

Government of Rajasthan
Urban Development & Housing Department

No.F.10(44)UDD/3/2009/Part-II

Dated: 24 OCT 2017

ORDER

Sub: Broad Guidelines for the preparation of Zonal Development Plan.

To implement the Master Plans in their right earnest spirit, to give a boost to planned development and in order to detail out the proposals pertaining to Master Plans, the State Government has taken a decision to prepare Zonal Development Plan for all towns of Rajasthan. These Plans will serve and provide opportunities of independent planning by putting focus on those sub objectives which is the uniqueness of that zone.

The Zonal Development Plan shall be prepared by the concerned local bodies/ authorities either through consultant or in-house within a given time frame in consultation with the Town Planning Department.

The Zonal Development Plan will detail out the proposals of the Master Plan and thus will act as a link between the Layout plans and Master Plans. It may contain a survey plan, land uses as per Master Plan, a road network plan and land reservations for water bodies, forests etc. and other specific provisions as per zone requirement if necessary.

The Zonal Development Plans for all the authorities will be prepared by themselves and notified under the relevant provisions of their concerning acts and for the local bodies/ UIT's will be prepared in supervision of Town Planning Department as per the following mentioned stages.

Stages for the preparation of Zonal Development Plan:

Stage	Stages for the preparation of Zonal Development Plan	Action by	Time Period (in working days)
Stage-1	Delineation of zone boundary (preferably as per planning zones of the Master Plan or planning zones may be sub divided further in more parts)	Concerned ULB in consultation with Town Planning Department	7
Stage-2	Preparation of detailed Zonal Base Map and collection of data.	Concerned ULB	15
Stage-3	Superimposition of all Commitments, Revenue Maps, Government Lands, natural/major physical features, etc. and superimposition of Municipal/ Ward boundary on the base map.	Concerned ULB	15
Stage-4	Ground verification of detailed Base Map.	Concerned ULB, Town Planning & Revenue Dept.	7
Stage-5	Finalisation of detailed Zonal Base Map	Town Planning Department	7
Stage-6	Superimposition of Master Plan & Preparation of Draft Zonal Development Plan.	Town Planning Department	15
Stage-7	Inviting Objections/ Suggestions on Draft ZDP.	Concerned ULB	15
Stage-8	Processing of Objections/ Suggestions.	Concerned ULB	15
Stage-9	Finalization of the Draft Zonal Development Plan.	Town Planning Department	15
Stage-10	Approval of the Zonal Development Plan by local authority	Concerned ULB	10
Stage-11	Publication of final Zonal Development Plan.	Concerned ULB	Immediately after approval
Total Period for Completion of the work			121 working days

The total work shall be completed in not more than 6 months.

Stage-1: Delineation of zone boundary

The concerned Urban Local Bodies shall decide the boundaries or delineate the area of the Zonal Development Plan in consultation with Zonal/ Regional Offices of Town Planning Department preferably on the basis of planning zone boundary, however various physical & natural features, major roads, proposed land uses in the Master Plan, etc. may also be taken into consideration.

Stage-2: Preparation of detailed Zonal Base Map and collection of data.

c) A detailed Zonal Base Map shall be prepared by the concerned ULB either by outsourcing or in-house using total station survey and digitized from the available digital data source such as RUIS/Rajdhara/GIS Library or any other source which is available in the concerned ULB on GIS/ AutoCAD platform.

The detailed Zonal Base Map shall indicate following features:-

- All physical/natural features such as roads, railway lines, canal, river, water body, forest, existing development with uses, etc.
- Alignment of all public utilities/services lines such as HT/LT lines, Gas telephone, water etc.
- Contours, if necessary
- All major landmarks of the zones/sectors

The map should be prepared at a scale of 1:4000 or as may be decided in consultation with the concerned officer of the Town Planning Department and shall be prepared both in black & white and colour. Legend and all other writing works/details on the Base Map shall be in both Hindi and English.

d) Collection of data by concerned ULB.

- Collection of Revenue Maps and their digitization.
- Collection & listing of records related to commitments of Approved layout plans, 90-A/ 90-B orders, government land allotments, etc.
- Collection & listing of records related to government lands, ULBs Lands, Charagh Land, Forest Land, River, Water body, Hill, etc.

