MASTER PLAN-SUJANGARH
राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक :- प.10(1) निविदा/3/86

जयपुर, दिनांक :-

अधिसूचना

इस विभाग की अधिसूचना क्रमांक प.10(1)निविदा/86 दिनांक 13.02.1990 द्वारा राज्य सरकार से अनुमोदित। सुजानगढ़ मास्टर प्लान जिसका क्षेत्रिय वर्ष 2006 था का क्षेत्रिय वर्ष 2016 तक बढ़ाया जाता है। यह मास्टर प्लान इस विभाग की समस्याकृति अधिसूचना दिनांक 07.04.1986 के द्वारा अधिसूचित सुजानगढ़ नगरीय क्षेत्र के लिए लागू होगा।

राज्यपाल की आज्ञा से

(शिवकुमार राया)
शासन उप सचिव

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रस्तुत है :-

1. अधिकारी, राज्य केंद्रीय मुद्रागार, जयपुर को मेजबार लेख हैं कि इस अधिसूचना को राजपत्र के असाधारण अंक में प्रकाशित कर एक प्रति इस कार्यालय की मित्रदेवों का अभ्योग करें।
2. प्रमुख शासन सचिव, राजस्थान विभाग, राजस्थान, जयपुर।
3. मुख्य नगर नियोजक, राजस्थान, जयपुर को उनके पत्र क्रमांक टीमियर 1115/एम्पी/सुजानगढ़/16860 दिनांक 22.12.2006 के संदर्भ में सूचनार्थ।
4. जिला कलेक्टर, चुंबन।
5. अधिशासी अधिकारी, नगर पालिका, सुजानगढ़।
6. रक्षक पत्रावली।

(दिलीप सिंह बारेर) उप नगर नियोजक

25 March 2007

(283-7)}
The Master Plan for Sujangarh
1987-2006

Prepared by:
THE CHIEF TOWN PLANNER
GOVERNMENT OF RAJASTHAN, JAIPUR, under
THE RAJASTHAN URBAN IMPROVEMENT ACT, 1959
contents

ADVISORY COUNCIL
ACKNOWLEDGEMENT
LIST OF TABLES

1.0 INTRODUCTION 1

2.0 EXISTING CHARACTERISTICS 5
   REGIONAL PHYSICAL AND
   CLIMATOLOGICAL
   HISTORICAL
   DEMOGRAPHIC
   OCCUPATIONAL STRUCTURE
EXISTING LAND USE
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
GOVERNMENT AND
SEMI-GOVERNMENT OFFICES
RECREATIONAL
COMMUNITY FACILITIES
   Education
   Medical
   Other Community Facilities
PUBLIC UTILITIES
   Water Supply
   Sewerage & Drainage
   Power
CIRCULATION

3.0 PLAN OBJECTIVES AND PROJECTIONS

PLAN POLICIES
PLANNING PRINCIPLES
POPULATION PROJECTIONS
PROPOSED OCCUPATIONAL STRUCTURE

4.0 LAND USE PLAN

URBANISABLE AREA
PLANNING SECTOR/ZONE
   (A) Old Town Sector/Zone
   (B) Grain Mandi Sector/Zone
   (C) Gopal Pura Road Sector/Zone
   (D) Peripheral Control Belt Zone
RESIDENTIAL
COMMERCIAL
TOWN CENTRE
COMMUNITY CENTRES
  Wholesale and Specialised Markets
  Warehousing and Godowns
INDUSTRIAL
GOVERNMENT AND SEMI
GOVERNMENT OFFICES
RECREATIONAL
PUBLIC AND SEMI PUBLIC USES
  Community Facilities
  Educational
  Medical
  Social Cultural and other Community Facilities
  Cremation and Burial Grounds
  Public Utilities
  Water Supply
  Drainage and Sewerage
  Power
CIRCULATION
  Road Widening and Road Improvement
  Road Intersections
  Environmental Plantation Belt
  Bus and Truck Terminal
  Railways
PERIPHERAL CONTROL BELT
5.0 PLAN IMPLEMENTATION

PUBLIC COOPERATION AND PARTICIPATION

CONCLUSION

APPENDIX : 1
Extract from Rajasthan Urban Improvement Act, 1959

APPENDIX : 2
Government Order of 7-4-86

APPENDIX : 3

APPENDIX : 4

APPENDIX : 5
Government Notification of 4-5-90.
ACKNOWLEDGEMENT

The following officers of the Town Planning Department assisted me in the preparation of this Master Plan for Sujangarh.

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From May, 1989.

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R. C. Sharma  
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A. N. Mishra  
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Head Office, Jaipur.

S. K. Mathur  
Asstt. Town Planner (PR) 
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Shri S. K. Sharma, Assistant Engineer rendered assistance in conducting physical survey of the town and preparation of the base map. Shri Raja Ram, Research Assistant, assisted in the collection and compilation of socio-economic data.

The above officers were assisted by Sarva Shri K. K. Gehlot, R. L. Bana, Sumer Singh, Moolender Singh, M. Sarwar Usta, Jagdish Kalwar, Gauradhan Ram, Ashok Mittal, Phoola Ram and Hari Shankar among the subordinate staff. Mrs. T. N. Padmini and Shri Ibrahim helped in typing this report.

( C. S. Mehta )  
Chief Town Planner,  
Government of Rajasthan.
THE ADVISORY COUNCIL

Hon'ble Minister, Urban Development & Housing, Rajasthan, Jaipur. Chairman

Commissioner Cum Secy. to Govt. Urban Development & Housing Deptt. Vice Chairman

Director Industries Deptt., Jaipur. Member

Chief Conservator, Forest Deptt. "

Chief Engineer, Public Works Deptt. (B&R) "

Chief Engineer, P.H.E.D., Raj, Jaipur. "

Chairman, Pollution Control Board, Rajasthan, Jaipur. "

M.L.A. Sujangarh (Churu) "

District Collector, Churu "

Chairman/Administrator, Municipal Board, Sujangarh, Churu. "

Chief Town Planner, Raj, Jaipur. Member Secretary
# LIST OF TABLES

**Table 1:** Population Growth Trends—Sujangarh—1901–1981  
8

**Table 2:** Occupational Structure—Sujangarh—1971 & 1981  
9

**Table 3:** Existing Land Use—Sujangarh—1984  
10

**Table 4:** Educational Structure—Sujangarh  
13

**Table 5:** Population Trends and Projections—Sujangarh—1961–2006  
20

**Table 6:** Occupational Structure—Sujangarh—2006 A.D.  
22

**Table 7:** Land Use—Sujangarh—1984 & 2006 A.D.  
25

**Table 8:** Planning Sector/Zones—Sujangarh—2006  
26

**Table 9:** Distribution of Commercial Area—Sujangarh—2006 A.D.  
29

**Table 10:** Proposed Community Centres—Sujangarh—2006  
30

**Table 11:** Educational Requirements—Sujangarh—2006 A.D.  
35

**Table 12:** Road Standards—Sujangarh—2006  
40
Sujangarh Town is located in the southern part of Churu District in Thar Desert. The original settlement was known as Kharbuji-ka-kot. It was founded by Maharaja Surat Singh (1787–1826) but named as Sujangarh to honour the memory of his predecessor Maharaja Sujan Singh. The Fort and Lasminathji Temple were established much earlier around 1700 A.D. The construction of Natholav Talab by a Saint during 1780–90 was an important milestone in the historical development of the town. It has been a Nizamat Headquarter of Bikaner State, and now it is a tehsil headquarter in Churu district. It has been an important Trade and Commerce
Centre of the area ever since its establishment.

Sujangarh lies towards the south-east of Bikaner at a distance of 180 km. by road on the junction of State Highways No. 7 and 20. It is directly connected to Bikaner, Jaipur, Jodhpur and Sikar by road. It lies on Delhi-Jodhpur rail link constructed in 1909-1911.

The Fort and Laxminathji Temple acted as a nucleus of the town which is a characteristics prominent in most of the medieval towns of Rajasthan. After independence its growth has been quite fast. The new development is generally haphazard. The roads are mostly narrow and katcha. The main traffic of the Town moves along the road from Railway Station to Clock Tower and onward to Ladnu road, which is quite narrow. There is no regular bus stand and truck terminal. Town lacks in parks and open spaces. Medical facilities are inadequate. Unauthorised and unplanned developments are taking place mostly in the west of the railway line and east of the town. At present there is no proper drainage system in the town and the wants water is collected in the south and east of the town. Rain water is mostly collected in Natholev Table, which gets pollut and spoils the surrounding environment.

Adequate measures are thus required to be taken to tackle these problems and promote developments in a planned manner. The important of planned development has also been emphasised in the national policy for development of small and medium towns in order to check migration to larger cities.

