

राज्य सरकार के निर्देशानुसार नगर सुधार न्यास, आबू द्वारा तैयार किये जा रहें जोनल डेवलेपमेंट प्लान (ZDP) हेतु सुझाव/आपत्ति :-

1	नाम आपत्तिकर्ता/सुझावकर्ता मय पता	
2	आपत्ति/सुझाव का विवरण (कृषि भूमि होने पर)	
(i)	राजस्व ग्राम का नाम	
(ii)	खसरा संख्या	
(iii)	क्षेत्रफल	
3	आपत्ति/सुझाव का विवरण (पट्टा शुदा/रूपान्तरित/संपरिवर्तित भूमि होने पर)	
(i)	राजस्व ग्राम का नाम	
(ii)	खसरा संख्या	

(iii)	पट्टा संख्या/रूपान्तरण आदेश संख्या व दिनांक मय भूखण्ड संख्या तथा प्रयोजन	
(iv)	क्षेत्रफल	
4	जोनल डेवलेपमेंट प्लान में दिखाया गया भू-उपयोग	
5	चाहा जा रहा भू-उपयोग	
6	चाहे जा रहें भू-उपयोग के संबंध में औचित्यता-मय दस्तावेजी साक्ष्य	
7	अन्य कोई विवरण या दस्तावेज जो सहायक हो।	

दिनांक

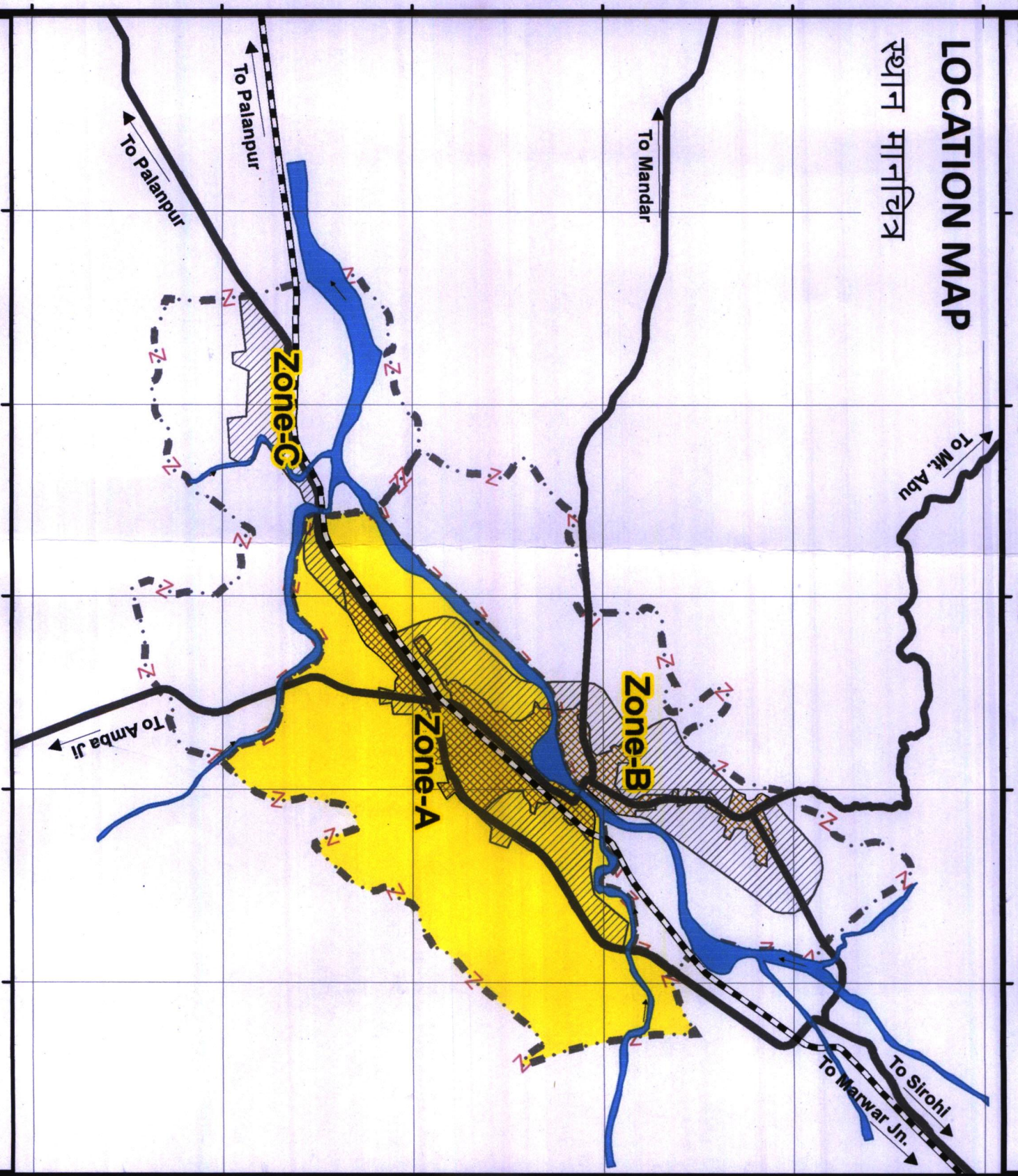
हस्ताक्षर
(आपत्तिकर्ता/सुझावकर्ता)

