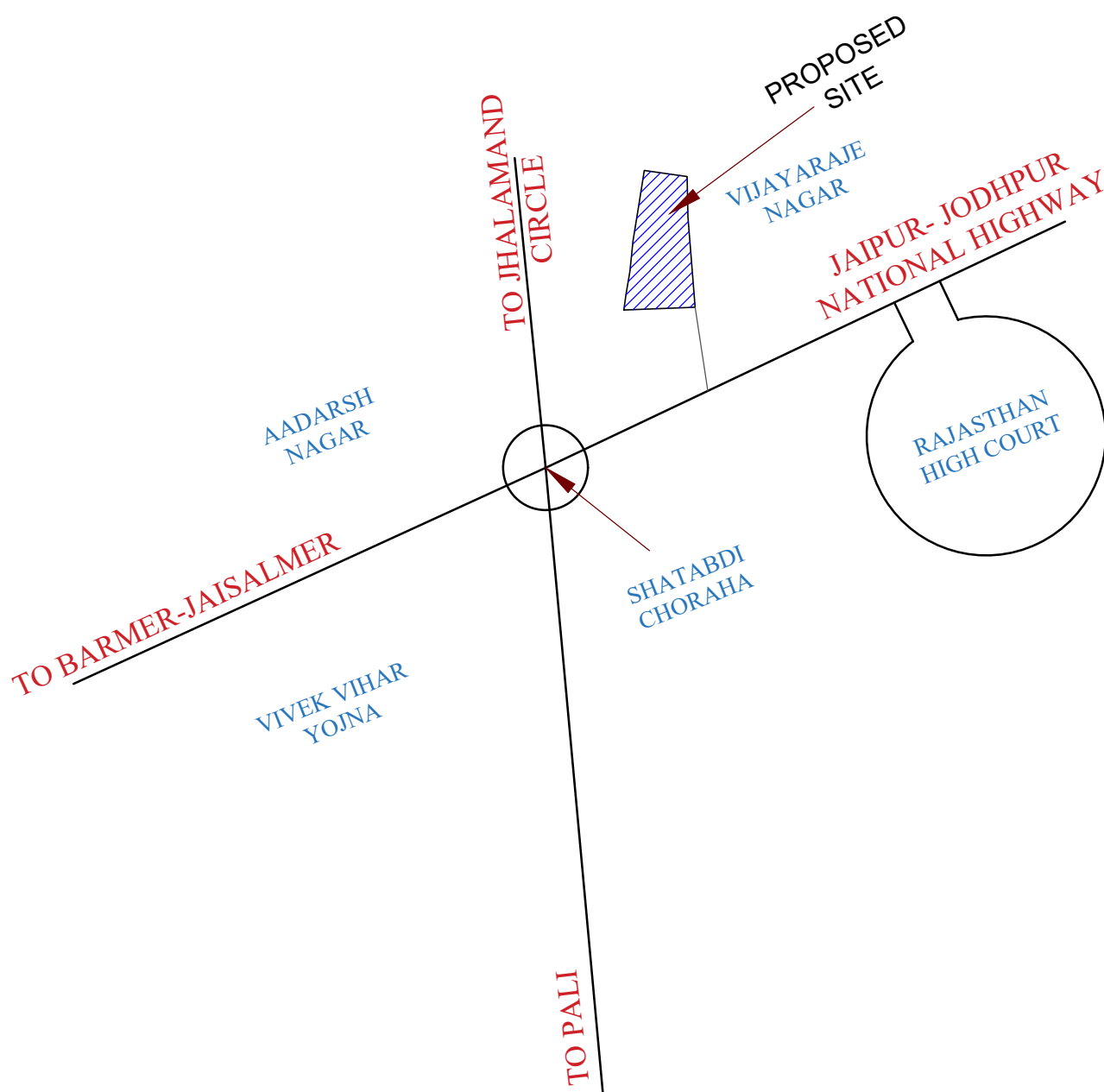
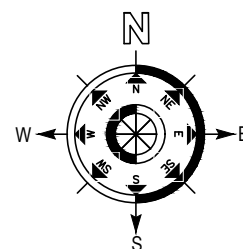
NOTE :-

- * VERIFICATION OF ACTUAL GROUND FEASIBILITY & REVENUE IS MANDATORY BY THE CONCERNED ZONE (DC, PATWARI, JEN).
- * APPROACH ROAD R.O.W. DECIDED 30 M (100 FT) IN THE B.P.C. (L.P.) MEETING DATED 08/09/2022.