Government of Rajasthan has desired that Master Plans of the town having population of more than 50,000 be prepared on priority to ensure planned growth of such towns. In view of this, the government issued a notification (Appendix Two) on 7.4.86 under section 8 (1) 0 Urban improvement Act 1959.
declaring an Urban Area of Sujangarh comprising of six revenue villages and enjoined upon the chief Town Planner Rajasthan to prepare the Master Plan for Sujangarh Urban Area. Accordingly the work of preparation of Master Plan for Sujangarh was taken in hand in 1986. A number of studies and survey were concluded regarding physical, and socio-economic characteristic of the town in the process of Master Plan exercise. Later the State Government constituted an Advisory Council under the chairmanship of the Minister of Urban Development & Housing for the purpose of advising the Chief Town Planner for the preparation the said Master Plan. The Copy of the notification dated 16.1.1988 reproduced as at Appendix-Three.

The Draft of Sujangarh Master Plan was prepared and published for public objections on 13.3.89 as required under Section (5) of U.I. Act, 1959. Thirty days time was given for filing the objections. The Master Plan documents were exhibited in the office of Municipal Board, Sujangarh during this period. The notification in this regard were also published in the local papers. In all, 24 objection suggestions were received, out of which 20 were received from individuals, one from Administrator, Municipal Board, one each from Jasawantgarh Nagarik Sabha Residents and one from Joint Secretary, Action Committee, Sujangarh. All the objections suggestions have been processed in detail and personal hearing was given alongwith site inspection wherever found necessary. The main objection was from Jasawantgarh Nagarik Sabha alongwith 20 other individuals for non inclusion of Jasawantgarh and Khanpur villages in the Urban Area. Their objection was given due consideration and a meeting of all concerned was organised by the Senior Town Planner (Bikaner Zone).

The discussion on the objections suggestions report prepared by the chief Town Planner was held in the Advisory Council meeting dated 20-1-90 in the Committee Room No.1 Rajasthan Secretariat, Jaipur. It was decided in the advisory Council
that only small portion of the above two villages Comprising an area of one k.m. distance from their northern boundary, should only be included in the notified urban area. A revised notification shall be issued by the Government in this regard. With this modification the Advisory Council endorsed the Master Plan proposals.

I would like to acknowledge most gratefully the guidance from members of the Advisory Council. I could also like to express my grateful thanks to the various departments of the central and State Government, Municipal Board, Sujangarh for their assistance and Co-operation in this project. Lastly, I wish to take this opportunity of acknowledging the most valuable help of those officers and staff of the State Town Planning Department who are connected with this project and conducted various shiveys, collected the desired data and analysed the same and assisted me in all possible way in completing this plan.

The final Master Plan document of Sujangarh has now been prepared as approved by the Advisory Council. It is now being submitted to the State Government as required under sub-section (1) of section 6 of U.I. Act 1959 and in token thereof, I do hereby affix my signatures.

Jaipur
Dated Feb. 90

(C.S. Mehta)
Chief Town Planner
Rajasthan

This Master Plan has been approved by the Government of Rajasthan under section 6 (3) of the Rajasthan Urban Improvement Act, 1959 and was so notified under section 7 of the said Act on 13th February, 1990 (Refer Appendix 4)
Existing Characteristics

The city or town is purely a human phenomenon which interacts with its hinterland. As a result, it generates its own activities and develops a definite Land Use Pattern. It is therefore necessary to study its socio-economic, cultural, and physical characteristics before working out the proposals and policies for a Long-Range Plan so that the planning is true to the human scale.

Sujangarh town is one of the most important towns in Churu district; it is located in the extreme south of the district on its border with Nagaur at 74°28'E longitude and 27°42'N latitude at a height of about 518.6 metres above mean sea level.
level. The town is situated at a distance of 180 kms from Bikaner, at the junction of Sardarshahr Kishangarh State Highway No. 7 and Nokha-Sikar State Highway No. 20. It is about 100 kms from Churu town and 225 kms from Jaipur. It is directly connected by road with the important towns like Bikaner-Jaipur-Jodhpur and Sikar. It lies on meter gauge railway line connecting it to Churu & Delhi in the north-east and Merta Road & Jodhpur in the south-west.

The climate of Sujangarh is extremely hot and arid like other desert towns of the region. There is a great variation in day and night temperatures. The mean daily maximum & minimum temperature vary from 41.3°C in summer to 4.8°C in winter. During Summer hot winds blow throughout the day but the nights are generally pleasant and cool.

The annual rainfall is about 450 mms. Due to monsoon characteristics the maximum annual precipitation is recorded between the months of June to September. Predominant wind direction is from south-west.

**HISTORICAL:** Sujangath town was originally a trading centre of water melons located at the boundary of Bikaner and Jodhpur States. The settlement was known as Kharbuji-ka-kot. The oldest existing structures of the town are said to be the Fort and Laxminathji temple, foundations of which were laid around 1700 A.D. Another important mile-stone in the historical growth of the town was the digging of Natholav Talab around 1780 by a Saint, as a source of drinking water. During the same period (1780-90) Mahaveer temple & Sarju Dass temple were also constructed. But the town itself was founded by Maharaja Surat Singh (1787-1828) of Bikaner State and was named as Sujangarh after his predecessor Maharaja Sujan Singh. It was declared as a Nizamat Head Quarter considering its strategic location. It was then developed into a town by offers of numerous inducements to the new settlers in the form of land
on concessional rates, graduated house tax according to means etc.

The town further grew around Fort and Laxminathji temple with the establishment of colonies like Agrawal Bas, Bari Bas, Sarwagi Bas, Natholav Bas, Sankhla Bas etc. mostly based on ethnic groups. These developments mostly took place before the beginning of the 20th century. Sujangarh Municipal Board was established in 1985.

The first Railway line in the district was Degana (Nagaur district) to Hissar (Haryana), the first section of which i.e. Degana to Sujangarh was opened in 1909 and the remaining portion, Sujangarh to Hissar in 1911. With establishment of Railway line, area between the then existing town and the railway line started developing. Singhi & Digamber Jain temples were constructed in 1915, Naya Bas area was developed between 1920 to 1930 in the south west of Fort. Chappar Salasar Road was constructed in 1929.

The rapid development took place after independence when medical, educational and other facilities were provided. Earlier the electric supply was from Palana Thermal power plant but in 1960 this was taken over by R. S. E. B. Hospital came up in 1961, F.C.I Godowns were constructed in 1970-71 & Gopalpura Road was constructed in 1973-74. Other residential areas also developed on the western side of Railway line and all around the town. At present some unauthorised constructions are also taking place in the town, which is typical of the present day development.

Sujangarh is one of the three Class II towns falling in Churu district, having a population of 55546 persons in 1981. The population of Sujangarh and other two important towns of the district i.e. Sardarsahar & Churu is more or less same. Sujagarh was declared as a Municipal town in the year 1893, but the population trend can be studied from 1901, onwards.
only because of census data availability. The population has been increasing since 1901. The rate of growth has been fluctuating widely from as low as 3.60% in 1911-21 to as high as 45.60% on 1951-61 due to epidemic and change in municipal limits respectively. The growth rate has been steadily increasing since 1941-51 and reached a figure of 42.16% in 1971-81. The slow growth rate during 1941-51 was mainly due to large scale out migration of Muslim population to Pakistan as a result of partition. The recent high growth rate is due to development activities like grain mandi, industrial area, new colonies, hospital, college etc.

TABLE-1

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Variation</th>
<th>%Age Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
<td>9,762</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>1911</td>
<td>12,086</td>
<td>2,324</td>
<td>+ 23.81</td>
</tr>
<tr>
<td>1921</td>
<td>12,520</td>
<td>434</td>
<td>+ 3.59</td>
</tr>
<tr>
<td>1931</td>
<td>17,157</td>
<td>4,637</td>
<td>+ 37.04</td>
</tr>
<tr>
<td>1941</td>
<td>24,972</td>
<td>7,815</td>
<td>+ 45.55</td>
</tr>
<tr>
<td>1951</td>
<td>26,296</td>
<td>1,324</td>
<td>+ 5.30</td>
</tr>
<tr>
<td>1961</td>
<td>30,761</td>
<td>4,465</td>
<td>+ 16.98</td>
</tr>
<tr>
<td>1971</td>
<td>39,073</td>
<td>8,312</td>
<td>+ 27.02</td>
</tr>
<tr>
<td>1981</td>
<td>55,546</td>
<td>16,473</td>
<td>+ 42.16</td>
</tr>
</tbody>
</table>

Source: Census of India 1981

OCCUPATIONAL STRUCTURE: The participation ratio in Sujangarh as per 1981 census was 25% which increased by 4% in comparison to 1971. Out of the total working force, about 26.20% were employed in Primary Sector, 26.40% in secondary sector and 53.40% in tertiary sector. From the table, it can be observed that occupational pattern has changed in comparison to 1971 due to increase in urban activities like
trade and commerce and industry. Being the centre of trade and commercial activities, the highest percentage i.e. 27.3% of the total workers were engaged in this sector. Next important activity is other services where 22.19% of the total workers were engaged. The third important activity of the towns is industrial activity where 20.7% of total workers are employed. The following table shows the occupational structure of Sujangarh town for 1971-1981.