ABU ROAD
अबू रोड

ZONAL DEVELOPMENT PLAN 2025

LOCATION MAP
स्थान मानचित्र

स्थान मानदिव



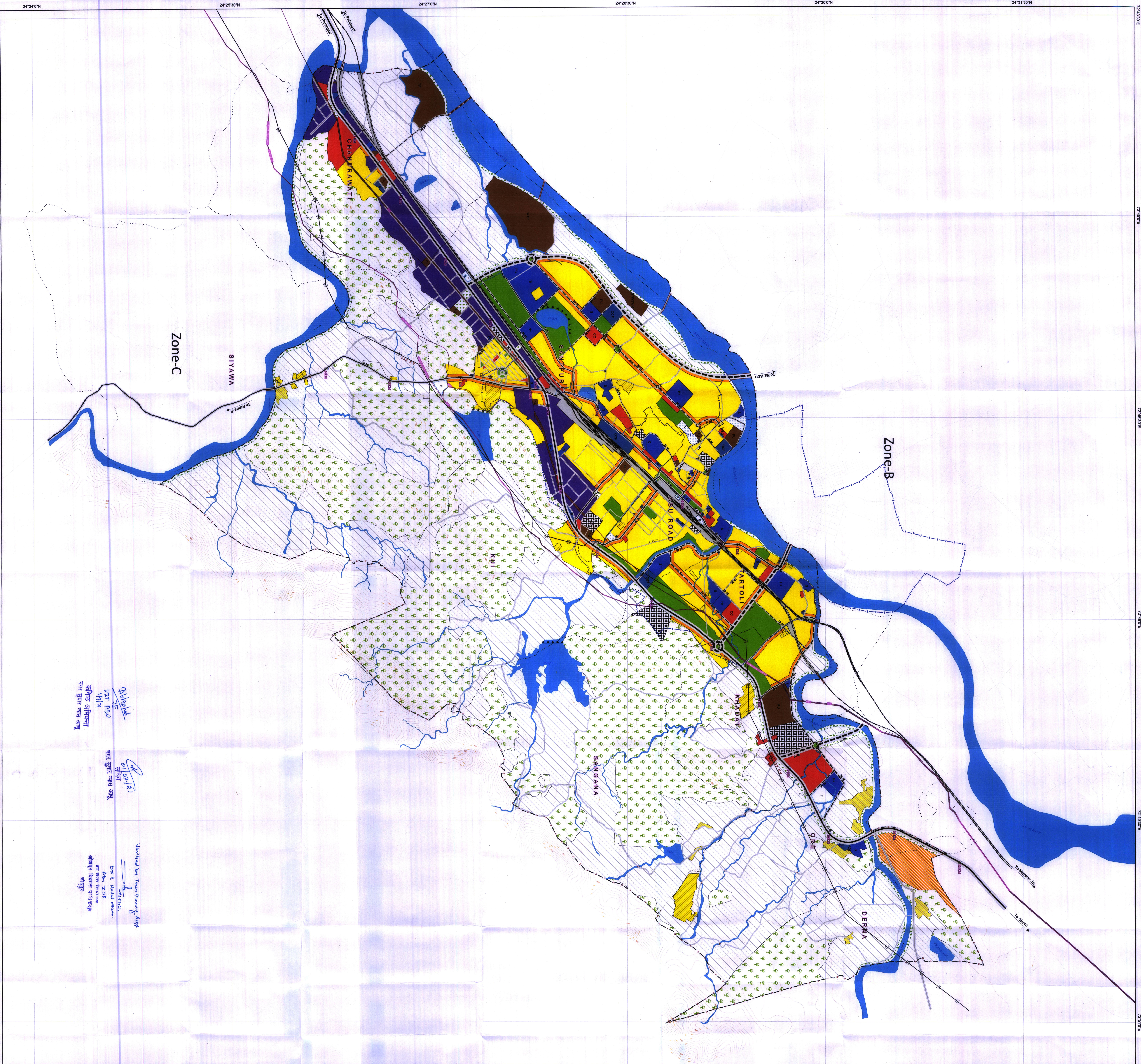
PROPOSED LANDUSE प्रस्तावित भू-उपयोग

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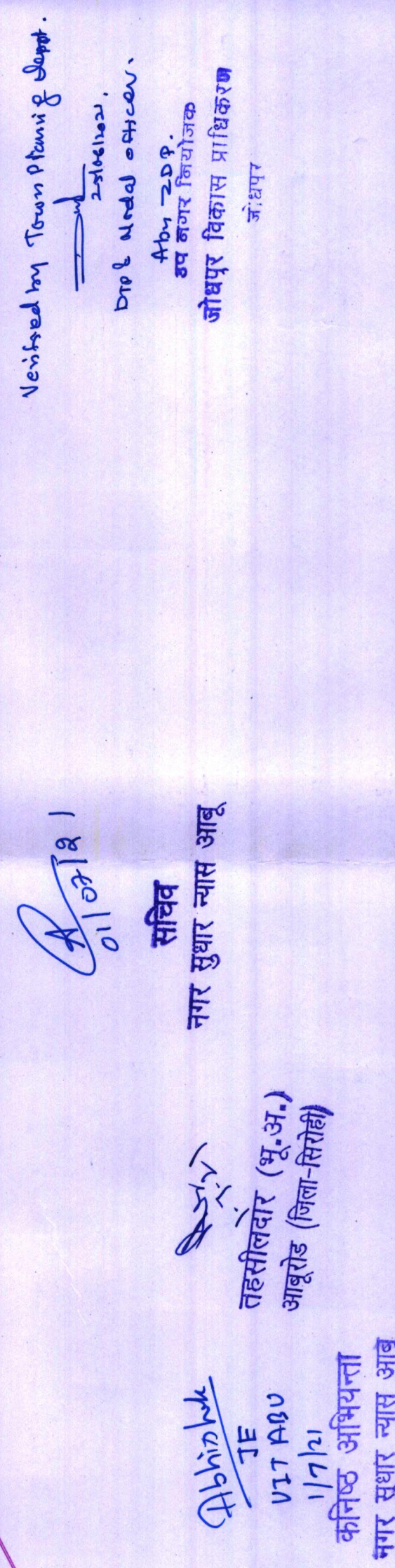
MAP OF DRAFT ZONAL DEVELOPMENT PLAN ZONE-A