Stage-3: Superimposition of all Commitments, Revenue Maps, Government Lands, natural/ major physical features, etc. & superimposition of Municipal/ward boundary on the base map.

Superimposition of Revenue Map, commitments and other information collected at Stage-2 on Base Map shall be done by the concerning ULB.

Stage-4: Ground verification of detailed Base Map.

A committee shall be set up under the chairmanship of Executive Officer of ULB consisting of Representative of Town Planning Department, Senior most Engineer of ULB and Representative of Revenue Department who shall verify the base map as per ground conditions and put a proposals/ recommendations for any amendment/ changes in the base map.

Ground verification of the base map and other information, superimposed at stage-3 & 4 will be done by the committee.

Stage5- Finalization of detailed Zonal Base Map

The draft Zonal Base Map verified at Stage – 4 shall be sent to the Town Planning Department for further examination and finalisation.

Stage-6: Superimposition of Master Plan & Preparation of Draft Zonal Development Plan.

The Regional/ Zonal Offices of Town Planning Department shall superimpose Master Plan land uses on the final base map and shall prepare the Draft Zonal Plan showing road network, area for reservation of water bodies, forests, etc. and zones specific provisions, if any. A brief report shall also be prepared indicating changes in Master Plan- road network plan and consequential minor changes, if any, required due to existing development and commitments. Development control regulations for each zones shall be prepare on the basis of Development Control Regulations which are under process of approval of the government, with certain modifications due to uniqueness of the zone if required.

Stage-7: Inviting Objections/ Suggestions on Draft ZDP.

The ULB shall invite objections/suggestions on draft Zonal Development Plan for 15 days by publishing a notice in two local newspapers and on notice board of other prominent places of the city. The copy of the draft Zonal Development Plan shall be made available for inspection in the ULB & also on sale for public.

Stage-8: Processing of Objections/ Suggestions.

The ULB shall prepare a register, listing all the objections/suggestion received and shall prepare a brief report of all the objections/suggestion with their site report, location on draft Zonal Development Plan with recommendations. The Committee setup at stage-4 shall verify the details of the report and send it to the Town Planning Department.

Stage-9: Finalization of the Draft Zonal Development Plan.

After receipt of objections/suggestion report from ULB, the Zonal/ Regional Office of the Town Planning Department shall examine and prepare final Zonal Development Plan with the brief report of any changes/ modifications required, if any, in Master Plan due to proposed road network and other necessary modifications due to ground conditions.

Stage-10: Approval of the Zonal Development Plan by local authority.

The Zonal Development Plan shall be submitted in the Trust/ Board Meeting for its approval. If any modification is required in the Master Plan then the same shall be forwarded to the State Level Land use Change Committee for consideration.

Stage-11: Publication of final Zonal Development Plan.

After approval of the Board or by the State Level Change in Land use Committee, as the case may be, the final Zonal Development Plan shall be published in two local newspapers and copies of the same shall be made available in ULB for public viewing and for sale.

Notes:

- Concerned District Town Planner shall provide necessary guidance to Urban Local Bodies at every stage of work whenever required.

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- All the expenditure involved in the process of preparation of Zonal Development Plan shall be made by the concerned Urban Local Body.
 - If any assistance of AutoCAD/GIS operator is required by the Zonal/ Regional Town Planning Department, the same shall be provided by the concerned Urban Local Body.



(Mukesh Sharma)
Additional Chief Secretary

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Dated:

Copy to the following for information and necessary action please.

1. PS to Hon'ble Minister, Urban Development, Housing & Local Self Government, Rajasthan, Jaipur
2. PS to Additional Chief Secretary, Urban Development & Housing Department, Rajasthan, Jaipur.
3. Chief Town Planner, Rajasthan, Jaipur.
4. Secretary, Urban Improvement Trust, Abu Road/ Alwar/ Barmer/ Bharatpur/ Bhiwadi/ Bhilwara/ Bikaner/ Chittorgarh/ Jaisalmer/ Kota/ Pali/ Sawai Madhopur/ Sikar/ Sriganganagar/ Udaipur.



(Arjun Ram Chaudhary)
Joint Secretary-II