**TABLE : 2**

**Occupational Structure—Sujangarh—1971 & 1981**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Occupation</th>
<th>1971</th>
<th>1981</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>workers</td>
<td>%age</td>
</tr>
<tr>
<td>1.</td>
<td>Cultivators</td>
<td>2,418</td>
<td>29.64</td>
</tr>
<tr>
<td>2.</td>
<td>Agricultural Labourer</td>
<td>180</td>
<td>2.21</td>
</tr>
<tr>
<td>3.</td>
<td>Live Stock, Forestry</td>
<td>38</td>
<td>0.46</td>
</tr>
<tr>
<td></td>
<td>Plantation etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Mining &amp; Quarrying</td>
<td>1</td>
<td>0.01</td>
</tr>
<tr>
<td>5.</td>
<td>Industries:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Household</td>
<td>820</td>
<td>10.05</td>
</tr>
<tr>
<td></td>
<td></td>
<td>916</td>
<td>11.23</td>
</tr>
<tr>
<td></td>
<td>(b) Other than</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Household</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Construction</td>
<td>360</td>
<td>4.41</td>
</tr>
<tr>
<td>7.</td>
<td>Trade &amp; Commerce</td>
<td>1,751</td>
<td>21.47</td>
</tr>
<tr>
<td>8.</td>
<td>Transport &amp; Communication</td>
<td>251</td>
<td>3.08</td>
</tr>
<tr>
<td>9.</td>
<td>Other Services</td>
<td>1,422</td>
<td>17.44</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8,157</td>
<td>100.00</td>
</tr>
</tbody>
</table>

**Source:** Census of India 1971 & T.P.D. estimates.
The Sujangarh Municipal area covers about 1525 acres of land. Out of which about 1000 acres or 66% is developed. Some outgrowth has taken place in the eastern part of the town. In 1987, out of about 1011 acres of developed area, about 82% was under residential use which is higher in comparison to other Class II towns, due to lack of other organised land use like industry, institutional, mandi-yards, warehousing etc. Recently the KUMS, RIICO etc. have taken initiative to develop organised activities. The following table shows the existing land use analysis of Sujangarh Town for 1987.

### TABLE : 3

**Existing Land Use Sujangarh 1987**

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Use</th>
<th>Area</th>
<th>%age of developed area</th>
<th>%age of Urban Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>826.00</td>
<td>81.70</td>
<td>73.76</td>
</tr>
<tr>
<td>2</td>
<td>Commercial</td>
<td>8.50</td>
<td>0.85</td>
<td>0.75</td>
</tr>
<tr>
<td>3</td>
<td>Industrial</td>
<td>8.00</td>
<td>0.79</td>
<td>0.72</td>
</tr>
<tr>
<td>4</td>
<td>Governmental</td>
<td>4.35</td>
<td>0.43</td>
<td>0.38</td>
</tr>
<tr>
<td>5</td>
<td>Recreational</td>
<td>20.00</td>
<td>1.98</td>
<td>1.78</td>
</tr>
<tr>
<td>6</td>
<td>Public &amp; Semi Public</td>
<td>51.65</td>
<td>5.10</td>
<td>4.63</td>
</tr>
<tr>
<td>7</td>
<td>Circulation</td>
<td>92.50</td>
<td>9.15</td>
<td>8.25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Developed Area</th>
<th>1011.00</th>
<th>100.00</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Agricultural</td>
<td>2.00</td>
<td></td>
<td>0.17</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Vacant</td>
<td>98.00</td>
<td></td>
<td>8.75</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Tanks and Nallahs</td>
<td>9.00</td>
<td></td>
<td>0.81</td>
<td></td>
</tr>
</tbody>
</table>

|          | Urbanised Area     | 1120.00 |        | 100.00   |          |

*Source: T. P. O. Survey*
The Municipal area of Sujangarh town has been divided into 24 wards of different sizes. There are marked different in the level of congestion and pattern of residential development in different wards. The average residential density of the town is about 68 persons per acre. For study purpose, the wards-wise densities have been divided in three categories, viz. high, medium and low. The high density of above 100 ppa is found in the core of the town in ward No. 2, 6 & 21 due to congested construction. The medium density of 50 to 100 persons per acre can be noticed in ward No. 3, 4, 5, 7, 8, 10, 11, 13 to 20, 22 & 23. The peripheral residential areas most of which are unplanned and unauthorised have a low density of 50 persons per acre and less. These area lie in the west of the railway line and in the eastern end of the town. Community wise katichi basties like Reger Bustee, Harijan Bustee, Meghwal Bustee etc. have come-up in areas lying on the periphery of the town. Most of the development in old city area is old traditional Hawaiian type houses.

Out of the total developed area about 9.00 acres is under Commercial activity which is very low due to lack of organised markets. Most of the business transactions both whole-sale as well as retail, take place around the Clock-Tower and along the Station Road. The markets have been named on the basis of direction of growth as Uttaradha, Dikhanada, Aguna and Athuna bazars. The roads are very narrow, creating traffic congestion. A few shops have also come up near the Bus-Stand, small subji Mandi has been constructed near the Fort by Municipality on a narrow street. Trading in Timber is also one of the important Commercial activities but there is no specific market as such for it. The transactions take place in the saw mills compound itself along the Station Road Stone market is coming up near the Bus-Stand between road and railway line as part of encroachments.
**INDUSTRIAL:**

Sujangarh town is industrially undeveloped and no organised industrial area has been developed so far. According to the 1981 census, 2750 persons i.e. about 20% of the working force were engaged in industrial sector including household industry.

As per survey conducted in 1986, there are 165 registered industrial units in the town, employing about 1038 workers. Most of the industries are of household and cottage industries comprising of Atta Chakkis, Stone Cutting & Polishing, Oil Ghani etc.

There is no large and medium scale industry in the town. Few small scale industries like Oil and Dal Mills, Saw Mills and Cement Works have come up in a scattered pattern along Station Road, and in other parts of the town. There are few house-hold and Cottage industries like Cotton & Khadi industry, Leather industry, Dying and Printing etc.

Recently RIICO has acquired 25.0 acre of land to develop the industrial area north of Salasar road near Grid Sub-Station.

**Government and Semi-Government Offices:**

Sujangarh was the Nijamat Headquarter under the Bikaner State and now it is a Tehsil as well as Block Head Quarter. At present there are nine offices functioning in town, employing about 750 persons, out of which, two are Central Govt. offices, 3 are State Govt. offices and 2 are local bodies offices, covering an area of about 2.0 acres. The municipal and Tehsil offices are located adjacent to Fort, PHED office and court are located on Ladnu Road, where as RSEB is in the north of the town and PWD office is located near railway station. Out of total nine offices, 8 offices have their own buildings, while only one is housed in private rented building.

**RECREATIONAL:**

There are three parks namely Gadodia park, Subhash park and Nehru park in the town. Gadodia park is the only organised park developed and maintained by private society, as well as by Municipality. Other two parks are small in size & located
near Bus stand and Gandhi Chowk respectively. There is one stadium at Ladnu Road having a capacity of near about 5,000 persons and covering an area of 2.8 acres. A large open space is also available in south-eastern part of the town, as a part of Natholav Talab, which is being used as a play ground as well as a Mela Ground during auspicious occasions. The total area under parks and open spaces is 30 acres, which is 2% of the total developed area.

Like other towns of the district, the prominent Marwari families have played a significant role in establishing the Educational Institutions here. The number of existing educational institutions in Sujangarh is 22 Primary schools, 4 Middle Schools, 5 Secondary and Higher Secondary Schools and one Girls' College. Most of these institutions have their own building and very few are running in private buildings. The Table No. 4 shows the Educational Structure of the town upto higher secondary level.

### TABLE : 4

**Educational Structure-Sujangarh-1983-84**

<table>
<thead>
<tr>
<th>No.</th>
<th>Class</th>
<th>Age (in year)</th>
<th>Total School</th>
<th>School of age</th>
<th>Enrolment % of children</th>
<th>No. of children in each Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Primary School (I-V)</td>
<td>6-10</td>
<td>9883</td>
<td>4862</td>
<td>49.19</td>
<td>22</td>
</tr>
<tr>
<td>2.</td>
<td>Upper Primary (VI-VIII)</td>
<td>11-13</td>
<td>4257</td>
<td>1839</td>
<td>43.20</td>
<td>4</td>
</tr>
<tr>
<td>3.</td>
<td>Secondary &amp; Higher Secondary School</td>
<td>14-16</td>
<td>3469</td>
<td>1941</td>
<td>55.95</td>
<td>5</td>
</tr>
</tbody>
</table>

(Source : Distt. Education Officer, Churu.)
The table No. 4 shows that the proportion of school going children to total school age population is quite low in spite of the compulsory free education, which is 49% in case of Primary Schools, 43% in case of Upper Primary & 56% in case of Secondary and Higher Secondary Schools. Locationally, two of the Secondary and Higher Secondary schools are located near Natholav talab, one adjoining Fort, one at Station Road and one near Hospital. None of the Higher Secondary School have any space for their expansion except Jajodia Higher Secondary School, which is located near Natholav Talab. Similarly, Middle Schools also lack space for their expansion.

