

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक: प.11(8)नविवि/2020 पार्ट 2-13890

जयपुर, दिनांक: यथा हस्ताक्षरित

आदेश

भारत सरकार की “Compliance Reduction and Deregulation” (Phase-II) के Priority Area-2 के अन्तर्गत “Everything is Permitted until Prohibited” सिद्धान्त के आधार पर मास्टर प्लान में विभिन्न भू-उपयोगों में राज्य सरकार द्वारा सक्षम स्तर से लिये गये निर्णय के अनुसार Prohibited व Allowed गतिविधियों को संलग्न तालिकानुसार निर्धारित किया जाता है।

संलग्न:- उपरोक्तानुसार

राज्यपाल की आज्ञा से

(रवि विजय)
शासन उप सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

1. विशिष्ट सचिव, माननीय मंत्री महोदय, नगरीय विकास, आवासन एवं स्वायत्त शासन विभाग, राजस्थान सरकार, जयपुर।
2. निजी सचिव, अतिरिक्त मुख्य सचिव, उद्योग विभाग, जयपुर।
3. निजी सचिव, अतिरिक्त मुख्य सचिव, नगरीय विकास विभाग, जयपुर।
4. निजी सचिव, शासन सचिव, स्वायत्त शासन विभाग, राजस्थान, जयपुर।
5. निदेशक, स्थानीय निकाय विभाग, राजस्थान, जयपुर को उनके अधीन समस्त नगर निगम/नगर परिषद/नगर पालिका को निर्देशित किये जाने हेतु।
6. मुख्य नगर नियोजक, राजस्थान, जयपुर।
7. मुख्य नगर नियोजक (एन.सी.आर), जयपुर।
8. शासन उप सचिव, प्रथम/द्वितीय/तृतीय नगरीय विकास विभाग, जयपुर।
9. सचिव, राजस्थान आवासन मण्डल, जयपुर।
10. सचिव, जयपुर/जोधपुर/अजमेर/उदयपुर/कोटा/बीकानेर/भरतपुर विकास प्राधिकरण, जयपुर/जोधपुर/अजमेर/उदयपुर/कोटा/बीकानेर/भरतपुर।
11. सचिव, नगर विकास न्यास, समस्त.....।
12. वरिष्ठ संयुक्त विधि परामर्शी, नगरीय विकास विभाग, जयपुर।
13. वरिष्ठ नगर नियोजक, नगरीय विकास विभाग, जयपुर।
14. प्रोग्रामर, नगरीय विकास एवं आवासन विभाग को विभागीय वेबसाईट पर अपलोड किये जाने हेतु निर्देशित किया जाता है।
15. रक्षित पत्रावली।

शासन उप सचिव-प्रथम।



Various Activity Prohibited/Allowed in Major Land Use Zones of Masterplan

Table No.	Land Use Zone	Notation
1	Residential Land use	R
2	General Commercial (DC/CC)	C1
2A	Wholesale/Warehousing & Godown	C2
3	Industrial Land Use	I
4	Public/Semi-Public Facility, Public Utility, Common Facility/Other Community Facility, Education and Health Facility, Government & Semi Govt.	PSP
5	Recreational (Parks/Open Spaces/Playground/ Stadium/ Mela Ground)	RC
6	Transport Nagar/Truck Terminal/Bus Terminal	TT
7	Tourism Facilities	TF
8/8A	Peripheral Control Belt, Rural Belt/Village Extension	PCB
9	Highway Development Control Zone	HDC
10	Mixed Landuse/Mixed Use	MU
11	Plantation	PL