JEN/AEN	DRAFTSMAN/TOWN PLANNING ASSTT.	EXECUTIVE OFFICER
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URBAN IMPROVEMENT TRUST, ABU ROAD
TOWN PLANNING DEPARTMENT, RAJASTHAN



ZONAL DEVELOPMENT PLAN 2025



URBAN IMPROVEMENT TRUST, ABU ROAD
TOWN PLANNING DEPARTMENT, RAJASTHAN

LANDUSE COMMITMENTS

COMMERCIAL

WAREHOUSING & GODOWNS

INDUSTRIAL

SMALL & MEDIUM INDUSTRIES

MIXED USE

PUBLIC & SEMI-PUBLIC

C/PC COLLEGE / PROF. COLLEGE C/PC

OTHER COMMUNITY FACILITIES

WATER | REAIMENT PLANT/ SEWAGE TREATMENT PLANT

PARK/OPEN SPACES/PLAY GROUND

CIRCULATION

RAILWAY LINE
AID STATION

NATIONAL HIGHWAY / BYPASS ROAD

OTHER ROADS

WATER BODY

VILLAGE BOUNDARY


GOVERNMENT

RAASTA/ SADAK

PRIVATE

100

Map No. 4



Meters
200 100 0 200 400 600 800 1,000

SHOWING EXISTING LAND USE, SUPERIMPOSITION OF REVENUE MAP.