The Girls College is located on Station Road with insufficient and not having any space for expansion. There is another Degree College serving the town namely Sujala Boys College and is located near Jaswantgarh, between Sujangarh and Ladnu town, about five Kilometers from Sujangarh.

**MEDICAL:** There is only one General Hospital namely Government Bagadia Hospital located in the heart of the town on Station Road having a capacity of 50 beds. Besides, there are 6 dispensaries run by Charitable Trusts located in different parts of the town. Though, these provide free treatment to the people, but are insufficient to cater to the requirements of the public. There is also one Veterinary hospital located near Natholav Talab.

**Other Community Facilities:** There are two Cinema halls namely Moonlight and Dreamlight. Moonlight is located near Natholav talab where as Dreamlight is located near Railway Station. Both Cinema halls are located on narrow streets. There are two Libraries and both are located near Gandhi Chowk. There are 6 clubs namely Lion's, Mahaveer International, Rotary, Young, Jessis and Nayabas Club. All the clubs are located in the private buildings and operate irregularly. There are 6 post offices, located in different parts of the town and there is one Telephone Exchange.
Sujangarh town has scarcity of drinking water due to high salinity in underground water. The water is supplied from Ladnu town of Nagaur district from a distance of 13 Kms. The water is first collected in an overhead tank constructed at Hanuman Dhera and then supplied to the town. The total capacity of the tank is 16.37 lakh liters which supply 32.74 lakh litres of water twice a day. The average daily per capita consumption is 60 liters which is inadequate to meet the present day requirement of the town. Most of the water is used for domestic purposes.

The town does not have an underground sewerage system. According to 1981 census, there are 7017 occupied residential houses out of which only 399 residential houses have water borne latrines and 1998 houses have service latrines. Thus, only about 29% houses have some kind of latrine and rest of the people use open air latrine. This is really a sad affair of urban sanitation. The method of disposal of night soil is by head load and cart load. The drains are partly covered and partly open. The waste water is collected at Ginnani in the south, Natholav talab in the south east and a low lying area in the east. It is then pumped out of the surrounding open fields. The rain water collects in Natholav talab and in the low lying areas in the eastern part of the town.

Power supply to the town started in the year 1960. It is connected by 132 & 33 KV lines. The power is drawn from Chambal and Bhakra integrated grid system. The grid sub-station for Sujangarh town has come-up on Salasar road. It includes the offices as well as residential quarters also. The electricity is supplied in the town by 11 KV lines. The total annual consum-
pection of power under different uses is about 29.95 lakh K.V. Out of which a major portion i.e. 65% is consumed for domestic purposes thus indicating that the town is industrially undeveloped.

**CIRCULATION**

The town is well connected by road with its hinterland and other important towns of the state. It is located at the junction of State highway No. 7 running from Kishangarh to Sardarsahar and State highway No. 20 running from Nokha to Sikar. It is directly connected with Jaipur, Jodhpur, Bikaner, Sikar, Hanumangarh and Nagaur by the road. The important roads of the town are Clock Tower to Railway Station, Clock Tower to Stadium, Clock Tower to Aguna Bazar and Naya Bazar. The town roads are narrow and insufficient to handle the present traffic. The roads follow grid iron pattern in some part of north & south portion of the town, which are of later development, but most of the other roads are zig-zag and do not follow any pattern in particular. Small size chowk, adjacent to the roads is an important feature of the road pattern of Sujangarh town. Most of the roads are unmetalled. Some roads have been constructed by prominent people and are known by their names and thus contributing significantly in the road development of the town. There are two Bus stands, one located near Railway station and another along stadium road near Jain temple. Both the Bus stands lack sufficient land and facilities to serve the present need thus creating traffic problems. There is no organised Truck stand in the town. The M. G. railway line connecting Delhi to Jodhpur passes through Sujangarh. The station is located in the north of the town.
Plan Objectives and Projections

The city or a town is a living entity and city planning concerns mainly with the optimum utilization of land in the best benefit for community. It is process of scientific evolution of the various uses of land which decides the future size, growth pattern, direction and form of any city of town. The Master Plan of the town provides definite guide lines for the future development in long range period and minimise the existing problems. The plan is prepared considering the over all land requirements of the community and it lays down functional relationship of each one. Hence Master Plan is essentially a
written statement of existing characteristics of the town, planning policies and principles and Land-Use-Plan for guiding the future growth of the city and plan implementation.

The proposals of Draft Master Plan to guide the future development of Sujangarh Urban Area have been evolved on the basis of various physical and socio-economic surveys and studies. It also taken in to account the existing pattern of development, trends in the growth, economic structure and traffic pattern. The proposals for future pattern of development has been spatially reflected in the Land-Use-Plan. The base year is 1987, and the horizon year is 2006. This plan shall serve as the guide-line for the most economic use of Urban Land and for taking decisions in selection of specific projects, programmes and their phasing to arrest deterioration of existing facilities and services on the one hand and to encourage development in potential areas, on the other, thus setting pace for extensive private and public investments.

Planning Policies: Sujangarh town is the third largest town of Churu district, serving its hinterland as a trade and commerce centre. It will grow rapidly with the construction of Landu-Sawa Lift Irrigation System and it is assumed that it will be an important town in the district by 2006 A.D., and shall act as a big mandi town. With the development of irrigation and other infrastructure facilities, it shall also develop as an industrial centre as RIIICO has already started development of planned industrial area. With this other activities will also increase.

Planning Principles: In the context of the aforesaid policies the following planning principles have been evolved for the formulation of the proposals of Land-Use-Plan of Sujangarh for 2006.

1. Commercial facilities should be proposed at the right locations considering the increased activities of the town. Retail Commercial areas for the new residential areas
should be proposed in relation to the population and at appropriate locations in hierarchical manner.

2. Sufficient land should be reserved for Govt. & Semi Govt. offices considering the Major road pattern and residential areas.

3. The industrial area should be developed considering the wind direction, proper linkage and facilities to meet the future demand.

4. The new residential areas should be proposed considering the trend of the town development and nature of land available in relation to physical barriers and work centre. The disparity in residential densities in different areas should be lowered down.

5. Community facilities, Public Utilities and Services should be rationally distributed in the entire Urban Area, to the accepted norms and practices.

6. Recreational facilities at the town and local level should be systematically distributed.

7. Transport terminals both for passengers and goods should be developed at appropriate locations and the transport plan should be evolved for efficient circulation.

8. A Peripheral control belt should be provided to check the un-authorised, haphazard and liner development.

The total population of the town according to 1981 census was 55,546. The rate of growth has been fluctuating widely from 3.6% during 1911-21 to 45.6% during 1931-41 decade. However, it has been steadily increasing since 1951. Table No. 5 gives population projection of the town for the plan period upto 2006 A.D., which is based on the past trend and potentialities of future growth. Thus, it is estimated that
the population of Sujangarh by 2006 A.D. will be about 1.15 lakhs. This has taken into account both the component of population growth i.e. natural increase and migration. It is assumed that in migration rate in next two decade would be about 15 to 20% per-decade and against 20% during 1971-81 decade. The slow migration rate has been assumed in view of limited development resources in the town. The following table shows the population projection for Sujangarh upto 2006 A. D.

TABLE : 5

Population Growth Trends and Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Persons</th>
<th>Variation</th>
<th>%age Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1961</td>
<td>30,761</td>
<td>+4,465</td>
<td>+16.98</td>
</tr>
<tr>
<td>1971</td>
<td>39,073</td>
<td>+8,312</td>
<td>+27.02</td>
</tr>
<tr>
<td>1981</td>
<td>55,546</td>
<td>+16,473</td>
<td>+42.16</td>
</tr>
<tr>
<td>1991</td>
<td>75,000</td>
<td>+19,454</td>
<td>+35.00</td>
</tr>
<tr>
<td>2001</td>
<td>99,500</td>
<td>+21,500</td>
<td>+32.7</td>
</tr>
<tr>
<td>2006</td>
<td>1,15,000</td>
<td>+18,500</td>
<td>+15.50</td>
</tr>
</tbody>
</table>

