

Government of Rajasthan
Urban Development & Housing Department

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

Jaipur dated :- **16 MAY 2018**

Office Order

Sub :- Guidelines for preparation of Zonal Development Plan.

To implement the Master Plan 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 Senior/Dy. Town Planner of the concerned Zonal/Regional office of Town Planning Department, either through consultant or in-house within a given-time frame in consultation with the concerned Urban Local Body. The Zonal Development Plan shall be prepared under the relevant provision of Rajasthan Urban Improvement Act, 1959 or Rajasthan Municipal Act, 2009 as the case may be.


Since the property level detailed base map and existing land use is required by the Urban Local Bodies for various Municipal Service Such as Building plan Approval, UD Tax, Regulating Unauthorized construction, Land Title, change in Land Use etc., therefore the Zonal property level Base Map & Existing Land Use Map shall be prepared for areas falling under municipal limit of all the Towns.

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 Plan. It will contain a Property level Base Map & Existing Land Use, Zonal Level Land Use Plan & Development Proposals as per Zoning/Development Control Regulation, Proposal for Social Infrastructural Facilities such as Educational, Health, Recreational Park & Open Spaces, Play grounds, Community Facility etc. and Physical infrastructural Facilities such as Sewerage, Drainage, Water Supply, Electricity, Solid Waste Disposal etc. Right of way of all the Roads, Road network plan and land reservation for water bodies, forests etc. and other specific provision as per zone requirement if necessary. The Technical Guidelines issued vide order No. F.59 STP/DLB/ Review of M.P.(55)/14/2866 Dated 26.03.2018 shall be adhered to, for providing various Social/Physical Infrastructure facilities.

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)	Town Planning Department	15
Stage-2	I. Preparation of detailed Zonal Base Map and collection of data including.	To be provided by the concerned ULB or to be prepared by Town Planning Department using satellite data.	30
	II. Preparation of detailed property level base maps showing property land existing land use and collection of data for properties situated (Within Municipal limits of the Town)		60
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.	Desired information of commitments to be provided by concerned ULB & superimposition by Town Planning Department/Revenue maps to be collected by Town Planning Department.	15
Stage-4	Ground verification of detailed Base Map.	Town Planning Department is consultations with ULB / Revenue.	20
Stage-5	Finalization of detailed Zonal Base Map.	Town Planning Department	20
Stage-6	Superimposition of Master Plan & Preparation of Draft Zonal Development Plan.	Town Planning Department	20
Stage-7	Inviting Objections/Suggestions on Draft ZDP.	Town Planning Department in consultation with concerned ULB.	15
Stage-8	Processing of Objections/Suggestions	Town Planning Department in consultation with concerned ULB	15
Stage-9	Finalization of the Draft Zonal Development Plan	Town Planning Department + ULB	20

Stage-10	Approval of the Zonal Development Plan by Local Authority/State Government (as per the legal provision of Act)	By concerned ULB + Town Planning Department	10
Stage-11	Publication of final Zonal Development Plan.	Town Planning Department & Concerned ULB	Immediately after approval


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(R.S. Shekhawat)


J.S-1, UDII


(Pawan Arora)

Director Local Bodies

Copy for kind information & necessary action to:-

- 1 S.A. to Hon'ble Minister for Urban Development deptt. Jaipur.
- 2 P.S. to Additional Chief Secretary, Deptt. of Urban Development & Housing Govt. of Rajasthan, Jaipur.
- 3 Secretary. Local Self Government Department, Jaipur.
- 4 Director, Local Bodies, Rajasthan, Jaipur.
- 5 Chief Town Planner, Rajasthan, Jaipur.
- 6 Chief Town Planner (NCR), Jaipur.
- 7 Joint Secretary, I,II&III Urban Development Deptt. Jaipur.
- 8 Secretary, Jaipur/Jodhpur/Ajmer Development Authority.
- 9 Secretary, UIT's, All
- ✓ 10 Sr. DS UDH to upload the notification on Deptt. Website.
- 11 Guard File.


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Joint Secretary-I