ATP

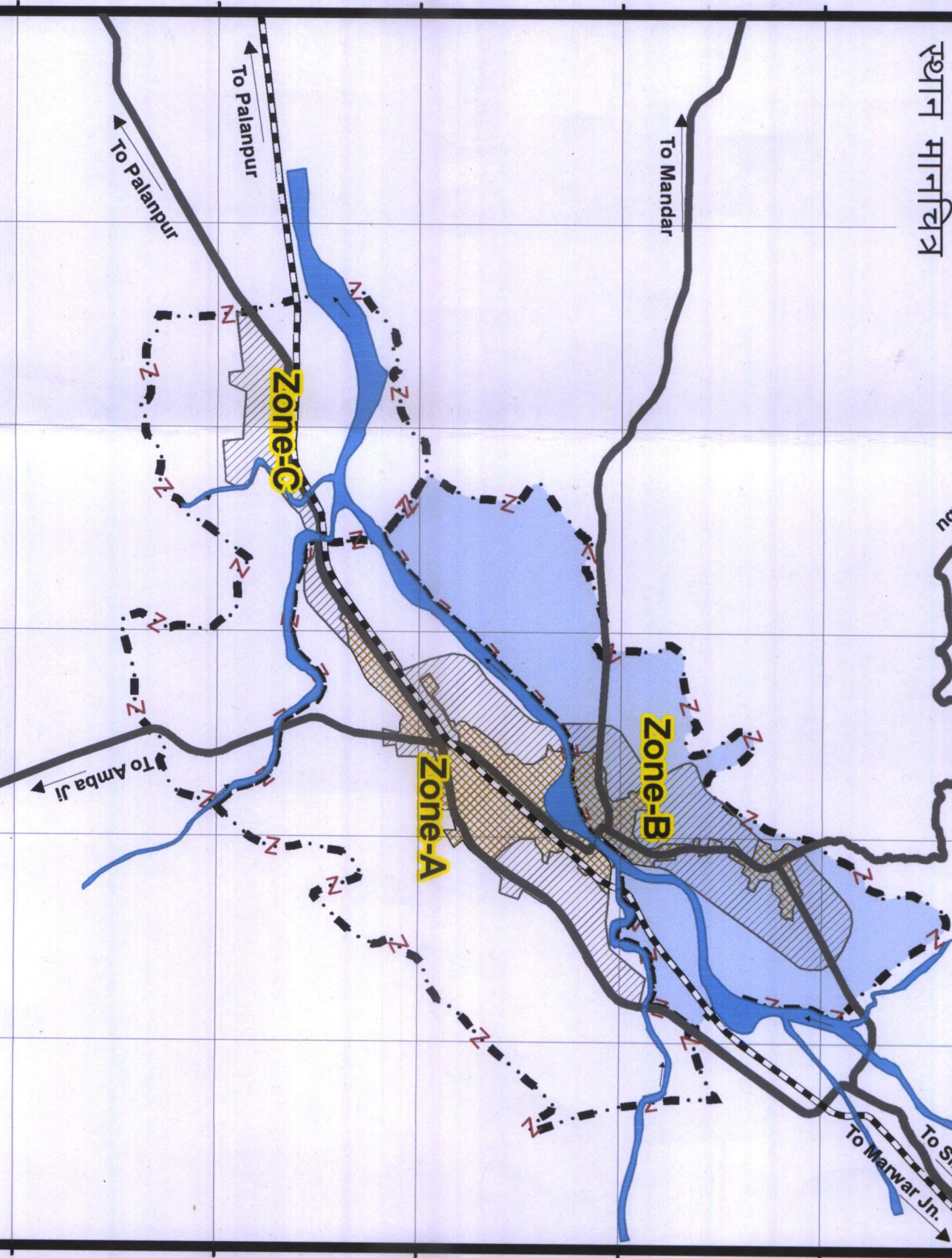
ABU ROAD

आबू रोड

ZONAL DEVELOPMENT PLAN 2025

LOCATION MAP

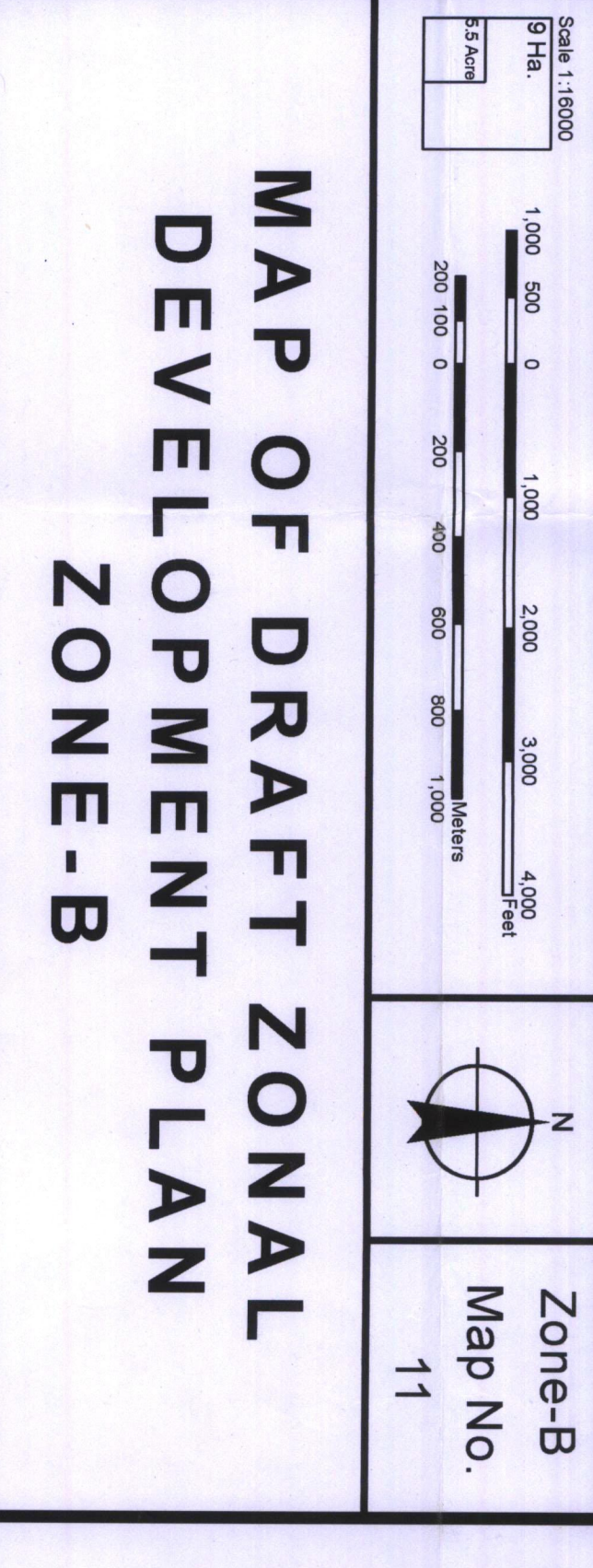
स्थान मानचित्र



PROPOSED LANDUSE

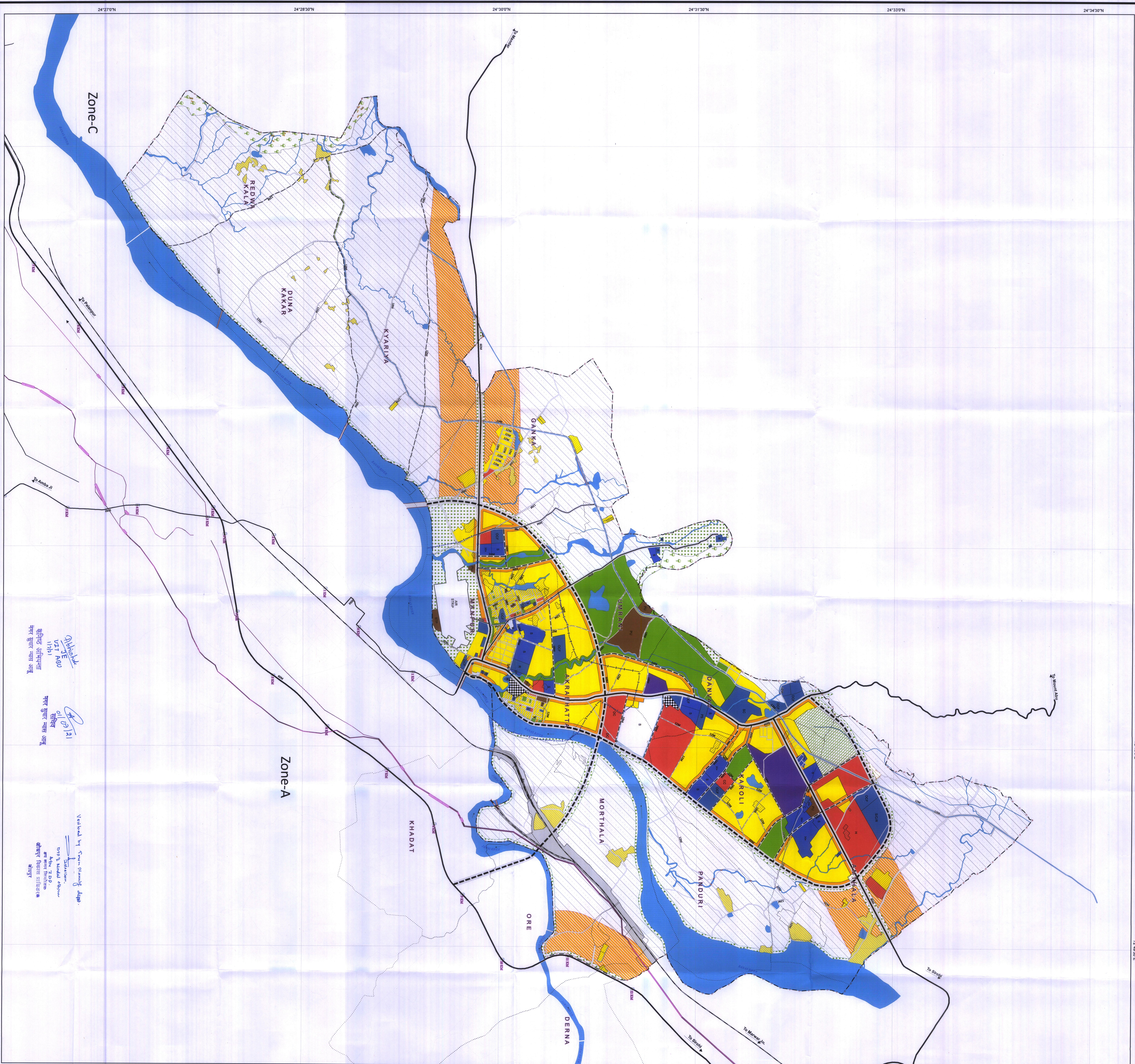
संभावित भू-उपयोग

- RESIDENTIAL** (संभावित)
 - VILLAGE ABADI
 - RESIDENTIAL
- COMMERCIAL** (संभावित)
 - RETAIL BUSINESS & GENERAL COMMERCIAL
 - WHO/ESALE BUSINESS
 - COMMERCIAL COMPLEX DISTRICT CENTRE
 - WAREHOUSING & GODOWNS
- MIXED USE** (संभावित)
 - MIXED USE
- INDUSTRIAL** (संभावित)
 - INDUSTRIAL & MEDIA INDUSTRIES
- GOVERNMENT & SEMI-GOVERNMENT** (संभावित)
 - GOVT & SEMI-GOVT OFFICES
- RECREATIONAL** (संभावित)
 - PARK/OPEN SPACES/PLAY GROUND
 - TOLLEST FACILITIES/FAIR GROUND
