

# GOVERNMENT OF RAJASTHAN

## (Urban Development and Housing Department)

F. No. 18(35)UDH/Sector Plan/2015

Jaipur, Dated 30 JUN 2021

### NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 74 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules and with reference to proviso to sub-section (2) of section 74 of the said Act that the State Government, in public interest, considers that they should be brought into force at once, namely:-

**1. Short title and commencement.-** (1) These rules may be called the Rajasthan Urban Improvement Trust (Zonal Development Plan) Rules, 2021.

(2) They shall come into force at once.

**2. Definitions.-** (1) In these rules, unless the subject or context otherwise requires,-

- (i) "Act" means the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959);
- (ii) "Form" means Form appended to these rules;
- (iii) "Section" means a section of the Act;
- (iv) "Trust" means a Trust constituted under the Act; and
- (v) "Zonal Development Plan" means a plan prepared and approved under these rules.

(2) Words and expressions used but not defined in these rules shall have the same meaning as assigned to them in the Act.

**3. Manner of Publication of Draft Zonal Development Plan and the contents thereof under section 4.-** (1) The Draft Zonal Development Plan shall be prepared by the officer or the authority authorised by the Trust. The authority or officer so authorised shall prepare the Draft Zonal Development Plan and publish a draft of Zonal Development plan, by making a copy thereof available for inspection at the office of Trust and publishing a notice in Form-A in the Official Gazette and in at least two daily newspapers having wide circulation in the area, inviting objections and suggestions from the public with respect to the Draft Zonal Development Plan within a period of twenty days from the date of the publication of said notice. The Draft Zonal Development Plan shall also be uploaded on the website of the Trust and Urban Development and Housing Department, Government of Rajasthan. If the officer or authority is satisfied that response to the Draft Zonal Development Plan is inadequate

or due to any valid reason, such period may be extended further for a maximum period of fifteen days for enabling more persons to file their objections or suggestions with respect to the Draft Zonal Development Plan.

(2) The notice referred to in sub-rule (1) together with the copy of the Draft Zonal Development Plan shall also be sent by the officer or the authority to every Local Authority within whose local limits any land touched by the Draft Zonal Development Plan is situated to make any representation with respect to the Draft Zonal Development Plan.

(3) The Draft Zonal Development Plan shall ordinarily consist of the following maps, plans and documents, namely: -

- (a) Urban area map showing various Zones;
- (b) Property level Zonal Base Map showing various physical features;
- (c) Plan showing existing land use and superimposition of revenue maps, commitments, Government lands, revenue roads and other details;
- (d) Map showing master plan level facilities, existing zone level facilities and proposed zone level facilities;
- (e) Draft Zonal Development Plan showing land uses, revenue map superimposition, property level details, existing zone level facilities, proposed zone level facilities, master plan and zone level roads, multi storey zone, mixed land use area and redevelopment/sub zonal areas and other details as per guidelines issued by the State Government in this regard from time to time;
- (f) Written analysis and written statement to support the proposals; and
- (g) Any other maps, plans or matter which the officer or the Authority deem fit or as the State Government may direct the officer or the Authority in this regard.

**4. Submission and Approval of Zonal Development Plan.-** (1) After considering the objections, suggestions and representations received by the officer or the authority shall, in consultation with the Chief Town Planner or his nominee, finalise the Draft Zonal Development Plan and submit the same to the Trust for approval.

(2) The Trust after considering the Draft Zonal Development Plan may either approve the Zonal Development Plan without modifications or with such modifications as it may consider necessary or reject it with directions for the preparation of fresh Zonal Development Plan. But if trust is of the opinion that the draft Zonal Development Plan requires any modifications in the Master Plan then the same shall be submitted to the State Government for final approval and in such case the Zonal Development Plan shall be considered for approved by the trust after required modifications in the Master Plan.

(3) Immediately after a Zonal Development Plan has been approved by the Trust, the Trust shall publish a notice in Form-B in Official Gazette stating that the Zonal Development Plan has been approved and copy thereof shall be available for inspection in the office of the Trust and upon the date of publication of aforesaid notice, the Zonal Development Plan shall come into operation.

**5. Subsequent modification in the Zonal Development Plan.-** At any time after a Zonal Development Plan has come into operation, the Trust may make any modification to the Zonal Development Plan as it thinks fit, the modification, which in its opinion, do not affect material alteration in the character of the Zonal Development Plan. Before making any modification to the Zonal Development Plan, the procedure laid down in rule 3 and 4 shall be followed.

**Form-A**

(see rule 3)

**NOTICE**

In pursuance of rule 3 of the Rajasthan Urban Improvement Trust (Zonal Development Plan) Rules, 2021, notice is hereby given that the draft of the Zonal Development Plan of Zone..... Town ..... under the purview of Master Plan has been prepared in respect of,-

any person individually or any department/local authority/agency/institution may submit objections and suggestions with respect to the said Draft Zonal Development Plan within a period of twenty days from the date of the publication of this notice in the Official Gazette to the undersigned. The Draft Zonal Development Plan may be inspected in the Office of the Urban Improvement Trust.....

(.....)

Designation

**Officer or Authority authorised**

**by the Urban Improvement Trust.....**

**Form-B**  
**(see rule 4)**

**NOTICE**

In pursuance of rule 4 the Rajasthan Urban Improvement Trust. (Zonal Development Plan) Rules, 2021, notice is hereby given that the Zonal Development Plan prepared in respect of the Zone..... of Town..... has been approved by the Trust and copy thereof shall be available for inspection in the office of the Urban Improvement Trust..... .

By order of the Urban Improvement Trust.....,

( )

Secretary

Urban Improvement Trust.....

**By Order of Governor,**

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**(Maneesh Goyal)**

**Joint Secretary to the Government.**

**Copy for kind information & necessary action to :-**

- 1 S.A. to Hon'ble Minister, UDH Department, Jaipur.
- 2 P.S. to Principal Secretary, Deptt. of Urban Development & Housing Govt. of Rajasthan, Jaipur.
- 3 P.S. to Secretary, Local Self Govt. Rajasthan, Jaipur.
- 4 Joint Secretary - I, II & III, UDH Department, Rajasthan, Jaipur.
- 5 Director, Local Bodies, Rajasthan, Jaipur.
- 6 Commissioner/Secretary, Jaipur/Jodhpur/Ajmer Development Authority.
- 7 Chief Town Planner, Rajasthan, Jaipur.
- 8 Secretary, Urban Improvement Trust, All.
- 9 DLR, UDH Department, Jaipur.
- 10 DTP, UDH Department, Jaipur.
- 11 Sr. D.S., UDH Department to send online for publication the notification in extra ordinary issue of gazette and uploading in the departmental website.
- 12 Guard File.

  
**Joint Secretary-I**