Source: Census of India and T.P.O. Projections

PROPOSED OCCUPATIONAL STRUCTURE

Estimate for the proposed occupation structure are based on the past trends, demographic characteristics, along with the growth potentials of various economic activities. Comparative study of similar sizes and nature of towns of Rajasthan has also been made. It has been estimated that by the year 2006 Sujangarh shall have a working force of 31% of the total population as against 23.8% in 1981.
It has been assumed that Sujangarh town shall act as Trade and Commerce centre. The Industrial Sector will also develop in near future. Participation in these two sectors has been proposed as 30% and 25% respectively. The percentage in agricultural components shall fall due to increase in urban activities. It is anticipated that there will be slight change in the percentage of workers engaged in construction, transport and communication and other services. The table below gives the distribution of workers in various occupations, in the year 1971, 1981 and horizon years 2006 A.D.
### Occupational Structure—Sujiangarh - 2006 A.D.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Occupation</th>
<th>1971</th>
<th>%</th>
<th>age</th>
<th>1981</th>
<th>%</th>
<th>age</th>
<th>2006</th>
<th>%</th>
<th>age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Agriculture</td>
<td>2637</td>
<td>32.32</td>
<td>2679</td>
<td>20.20</td>
<td>3565</td>
<td>10.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Industry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) House hold</td>
<td>820</td>
<td>10.05</td>
<td>1696</td>
<td>12.79</td>
<td>5348</td>
<td>15.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Manufacturing</td>
<td>916</td>
<td>11.23</td>
<td>1053</td>
<td>7.95</td>
<td>3565</td>
<td>10.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Construction</td>
<td>360</td>
<td>4.41</td>
<td>745</td>
<td>5.62</td>
<td>2495</td>
<td>7.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Trade &amp; Commerce</td>
<td>1751</td>
<td>21.47</td>
<td>3623</td>
<td>27.33</td>
<td>10695</td>
<td>30.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Transport &amp; Communication</td>
<td>251</td>
<td>3.08</td>
<td>519</td>
<td>3.92</td>
<td>1782</td>
<td>5.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Other Services</td>
<td>1422</td>
<td>17.44</td>
<td>2942</td>
<td>22.19</td>
<td>8200</td>
<td>23.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total:</td>
<td>8157</td>
<td>100.00</td>
<td>13257</td>
<td>100.00</td>
<td>35650</td>
<td>100.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Source:** Census of India & T. P. D. Estimates
Land Use Plan

Proposals for the future development of Sujangarh have been evolved on the basis of various physical and socio-economic surveys and taking into account the existing pattern of development trend and growth rate, economic structure, traffic pattern and direction of growth of the town. These have been translated into Land Use Plan for the horizon year 2006. The Land Use Plan for Sujangarh has been conceived to find appropriate solution for entire range of inter-related urban problems. It aims at a balanced and integrated development of the entire town and provides guidelines for future growth of the town.
It has been mentioned earlier that the population of Sujangarh may grow from 35000 in 1981 to 1,15,000 by 2006. This means that additional land has to be provided to accommodate the additional population of about 60,000. Fairly level land is available in west north and south of the town, but the Railway line acts as a strong barrier in the west of the town. Where as a large low lying area is present in the south east.

**Urbainisable Area**

The present trend of growth is towards Northeast and south though some development have taken place across the railway line, which is mostly katcha in nature. Site for major work centres i.e. wholesale Grain Mandi and industrial area have already been earmarked on north of Salasar Road, which is an arterial road and is running in the north end of the town. Land is lying vacant between the existing development and Salasar Road. Thus major proposals for development have been shown in this area. Requirements of land for each of the major activities has been worked out keeping in view the desirable standard of development. In order to house the projected population of 1,15,000 on rational basis, total land of about 2465 acres, shall be required to meet the needs of the projected population. This shall give a gross town density of about 46 persons per acres. Table No. 7 below gives the proposed allocation of land for various uses.
TABLE : 7

Land Use—Sujangarh—1987 and 2006 A.D.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Use</th>
<th>1987</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area in acres</td>
<td>%age of developed area</td>
<td>Area in acres</td>
</tr>
<tr>
<td>1.</td>
<td>Residential</td>
<td>826.00</td>
<td>81.70</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>8.50</td>
<td>0.85</td>
</tr>
<tr>
<td>3.</td>
<td>Industrial</td>
<td>8.00</td>
<td>0.79</td>
</tr>
<tr>
<td>4.</td>
<td>Governmental</td>
<td>4.35</td>
<td>0.43</td>
</tr>
<tr>
<td>5.</td>
<td>Recreational</td>
<td>20.00</td>
<td>1.98</td>
</tr>
<tr>
<td>6.</td>
<td>Public &amp; Semi Public</td>
<td>51.65</td>
<td>5.10</td>
</tr>
<tr>
<td>7.</td>
<td>Circulation</td>
<td>92.50</td>
<td>9.15</td>
</tr>
</tbody>
</table>

Total Urbanisable Area  1011.00  100.00  2465  100.00

Sujangarh Urban Area has been divided into four Planning Zones herein after referred to as Planning Districts for the purpose of its improvement and future development. This has been done after taking into account the existing pattern of growth, natural and other existing physical constraints, location of various economic activities and their functional relationship. Each of these Planning Districts shall be more or less a self contained community in matters of employment, housing, shopping, recreation and other community requirement. For detailed Planning, each of these Planning District shall be further divided into Planning Area. The four Planning Districts along with the gross areas encompassed by each sector has been listed in Table below.
TABLE : 8
Planning Sector/Zones—Sujangarh—2006

<table>
<thead>
<tr>
<th>Sector/Zone</th>
<th>Area in acres</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Old Town Sector/Zone</td>
<td>810</td>
<td>45,000</td>
</tr>
<tr>
<td>B. Grain mandi Sector/Zone</td>
<td>1121</td>
<td>40,000</td>
</tr>
<tr>
<td>C. Gopalpura Road/Sector/Zone</td>
<td>534</td>
<td>30,000</td>
</tr>
<tr>
<td>Urbanisable Area</td>
<td>2465</td>
<td>1,15,000</td>
</tr>
<tr>
<td>D. Peripheral Control Belt/Zone</td>
<td>24800</td>
<td></td>
</tr>
<tr>
<td>Notified Urban Area</td>
<td>27,265</td>
<td></td>
</tr>
</tbody>
</table>

The limits of each zone are indicated on the Urban Area Map which also shows the revenue boundaries, the existing developed area and the limits of the proposed urban development by 2006 A.D. This Map also shows the limits of Notified Urban Area, Comprising Sujangarh town and five other villages. Four zone, cover the total Urbanisable Area, where there will be strict control over development. The Peripheral Control Zone represents the peripheral area around the Urbanisable Limits where mainly regulatory measures shall be provided.

A. Old Town Sector/Zone

The old town districts covering an area of 810 acres includes the old settlements of Sujangarh town along with Fort and Clock Tower. This Zone is bounded by road linking Railway Station, Clock tower and Eastern By Pass, via Natholav Talab in the north, eastern by pass on the east and south and Railway line in the west. This will include the old residential colonies along with existing Bazars, Clock tower, Hospital, Stadium etc. The Bazars near Railway Station are also included in this sector along with site for existing Veterinary Hospital and Jajodia Higher Secondary School. This sector
mainly constitute residential areas with all the community facilities. Some land has also been proposed for public utilities in this sector.

This Zone lies in the north and eastern part of the town covering an area of 1121 acres of land. It is bounded by the urbanisable area limits in the north and existing development in the south. The existing G. S. S. is located in this sector. The proposed Industrial Area, Wholesale Market, Godowns, Office Complex, and Community facilities are the major facilities of the town located in this sector. Proposed Truck Terminal, Hospital, College and Stadium are also located in this zone. Some new residential areas have also been provided here.

This Zone lies to the west of Railway line and covers about an area of 534 acres, is predominantly a Residential Zone having sector level facilities i.e. community centres, sector Parks, Dispensaries and school. The Railway line in the east shall act as strong barrier, where as the western boundary is the proposed by-pass road linking Chhapar road to Ladnu through Railway crossing. In order to give an approach to Railway station from this site a linkage to Railway station has been provided.

The peripheral control zone covers all the remaining area lying between the Urbanisable Area and Notified Urban area. This zone shall be rural in character with agriculture, forestry and allied activities as its major use. This belt shall thus provide for the control of hapazard urban growth in fringe areas of the town.

Sujangarh is a fast developing town and it is expected that 60,000 persons will be added to the present population by the horizon year 2006. Thus about 1.15 lakhs residents of Sujangarh Urban area will live in various residential areas requiring 1400 acres of land which constitute a gross residential density of
82 persons per acre. Three ranges of residential densities have been proposed for Sujangarh i.e. 50-100, 100-150, 150-200 persons per acre. The distribution of these densities depend upon their proximity to various work centres. The areas under higher density will continue to be under higher residential density but its density will be comparatively lowered down, due to movement of people in new-areas with better facilities. The medium and lower density will be kept in new residential areas. The existing areas under lower density are also recommended for redensification, where scattered development has taken place. To promote a healthy environment in residential areas efforts have been made to keep the residential areas free from industries, wholesale activities and other incompatible uses.

The additional land has been proposed for residential purposes in the outer areas of the town. The new residential areas have been proposed in south and north-east in between existing developed area and the proposed link road from Salasar road to Ladnu road, and on the west of Railway line. At present there are no Kachi busties in Sujangarh but like in other towns some unauthorised development has also taken place around the town specially on the west of railway line and south of town. Urban renewal programme shall be under taken for these areas which need immediate attention of concerned authorities to check the further urban sprawl.

The plots should be made available timely for weaker section of the society to avoid encroachments and development of katchi busties. These will be provided at minimum rate by local authorities in different residential areas.