- PUBLIC & SEMI-PUBLIC** (संभावित)
 - ANGANWADI SCHOOL
 - TECHNICAL TRAINING INSTITUTE/IT
 - GEN HOSPITAL/VETERINARY HOSPITAL
 - SOCIAL CLUB/RELIGIOUS
 - OTHER COMMUNITY FACILITIES
 - POLICE STATION/FIRE STATION
- OTHER** (संभावित)
 - NURSERIES/ORCHARDS/DAIRIES & FARMS
 - FOREST
 - PLANTATION
 - PERIPHERAL CONTROL BELT
 - CONTROLS
 - PETROLEUM LINE
 - MUNICIPAL BOUNDARY
 - VILLAGE BOUNDARY
 - ZONE BOUNDARY
- CIRCULATION** (संभावित)
 - BUS TERMINUS
 - TRANSPORT NAGAR
 - RAILWAY STATION & YARD
 - KATCHA BASTA
 - KM STONES
 - CULVERTY OVERBRIDGE
 - HIGHWAY DEVELOPMENT CONTROL BELT
- ROADS** (संभावित)
 - MASTER PLAN ROADS
 - EXISTING
 - PROPOSED

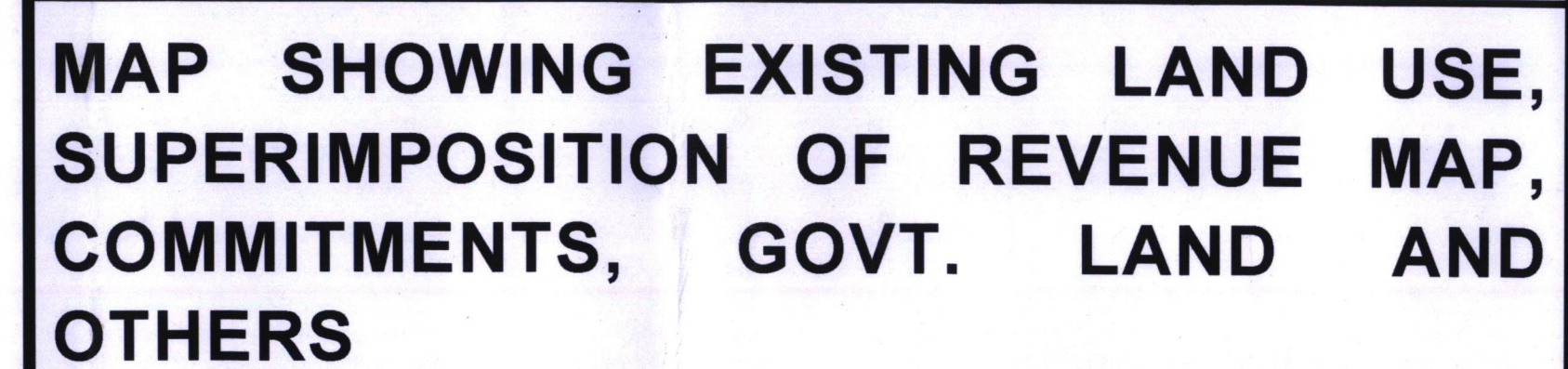
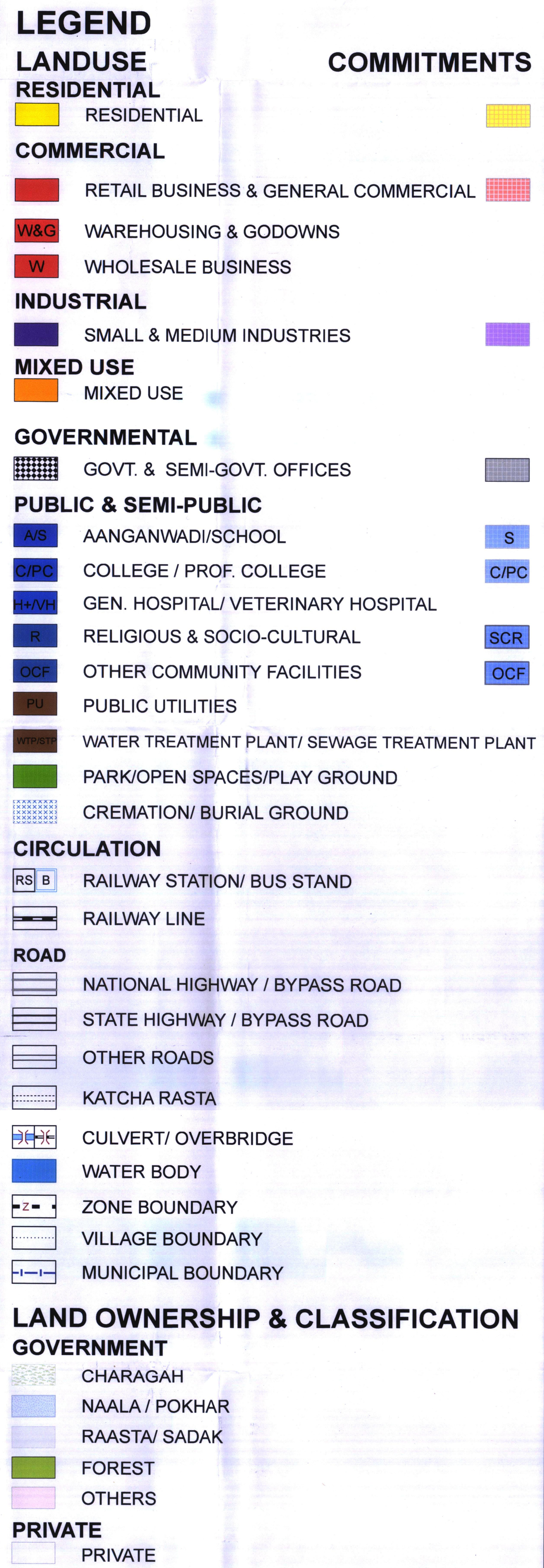