Symbol	
X	Prohibited
✓	Allowed

Matrix for permissibility of Activities in major Land use Zones of Masterplans

S.No	ACTIVITIES	R	C1	C2	I	PSP	RC	TT	TF	PCB	HDC	MU	PL
1	RESIDENTIAL												
1.1	Independent House, Group Housing, Flats, Studio Apartment, Residential Scheme, Farmhouse / Eco Friendly Housing	✓	✓	✓	X	X	X	✓	✓	✓	✓	✓	X
1.2	Housing project under Chief Minister's Jan Awas Yojna / Affordable Housing, Hostel/Dormitories	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
2	COMMERCIAL												
2.1	General Commercial, Commercial Complex, IT Office, Bank / Other Financial Institution, Restaurant, Marriage Garden / Banquet Hall, Cinema Hall/Multiplex	✓	✓	✓	✓	X	X	✓	✓	✓	✓	✓	X
2.2	Retail Commercial, Convenient Shop / Informal Shops	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
2.3	Petrol Pump/Fuel Filling Station/ Electric Vehicle Charging Station	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
2.4	Motor driving and training centre	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
3	WHOLESALE, WAREHOUSING & GODOWN												
3.1	Wholesale Market, Warehousing and storage go-downs of non-inflammable goods, Weigh Bridge	X	✓	✓	✓	X	X	✓	✓	✓	✓	✓	X
3.3	Warehousing and storage go-downs of inflammable goods, (Oil/Gas Depot/Godown and LPG refilling plants), Junk/scrap Yard	X	X	X	✓	X	X	X	X	✓	✓	X	X
4	PUBLIC AND SEMI-PUBLIC												
4.1	Education Facilities												
4.1.1	Crèche, nursery school, Primary School, Middle School, Secondary/ Senior Secondary School and equivalent	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X

S.No	ACTIVITIES	R	C1	C2	I	PSP	RC	TT	TF	PCB	HDC	MU	PL
	educational facilities												
4.1.2	B.Ed. College, Coaching Institute, Nursing College and equivalent educational facility, ITI Technical Training Centre, General Degree Colleges, Engineering / Medical Colleges, Universities	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.2	Health Facilities												
4.2.1	Clinic, Dispensary, Clinical Laboratory, Day-care Centre, Homeopathy /Ayurvedic Health Centre, Yoga Centre, Naturopathy Centre, Diagnostic Centre, Nursing Home, Hospital	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.3	Public Utilities												
4.3.1	Sewerage treatment Plant, Grid Sub-Station, Water Supply, Water filter and treatment plant, Police post/station, post office, telephone exchange, fire station, dairy booth, Public Conveniences etc.	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
4.3.2	Solid Waste Landfill site (Dumping Site)	X	X	X	X	X	X	X	X	✓	✓	X	X
4.4	Social / Cultural / Community Facilities												
4.4.1	Orphanage, old age home	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.4.2	Dharamshala, community hall	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.4.3	Library, Religious building	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.4.4	Auditorium, Convention Hall,	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
4.4.5	Art Gallery, Exhibition Centre, Museum	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
5	RECREATIONAL (Parks/Open Spaces/Playground/ Stadium/ Mela Ground)												
5.1	Amusement Park/Botanical Garden/Geological Garden,	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X

S.No	ACTIVITIES	R	C1	C2	I	PSP	RC	TT	TF	PCB	HDC	MU	PL
	Science Park, Sports Complex, Sports Training Institute, Outdoor/Indoor Stadium, Mela Ground/ Trade fare ground												
5.2	Nursery/Orchard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5.3	Film City, Club	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
6	TRANSPORTATION												
6.1	Buses/Autorickshaws/Vehicle Stands/parking uses, truck terminal, depots/workshops etc.	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
7	TOURIST FACILITIES												
7.1	Hotel, Guest House, Resort, Motel, Tourism Department Registered Project	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	X
8	INDUSTRIAL												
8.1	Industries/ MSMEs of White and Green Categories classified by CPCB/RSPCB	✓	✓	✓	✓	X	X	✓	✓	✓	✓	✓	X
8.2	Quarrying and mining of gravel, sand, clay and stone	X	X	X	X	X	X	X	X	X	X	X	X
8.3	Quarrying and mining activities (other than gravel, sand, clay and stone), Brick/Lime Kiln, Stone Crusher, Storage/ Processing and manufacturing of explosive materials	X	X	X	X	X	X	X	X	✓	✓	X	X
9	OTHERS												
9.1	Slaughterhouse, Bone Processing Mill	X	X	X	X	X	X	X	X	✓	✓	X	X

Note: Activities marked as  in different land use zones are allowed as per the provisions of Prevailing Acts/Rules/Policies/Byelaws/Norms.