**COMMERCIAL**

Sujangarh town is a major trade and commerce centre in the district not with-standing the Ladnu town of Nagaur district located only 13 Kms away. The trading activity is at present
mostly located around Clock Tower, Naya Bazar and along Station Road.

It has been estimated that about 30% of the total working force i.e. about 10695 workers may be employed in various business and commercial establishments by Horizon year 2006 A.D. To provide planned commercial and shopping facilities at various level about 102 acres of land has been proposed for these activities such as retail trade, wholesale market and warehousing & godowns. Table 9 gives the distribution under various sub-heads at different level of hierarchy.

**TABLE : 9**

**Distribution of Commercial Area—Sujangarh-2006 A.D.**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Types of Commercial Activities</th>
<th>Area in Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Town Centre</td>
<td>11.7</td>
</tr>
<tr>
<td>2.</td>
<td>Community Centres 3 nos.</td>
<td>16.4</td>
</tr>
<tr>
<td>3.</td>
<td>Wholesale/Specialised Markets</td>
<td>69.4</td>
</tr>
<tr>
<td>4.</td>
<td>Warehousing &amp; Godowns</td>
<td>4.5</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td><strong>102.0</strong></td>
</tr>
</tbody>
</table>

For various historical, traditional, economic and locational considerations, the existing town centre around clock tower and Naya Bazar would continue as a principal centre of business and commerce. Presently there is hardly by scope of expansion in this area, except to a marginal extent, such as shifting of wholesale activity and using some vacant spaces along important roads.

With a view to decentralise the commercial activities and to avoid frequent visits to town centre, 3 community centres have been proposed in the Draft Master Plan. It will provide relief...
to the existing retail trade activity located in the congested Town centre. These are, one on Salasar road, south of KUMS, second in the south of the town and third towards the west across the Railway Line. The existing town centre will also serve the function of a community centre. All the three new commercial centres cover a total area of 16.4 acres varying in size from 4 acres to 8 acres of land. Location of these centres have been decided keeping in view the proposed new development of the town in various directions. Each centre will serve a population of about 25,000 to 30,000 persons and will have retail shops, Commercial offices, Hotels, Restaurants, Cinemas, Service Stations, Community Hall and Workshops etc. The Table No. 10 gives the details of Community Centres.

TABLE : 10

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Location</th>
<th>Area in acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>On Salasar Road</td>
<td>7.4</td>
</tr>
<tr>
<td>2.</td>
<td>On south of Natholav Talab</td>
<td>4.0</td>
</tr>
<tr>
<td>3.</td>
<td>West of Railway line</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16.4 acres</td>
</tr>
</tbody>
</table>

Besides the above, three local shopping centres shall also be provided. Each local shopping centre will serve 10 to 15 thousand persons and will be around 3-4 acres in size. These shall have retail shops, services shops Post office, community Hall etc. For day to day requirements of the people convenient shops shall be provided in each planning units. Their locations shall be earmarked while preparing the detailed residential schemes.
At present there is no regular grain mandi in Sujangarh town. This activity is carried out in the present town centre which is much congested. A site for mandiyard measuring 84 acres of land has been earmarked on Salasar road. Considering the future potential of the town, sufficient land has been provided for wholesale market. This will relieve congestion to a considerable extent from the busy town centre. Although small Subjimandi has been constructed near the Fort, but it is located in a congested area facing a narrow road. At present it is not functioning due to litigations. The wholesale vegetable and fruit market will be developed near the Grain mandi and the existing subj mandi will work as a retail centre for Vegetable & Fruit market.

Though it is important trading centre in timber, there is no organised market for this purpose. This activity is being carried out in the saw-mills area itself, located along the station road. Land has been proposed in the north of the town adjacent to Grain Mandi site. The stone mandi is also proposed to be shifted, at present located near existing bus stand, to the proposed area for wholesale markets.

Presently few godowns have been constructed along Salasar road by F.C.I. but with the increase in wholesale commercial and industrial activities, need for storage facilities of crops and fodder as buffer stock to meet any eventuality of this arid zone, more land will be required to construct the warehousing and Godowns. Hence adequate provisions have been made for this use. In the Land-Use-Plan 2006 on area of 4.5 acres have been prosed on Salasar road considering wholesale Commercial and industrial activities and road network.

At present the industrial sector is not so strong as compared to other economic sector’s like trade and commerce and services. Although the town has a potential hinterland for agro based industry, the scarcity of water has been a main draw...
back for industrial development. With the completion of Sawa-Ladnu Lift irrigation system and industrial policy of the state to encourage development in backward areas, it is expected that it will emerge as an industrial centre also. It is assumed that the percentage of industrial workers shall increase gradually from 20.70% in 1981 to about 25% in 2006 and the number of workers in industrial activity shall increase from 2,750 to about 8910. Out of this 10% workers will be engaged in manufacturing industries. Land requirement for this sector have been evolved on the basis of workable density.

Isolated industrial units can not readily receive the benefits of planned industrial development, which can be provided to a set of industrial units, located in an organised group. There is no such organised industrial developed area and a few industrial units have comp-up in scattered pattern. Hence it is proposed that all future industrial development should take place in the planned industrial area. About 25 acres of land has already been earmarked on Salasar Road near Grid substation which is to be developed by RIICO. In continuation to this, 54 acres of additional land has been proposed. Thus the total 79 acres of land will be available under this use up to 2006 A.D. This land has been earmarked considering wind direction and arterial and sub-arterial roads for easy approach.

Service Industries and small workshops shall be permitted to function in the Town Centre, Community Centres and some local business, areas. This may include small flour mills, workshops, bakeries, small repair shops etc.

Household industries may be permitted to operate within the Residential and Commercial area. Their locations however, shall have to be carefully determined depending upon their performance so that these do not create nuisance, traffic hazard, problem of waste disposal etc, in the residential areas.
Sujangarh town is a Tehsil as well as Panchayat Samiti Head Quarter having Tehsil level offices. At present these offices are located in different parts of the town i.e. Tehsil and Municipal office adjacent to the Fort, Court and PHED at Ladvu Road, PWD office near bus stand and RSEB office in the north of the town. The Tehsil and Municipal offices have their own buildings but do not have any scope for expansion. Except KUMS office all other offices have their own buildings. It is expected that 6% of total workers i.e. 2140 person will be employed in Govt. and Semi Govt. offices by the horizon years 2006. At present only 2.00 acres of land under Govt. & Semi Govt. offices is available. Hence 10 acres of additional land have been proposed on Salasar road for Government & Semi Government office use.

Public parks and Open spaces are the ‘Lungs’ of the city as the reflect to some extent the social and physical health of the people. A rational plan has, therefore, been evolved for providing various type of recreational facilities at different level of the community i.e. level, Sector level and City level.

Sujangarh town lacks very much in parks-open space. There are only three small parks namely Gadodia, Subhash and Nehru Parks in the town and a small stadium along Ladnu road. Hence sector level parks have been provided to serve the need of the existing as well as the proposed residential areas. Town level stadium for out door games is also proposed on the periphery of the town near Natholav Talab. The Natholav Talab area will remain as open space for public use.

Community Facilities like Education, Medical, should be made available for proper & balanced development of Human being. These should be provided at various levels for maximum utilization by the people. A hierarchial arrangement for all such facilities has, therefore, been evolved, keeping in view the
residential areas, local character and possibility of their future expansion. These facilities include College, Schools, Hospital, Dispensaries, Police Post and Community Hall etc.

Educational The Educational requirement for the year 2006 have been worked out on the basis of the present education policy of the Govt. Estimated under of Primary, Middle and Higher Secondary Schools required for the projected population of 1,15,000 have accordingly been worked out. These are given in the Table No. 11.
<table>
<thead>
<tr>
<th>No.</th>
<th>Class/Standard</th>
<th>Age group (in years)</th>
<th>School age population no.</th>
<th>Expected enrolment % age of school age population</th>
<th>No. of student</th>
<th>No. of school</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Primary School (I-V)</td>
<td>6-10</td>
<td>11952</td>
<td>80%</td>
<td>9562</td>
<td>40</td>
</tr>
<tr>
<td>2.</td>
<td>Upper Primary (VI-VIII)</td>
<td>11-13</td>
<td>6816</td>
<td>70%</td>
<td>11000</td>
<td>13</td>
</tr>
<tr>
<td>3.</td>
<td>Higher Secondary School (IX-XI)</td>
<td>14-16</td>
<td>8914</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: T. P. D. Estimates.
At present there are 5 Secondary/Higher Secondary Schools and it is expected that 70% to 80% of school age children will be enrolled up to the Horizon year. Considering the enrolment policy and number of existing schools, five new sites for Higher Secondary/Higher Secondary schools have been proposed. The Existing schools do not have any scope for expansion except Jajodia school located near Natholav Talab. Five new sites for Higher Secondary School are on near Salasar road community centre, second in the east of the town near bye-pass, third and fourth in the west in Gopalpura sector, fifth in the south-east near community centre.