URBAN IMPROVEMENT TRUST, ABU ROAD

TOWN PLANNING DEPARTMENT, RAJASTHAN



ZONAL DEVELOPMENT PLAN 2025



JEN/AEN	DRAFTSMAN/TOWN PLANNING ASSTT.	EXECUTIVE OFFICER
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ATP



Government of Rajasthan

Zonal Development Plan Abu Road

Horizon year 2025

Zone - A

Town Planning Department, Rajasthan

PREFACE

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter 482 kms from state capital Jaipur and about 248kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple is approx 19 kms from town, which makes it an important stay destination for tourists and pilgrims.

The population of the town as per Census of India, 1901 was 6,661, which has increased to 55,595 by the year 2011 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

With the increasing population of urban areas, the Department of Urban Development and Housing, Government of Rajasthan maintains pace and keeps framing various Plans & Schemes through its Town Planning Department.

For holistic development of Abu Road Town, Master plan was prepared and notified on 1st June, 2012 with notified Urban area comprising of 27 villages including Abu Road for the horizon year 2025. Master plan of a city or town is a broad vision document, which guides the future development of the settlement. It dealt with tentative steps to achieve the vision so created, however, to implement that vision every master plan requires zonal level detailing in form of plans and regulations. Therefore, Department of Urban Development & Housing, Government of Rajasthan released guidelines for Zonal Plan preparation and subsequently detailed plans of various zones of Abu Road Urban area are prepared.

The Zonal Development Plan (Draft) for Abu Road includes maps & plans along with detailed report is been published for inviting objection/suggestions from the public and various government & private organizations.

Signature

Executive Officer

Municipal Board, Abu Road

ACKNOWLEDGEMENT

We here by acknowledge following Government officials, departments, agencies and consulatant in preparation of Zonal Development Plan of Abu Road.

Office of the Chief Town Planner, Governmenr of Rajasthan

Sh. R.K. Vijayavargiya	- Chief Town Planner, GoR
Sh. V.K. Dalela	- Addl. Chief Town Planner
Sh. P. R. Beniwal	- Senior Town Planner, DMIC
Smt. Preeti Gupta	- Senior Town Planner
Smt. Anuja Singh	- Deputy Town Planner
Sh. Ganpat Suthar	- Asst. Town Planner, JDA , Jodhpur

UIT, Abu Road

Sh. Kushal Kumar Kothari (RAS) - Secretary, Uit, Abu Road

Department

Nagarpalika, Abu Road

RIICO

Housing Board

Consultant

M/S N K Buildcon Pvt. Ltd, Jaipur (Rajasthan)

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1 INTRODUCTION

1.1 Regional Settings

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter, 482 kms from state capital Jaipur and about 248 kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple in Gujrat State is approx. 19 kms from the town.