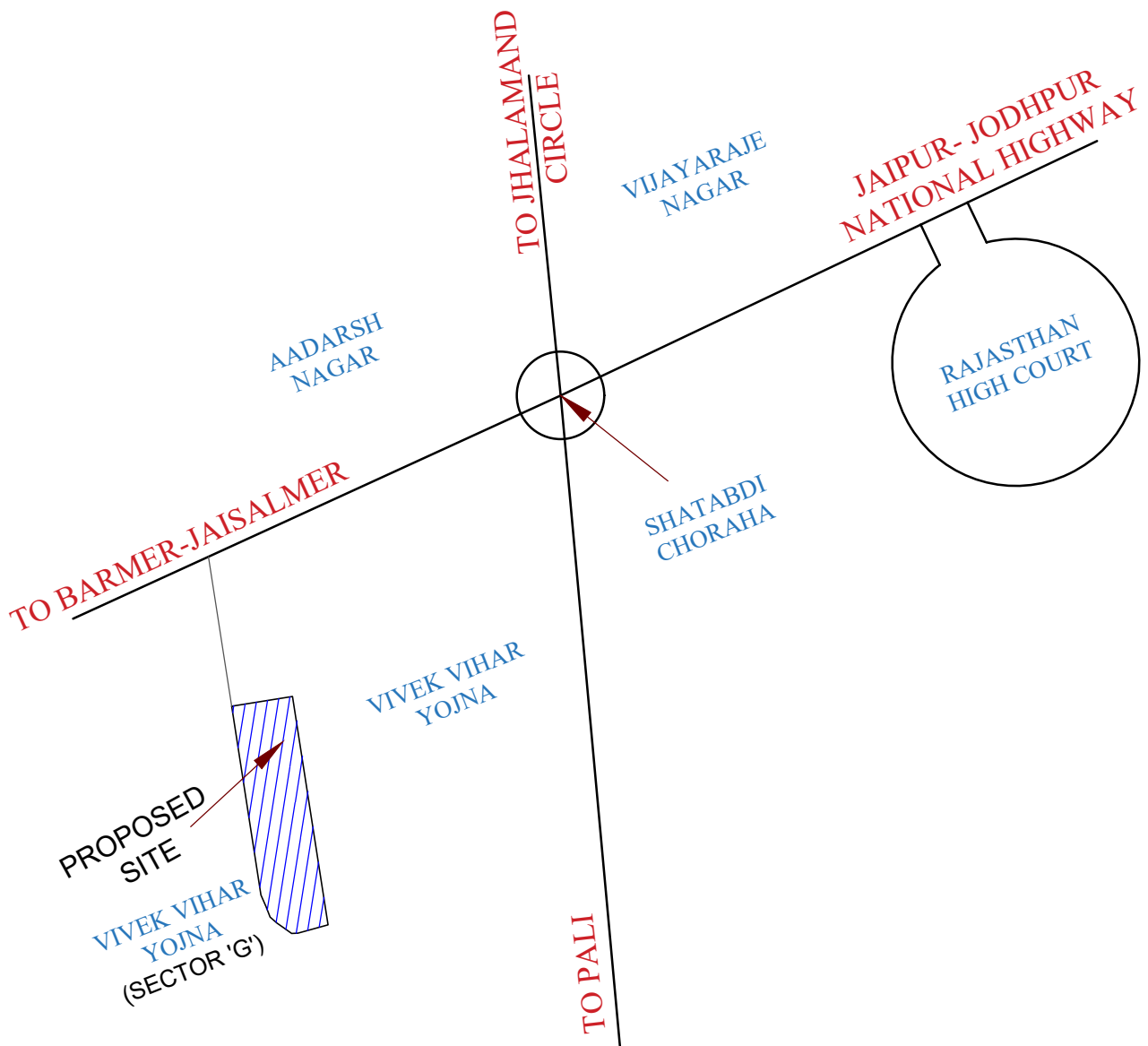
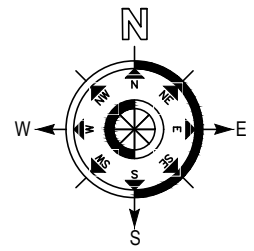
JODHPUR DEVELOPMENT AUTHORITY