Due to lack of space, upper primary schools will continue to function as such. The sites of the primary schools will be provided in detailed plans for various residential schemes, providing one Primary school for 4 to 5 thousand of population and having 1 to 1.5 acres of land.

A College named Sujala is at present located about 5 Kms. from the town in the south in between Sujangarh-Ladnu and Jaswantgarh, which is serving both the towns as well as the rural areas. A Girls college is located on the Station road which does not have any scope for its expansion, but it will be retained at its existing site.

Medical

The existing Hospital located along the Station road have no space for it's expansion. A new site covering 10.7 acres of land has been proposed for Hospital in the north of the town. It would be 200-250 beded Hospital, meeting the demand of the projected population and that of surrounding villages also. The present hospital will continue to function and shall meet the requirement of existing town area. One new site for Primary Health Centre have also been proposed in the south of the town in proposed residential areas. The present veterinary hospital is retained but some additional area has been provided. A small veterinary Dispensary will also be provided mandi yard while developing it.
Social Cultural and religious activities are also necessary for the inhabitants of the town. Although these facilities will be provided in the different Residential Schemes according to requirements. Town level sites, for this purpose have been proposed in the Plan.

Apart from above facilities there are a number of other community facilities like post & telegraph offices, Telephone exchange, Police Stations, Fire Station, Theatre and Clubs etc. Sufficient areas for these have been earmarked in each sector to meet the future requirements.

At present there are a number of cremation and Burial grounds located within the developed urban area. These activities are not desirable to be located within developed urban area from environmental point of view. It is therefore, proposed that the existing cremation and burial grounds which are located within developed residential areas may be left as "open space" and new sites for these activities may be selected on the periphery. However, the important cremation and burial grounds located at the outskirts have been retained at their existing locations.

Adequate water, sewerage, drainage and Power are the basic needs of life. The increasing population of Sujangarh has already over burdened these services. It is therefore, necessary that immediate attention is paid to these problems and the declining standard of services should be improved.

It has already been mentioned earlier that town is having a scarcity of drinking water and the present water is supplied from Ladnu town at a distance of 13 Km. The average daily per capita consumption of water is 59 litres which is quite low. Although the water will be available after construction of Sawa-Ladnu lift Irrigation System, still new sources of water should be explored. The additional reservoirs and distribution system should be planned in such a way, so that mini-
The minimum acceptable standard of 135 liters per capita per day will be achieved up to horizon year. It is therefore suggested that the PHED should draw a comprehensive scheme for augmenting the water supply in accordance with the Draft Master Plan proposals.

**Drainage and Sewerage**

There is no sewerage system in the town and drainage of Sujangarh is the result of piecemeal construction of Nallah from time to time. No regular scheme has been drawn. The result is a total chaos. The open drains have further affected the road widths and thereby general circulation of the town. Public Health Engineering Department of the State shall therefore, have to prepare an integrated Drainage and sewerage plan for the total urbanisable area of Sujangarh in the context of this Land Use Plan. It shall take into account the phases of development in different directions so that investment can be made in stages. General slope of the town is towards south, south-east & east. Sites for sewerage treatment plant shall, therefore be provided in these directions. The exact location of the plants shall be finalised in consultation with Public Health Engineering Department.

**Power**

With the increase in the population and economic activities, demand for power will also enhance. It is expected that demand will be fulfilled by Bhakra as well as Chambal grid system and adequate power will be available. At present 132 KV Grid Sub-Station has been established in the north of the town, considering the future demand, some additional land has been proposed near this existing Grid sub-station in the plan. It is recommended that R.S.E.B. should work on a phased programme of Power Supply in conformity with the proposed Land Use Plan.

**Circulation**

Transporation plan for Sujangarh town has been evolved as an integrated part of and complementary to the land use plan so as to provide for an efficient system for movement of people,
goods and services. A hierarchical system of roads has been worked out for direct movement of people and goods around within the Urbanisable Area.

The proposed Bye Pass Road and sub-arterial roads shall provide direct linkages to and between different functional areas & whereas the major roads shall provide access to the different residential areas and work centres. All these form part of the road circulation system. There shall the feeder, collector streets and loop streets as well. These shall be planned while detailing out the Area Plans.

The town is situated at the crossing of the road from Ratangarh Ladnu road and from Nokha to Sikar via Salasar, connecting it to other important cities and towns of the state. These are state highways, which also serve its' hinterland. Other roads serving the hinterland is Sujangarh to Gopalpura. Two bye-passes have been proposed, bye-pass connects Chappar road to Ladnu road in the west of the town, which will considerably reduce the pressure of the traffic at present entering in to the town. Second bye-pass on the east connect Salasar road to Ladnu road which will also divert the traffic at present entering in the town.

The transport net work at the town level has been evolved considering the linkage and importance of the roads. The major roads of the town shall be station to Clock Tower, clock Tower to Ladnu road. Clock Tower to Salasar road along the railway line and link road from Ladnu road to bye pass road in the east via Natholav Talab. Other major roads have also been shown in the Land Use Plan. The standard right of way of the various roads in the hierarchy of the circulation, plan, are given in the Table below:
### TABLE : 12

**Road Standards—Sujangarh—2011**

<table>
<thead>
<tr>
<th>Type</th>
<th>Right of way</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Arterial road and Bye pass road/state high way</td>
<td>120–160 ft.</td>
</tr>
<tr>
<td>2. Sub-Arterial Roads</td>
<td>80–100 ft.</td>
</tr>
<tr>
<td>3. Major Roads</td>
<td>60 ft.</td>
</tr>
</tbody>
</table>

**Road Widening and Road Improvement**

As a matter of policy all existing roads which have been visualised as arterial, sub-arterial and major roads in the Land Use Plan shall have the standard right of way wherever possible. At places where widening is not possible or involves large scale demolition of good structures, a slightly lower standard may be adopted. All future road development however, conform to the circulation plan as incorporated in the Land Use Plan so that most of the road network is implemented through annual development programmes all important missing links shall be taken-up for construction as an immediate programme so that extraneous traffic could easily be diverted on the peripheral roads.

**Road Intersection:**

One of the important factors hindering the free flow of traffic within the developed area is the congestion and delay caused by or faulty layout of the road intersections. Proper design of all road intersections is therefore, very important. All major road intersections shall be examined and redesigned, wherever, it is found essential Traffic volume studies shall be conducted as follow-up programme of the Master Plan exercise. Movement pattern in selected locations and areas shall be studied so as to arrive at the most appropriate design solution.

**Environment Plantation Belt**

In order to control the encroachments and haphazard of linear developments along the State Highway and Bypass road it is
proposed to reserve a belt of about 100' width on both sides as Environmental Plantation Belt in which Trees and Shrubs will be planted.

At present there is no regular Bus-stand in the town. Buses are parked on the road near Railway station. Hence a new Bus Stand should be developed urgently. Therefore considering various road links and future traffic, a site covering an area of 6 acres has been proposed for Bus Stand along Salasar Road Opposite R.S.E.B. sub-station.

Similarly at present there is no truck terminal in the town and it is expected that its need shall be strongly felt in the town. Therefore an area of about 16 acres has been provided along Salasar road in the extreme east. It is connected directly with major work centres.

The existing railway station and facilities are adequate to handle the traffic of goods and people. Only proper planning of the station area is required to provide for parking and outgoing traffic. This may be tackled by drawing a detailed scheme of station area.

In order to check the encroachment and haphazard development in peripheral area a peripheral control belt has been provided all around the proposed urbanisable area. The land in this belt shall be mainly used for agricultural and related uses and development of rural settlements falling within the peripheral control belt shall be controlled and regulated.
Plan Implementation

Preparation of a plan for Sujangarh is not the end of the planning process. It is rather the beginning of an effort to make Sujangarh a better place to live and work. Once the plan has been approved and notified by the Government, it legally comes into force, the implementation of various provisions of the Master Plan becomes obligatory for the Developing Agency.

The best way to make the plan realistic is to make a forceful attempt to translate the plan into practice. Most of the plans have failed not because these were unrealistic, but because no conscious attempt was made to implement the provisions with
instant faith in the ultimate realisation. Plan implementation involved activities that translate the plan into action, that execute rather than conceive. It involves all acts and actions by public authorities and private agencies, which are required to yield in a definite form, the results which the plan contemplates. It requires both regulatory and developmental activities. Successful implementation depends upon legal provisions, administrative organisation, technical guidance and financial resources backed by active participation and support of the citizens, who must make conscious effort in making Sujangarh a more attractive place for living and working.

The existing local authority i.e. the Sujangarh Municipal Board constituted under Rajasthan Municipal Act, 1959 is presently looking after the development works of the town. The act does not give adequate powers to the local body to regulate effectively development works in the entire Urban Area.