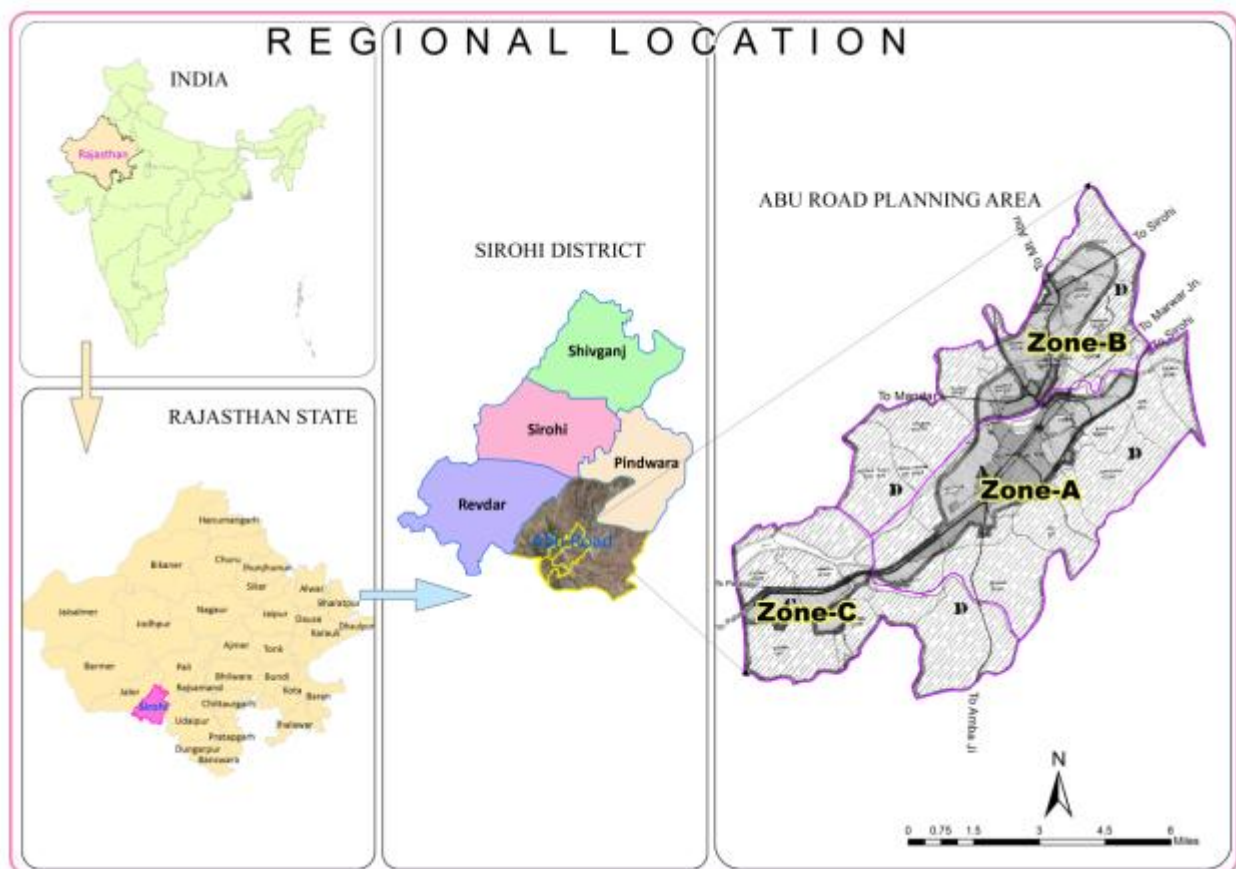


Figure 1.1: Regional Map of Abu Road

1.1.1 Physiography and Climate

Abu Road town is located in south west of Rajasthan state at 24°27' to 24°33' North Latitude and 72°41' to 77°49' East Longitude and 320 meters above mean sea-level.

Climate of Abu Road remain extreme hot in summer season, extreme cold in winter season and moderate during rainy season. Temperature can reach up to 44.3°C during summers and 2.1°C in winters. Average rainfall of Abu Road remains around 870 mm.

Slope of the town is towards South-east direction and is mainly plain area. Agricultural land in the hinterland of town is very fertile and thus, the town owes agriculture and its byproducts as a main economic sector.

1.2 About the Town

Town developed as an Industrial town with major development done by RIICO. In addition, it is of equal importance to be a tourist transit and pilgrimage town. It is well connected with Rail and road, which makes it an important town of Sirohi district. Brahmakumaris is major contributor in other community facility development of the town and making it spiritual center. Mt Abu , a major tourist destination in state of Rajasthan which is up the hill makes it a perfect tourist transit place as major commercial development in form of Resorts, Motels and tourist hotels has come up along the way to Mt. Abu.

1.2.1 Demography of Town – Growth Trends

The population of the town as per Census of India, 1901 was 6,661, In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

Table 1.1: Population Growth of Urbanisable Area (1951-2011)

S.No.	Year	Population	Difference	Growth Rate %
1	1901	6661		
2	1911	7180	519	7.79
3	1921	8199	1019	14.19
4	1931	9725	1526	18.61
5	1941	9935	210	2.16
6	1951	12544	2609	26.26
7	1961	17728	5184	41.33
8	1971	25331	7603	42.89
9	1981	31280	5949	23.49
10	1991	39802	8522	27.24
11	2001	47623	7821	19.65
12	2011	65000*	17377	36.49
13	2021	85000*	20000	30.77
14	2025	100000*	15000	17.65
15	Extra estimated Population of Village Domiciles and Industrial Growth	30000*		
	Total Population 2025	130000*		

Source: Abu Road Master Plan, 2025

As of the 2011 India census, Abu Road had a population of 55,595 of which males constitute 52% of the population and females 48%. In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 and 55,595 in 2011. The highest decadal growth rate of 42.89% was observed during 1961 to 1971 while it was only 19.65% in 1991-2001 and 20.45% in 2011. Abu Road has an average literacy rate of 80.81%, higher than the state average of 66.11% from which 89.63% of the males and 70.97% of females are literate.