KEY PLAN:-



KEY PLAN:-





कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

रेलवे अस्पताल के सामने, रातानाडा, जोधपुर - 342001

email- jdanic-jod-rj@nic.in वेब-साईट joda.rajasthan.gov.in Phone No. 0291-2612086/265635-7 Fax 021-2612086

क्रमांक :-एफ-46 / नीलामी / जुलाई / 2025 /

दिनांक :-यथा हस्ताक्षर

—::कार्यालय आदेश ::—

प्राधिकरण की कार्यकारी समिति की बैठक दिनांक 24.04.2025 में प्रस्ताव संख्या-3 में राजस्व ग्राम उजलिया के खसरा संख्या-33, 51 व 52 में उजलिया फार्म हाउस स्कीम की विवरणिका अनुमोदन हेतु प्रस्ताव रखा गया। जिसके अन्तर्गत वाद-विचार विमर्श सर्वसम्मति से प्रस्ताव अनुसार उजलिया फार्म हाउस योजना की विवरणिका अनुमोदन करने का निर्णय लिया गया।

उपरोक्त प्रस्ताव के निर्णय अनुसार उजलिया फार्म हाउस योजना में स्थित भूखण्डों का ई-नीलामी के माध्यम से विक्रय किया जाना है। जिसके अन्तर्गत विवरणिका हेतु ऑनलाईन आवेदन शुल्क 1000/- रुपये जमा करवाये जाने हैं। ई-नीलामी कार्यक्रम माह जुलाई-अगस्त 2025 अनुसार योजना में स्थित फार्म हाउस के भूखण्डों के विक्रय हेतु कार्यक्रम जारी किया जा चुका है। जिसके संदर्भ में प्रोग्रामर/सहायक प्रोग्रामर, जोधपुर विकास प्राधिकरण, जोधपुर को निर्देशित किया जाता है कि भूखण्डों की धरोहर राशि जमा के साथ ऑनलाईन आवेदन शुल्क 1000/- रुपये जमा करवाये जाने हेतु ऑक्शन की वेबसाइट पर अपलोड करें। उक्त राशि पुनः नहीं लौटायी जावेगी।

सचिव
जोधपुर विकास प्राधिकरण
जोधपुर

क्रमांक :-एफ-46 / नीलामी / 2025 / जुलाई /

दिनांक :-

प्रतिलिपि:- निम्नलिखित को वास्ते सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

- निजी सचिव, (अध्यक्ष/आयुक्त), जोधपुर विकास प्राधिकरण, जोधपुर।
- निदेशक वित्त, जोधपुर विकास प्राधिकरण, जोधपुर
- उपायुक्त (जोन-6) जोधपुर विकास प्राधिकरण, जोधपुर।
- मुख्य लेखाधिकारी एवं प्रभारी अधिकारी (नीलामी शाखा), जोधपुर विकास प्राधिकरण, जोधपुर
- प्रोग्रामर/सहायक प्रोग्रामर, जोधपुर विकास प्राधिकरण, जोधपुर
- रक्षित पत्रावली

सचिव
जोधपुर विकास प्राधिकरण
जोधपुर

Signature valid

Digitally signed by Bhagirath Bishnoi
Designation: Secretary
Date: 2025.07.04 10:35:15 IST
Reason: Approved