Development and regulatory activities of the Municipality is restricted to the Municipal limits only. Moreover, it does not have adequate technical skill and tools and plants to undertake the development activities in a comprehensive manner. There are also a number of other public agencies in Sujangarh which undertake development in the areas under their jurisdiction, but according to their own rules, regulations and standards over whom the Municipal board have no control. The Rajasthan Public works Department, Rajasthan Public Health Engineering Department, Industries Department and Rajasthan Agricultural and Marketing Board are some of the important development agencies in Sujangarh town which need better co-ordination.

It is, therefore, proposed that the local body should be adequately strengthened and given sufficient powers to have overall control on the planning and development of the entire Urban Area. Necessary legal and administrative measures will have to be taken in this regard.
Development of a city in the ultimate analysis, depends on the hopes and aspirations of its people. For the speedy realisation of the Master Plan objectives, it is important to have the fullest cooperation of the citizens. No plan can ever be successful without the active participation of the people for whose benefit and well being it is evolved. Citizen's participation in the entire process of plan preparation and implementation is, therefore, very vital.

A Master Plan is only a picture of likely opportunities for developing a town and can be realised provided energetic efforts are made to implement it. A rational and practical approach has been evolved while preparing the Master Plan for Sujangarh. Minimum dislocation of the Existing uses had been aimed at. Moderate level of facilities and services, which are considered to be minimum required, have been sought to be provided for. The plan has been prepared with the expressed desire for the betterment of town's facilities, increasing public amenities and making Sujangarh a healthier place of living.
APPENDIX ONE

THE RAJASTHAN URBAN IMPROVEMENT ACT, 1959

CHAPTER II

MASTER PLANS

3. Powers of State Government to order preparation of Master Plan:—

(1) The State Government may, by order, direct that in respect of land for any urban area in the State specified in the order, a civic survey shall be carried out and a Master Plan shall be prepared, by such officer or authority as the State Government may appoint for the purpose.

(2) For the purpose of advising the officer or authority appointed under sub-section (1) for the preparation of the Master Plan, the State Government may constitute an advisory council consisting of a Chairman and such number of other members as the State Government may deem fit.

4. Contents of Master Plan—The Master Plan shall—

(a) define the various zones into which the urban area for which the plan has been prepared may be divided for the purposes of its improvement and indicate the
manner in which the land in each zone is proposed to be used, and

(b) serve as basic pattern of framework within which the improvement schemes of the various zones may be prepared.

5. Procedure to be followed:—

(1) Before preparing any Master Plan officially the officer or authority appointed to prepare it shall publish a draft of the Master Plan by making a copy thereof available for inspection and publishing a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from every person with respect to the draft Master Plan before such date as may be specified in the notice.

(2) Such officer or authority shall also give reasonable opportunity to every local authority within whose local limits any land touched by the Master Plan is situated to make any representation with respect to the Master Plan.

(3) After considering all objections, suggestions and representations that may have been received, such officer or authority shall finally prepare the Master Plan.

(4) Provisions may be made by rules made in this behalf with respect to the form and contents of a Master Plan and with respect to the procedure to be followed and any other matter in connection with the preparation of the Master Plan.

6. Submission of Master Plan to Government:—

(1) Every Master Plan shall, as soon as may be after its preparation, be submitted to the State Government for approval in the prescribed manner.
(2) The State Govt. may direct the officer or authority appointed for the preparation of a Master Plan to furnish such information as it may require for the purpose of approving any Master Plan submitted to it under this section.

(3) The State Govt. may either approve the Master Plan without modifications or with such modifications as it may consider necessary or reject it with directions for the preparation of fresh Master Plan.

7. Date of operation of Master Plan:—

Immediately after a Master Plan has been approved by the State Govt., it shall publish in the prescribed manner a notice stating that the Master Plan has been approved and naming a place where a copy of the same may be inspected during office hours, and upon the date of the first publication of the aforesaid notice the Master Plan shall come into operation.
APPENDIX TWO

राजस्थान सरकार

नगरेश विकास एवं प्राधिकृत विभाग (पृ. 3-6)

श्रेणी: प. 10 (1) नवंबर/3/86

जयपुर, डिसेंबर: 7-4-86

विषयों का नाम

वहसील सुजानगढ़, जिला चुकु
1. सुजानगढ़
2. सुलभिया
3. दुमिया
4. ठर्का

वहसील-वापसु, जिला मानोर
5. अधिकालगढ़
6. मानपुर

राजस्थान की प्रासा से

०

(बी० के ० रस्तोगी)

उप प्राधिकृत सचिव
APPENDIX THREE

राजस्थान सरकार

नगरीय विकास एवं प्रावधान (भाग-3) विभाग,

क्रमांक : 10 (1) तिथि : 3/86

जयपुर, जिला कैंडल : 1.6.88

प्रभावीत

राजस्थान नगर सुधार शासितपत्र 1959 (राजस्थान शासितपत्र संख्या 35 सन् 1959) की धारा 3 की उपवर्ती (2) द्वारा प्रदत्त शर्तों के प्रवृत्त में राजस्थान सरकार मुजाहिद नगर के माहदर प्लांट के लिए मुख्य नगर नियोजक, राजस्थान को सलाह देने हेतु मिशन सलाहकार समिति गठन करती हैः अनुसार।

1. मंत्री, नगरीय विकास एवं प्रावधान विभाग

2. राजस्थान नगर सुधार शासितपत्र 1959 (राजस्थान शासितपत्र संख्या 35 सन् 1959) की धारा 3 की उपवर्ती (2) द्वारा प्रदत्त शर्तों के प्रवृत्त में राजस्थान सरकार मुजाहिद नगर के माहदर प्लांट के लिए मुख्य नगर नियोजक, राजस्थान को सलाह देने हेतु मिशन सलाहकार समिति गठन करती हैः अनुसार।

3. निवेदन, उद्वेग विभाग।

4. मुख्य वन दैनिक, राजस्थान या उनके प्रतिनिधि जो वन दैनिकक्ष्ठ के नीचे न हो।

5. मुख्य बालिकाओं सार्वजनिक निर्माण विभाग (रिडर्स) या उनके प्रतिनिधि जो बालिकाओं बालिकाओं नटर ते नीचे दैनिकक्ष्ठ न हो।

6. मुख्य बालिकाओं, बाल स्वास्थ्य विभाग या उनके प्रतिनिधि जो बालिकाओं बालिकाओं नटर ते नीचे दैनिकक्ष्ठ न हो।

7. प्राध्यापक, प्राध्यापक एवं निवासियों मुजाहिद राजस्थान, जयपुर।

8. सदस्य, राजस्थान विभाग मुजाहिद, सुधार, जयपुर।

9. जिला कल्याण सुधार।

10. प्राध्यापक/प्रधानाध्यापक नगर पालिका मुजाहिद (सुधार)

11. मुख्य नगर नियोजक, राजस्थान, जयपुर।

राजस्थान के प्रावधान के

स.स. (सी.एफ., राजवर्ग) उप धारावर्ग संचिक
APPENDIX FOUR

राजस्थान सरकार

नगरीय विकास एवं प्रारंभिक विकास

क्रमांक : प. 10 (1) तिथि/3/86
जयपुर, दिनांक : 13-2-1990

प्रविष्टि

राजस्थान नगर पुराण विभागम्, 1959 के प्रशिक्षण वनायक गये राजस्थान नगर पुराण पुराण (वामाम्ब' नियम, 1962 के विषय 4 के साथ पटित नवत विषयंकम को धारा 7 के प्रारंभ में इसके द्वारा गह लोकय दिया जाता है कि राज्य सरकार ने निम्नलिखित क्षेत्रों के बारे में तैयार किये गये मास्टर प्लान का प्रस्तुतिय कर दिया हैः

क्षेत्र का नाम

"इस विभाग की समस्तांक प्रविष्टि प्रविष्टि दिनांक 7-4-86 के द्वारा यथादि प्रविष्टि सूचीका नगरीय क्षेत्र।"

इस मास्टर प्लान का प्रस्तुति का निरीक्षण नगरपालिका, सूचीका के कार्यालय में किसी भी कार्य दिवस को कार्यालय एम्ब्रेन में किया जा सकता है।

राज्यपाल के द्वारा से,

हृ/—
(प्रिति एवं अम्बरी)
भाषण तिथि
APPENDIX FIVE

राजस्थान सरकार

फायदेवर्त बुधवार नवर नियोजक, राजस्थान, जयपुर।

कागज़: प. 10 (1) नंबर 3/86 जयपुर, दिनांक: 4.5.90

संशोध

इस विषय की समस्ततः विविधता विनांक 13.2.90 जिसके द्वारा सुरक्षा नियोजक नर्स का नियोजन किया गया था, में रक्षित "क्षेत्र का नाम" को राज्य सरकार एवं द्वारा नियोजन अधिकार से रिहायित करती हैः —

"क्षेत्र का नाम"

इस विषय की समस्ततः विविधता विनांक 7.4.86 के द्वारा व्यवस्थित तथा समस्ततः विविधता विनांक 13.2.90 द्वारा यह संबंधित सुरक्षा नवरोख क्षेत्र"

शर्मा पावन के अनुसार से,

हस।—

(एन. के बर्मा)
शासन सचिव