S.No.	Year	Population	Difference	Growth Rate %
1	2001	47623	7821	19.65
2	2011	55599	7976	16.75
3	* 2019	68000	12401	22.30
4	* 2021	70000	2000	0.59
5	* 2025	110000	40000	22.86

Source: Abu Road Master Plan, 2025, Census of India and Projection

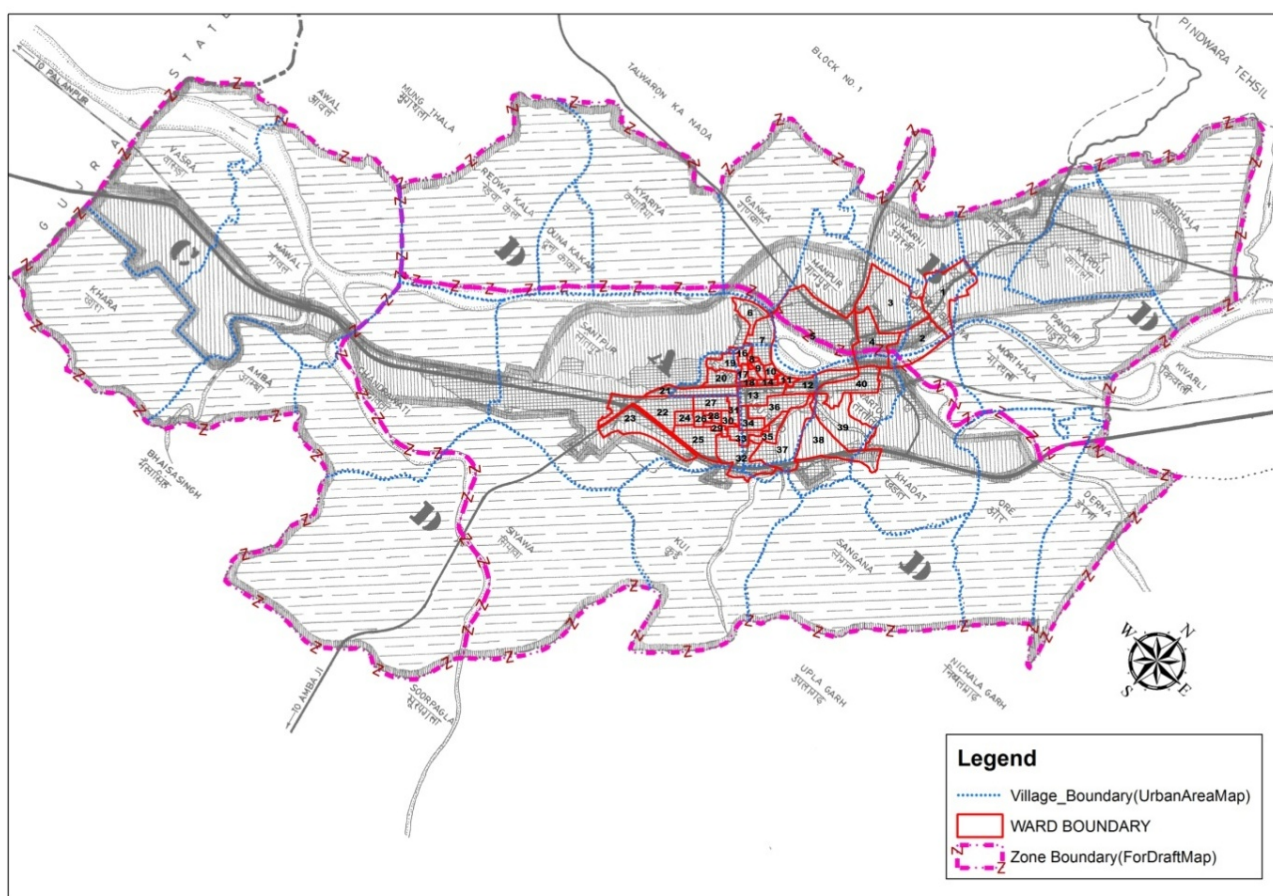
* Projected Population

1.2.1.1 Municipal Area

Abu Road Municipal area comprises of 40 wards, wherein zone A and amongst the wards, ward no. 5 is the largest in area followed by ward no 3 & 1 and ward no. 8, 18, 15, 14 are smaller as compared to others. Ward no..... have high density as they comprise of old city and developed areas while ward no. have low densities as these wards have newly developed areas and vacant lands.

Zone-A includes majority of wards i.e., ward no. 6 to 40 completely and ward 4 & 5 partly sharing with Zone-B and Zone-B includes ward no.1, 2 & 3 completely, while Zone-C does not contain any municipal ward.

Map 1.1: Showing Ward and Village Boundaries in Abu Road Urban Area



Furthermore, population projection for all zones is calculated on the basis of census data for the year 2011 and included 30 wards, almost covering the same area.

1.2.1.2 Urban Agglomeration Area

Abu Road Notified Urban Area consists of total 27 villages as Abu Road, Santpur, Khadat, Manpur, Kyariya, Redwa, Kala, Kesarganj, Chandrawati, Kui, Tartoli, Akara, Bhatta, Ganka, Duna Kakar, Sangana, Siyawa, Vasra, Mawal, Danwav, Amthala, Karoli, Amba, Umarni, Panduri, Morthala, Khara, Ore and Derna. They cover total area 39,300 Acres out of which 8552 Acres is Urbanisable Area i.e. 21.76% of total, including 30 wards of Abu Road Municipal area (as per Master plan 2025 report).

Table 1.2: Population of Urban Area

		1991	2001	2011	* 2019	* 2021	* 2025
1	Abu Road *	38982	47640	55599	68000	70000	110000
2	Akrabhatta	1622	2059	-	-	-	-
3	Amba	256	534	630	770	970	1247
4	Amthala	2112		2811	3438	4328	5565
5	Chandrawati	975	1649	1831	2239	2819	3625
6	Danvav	402	1481	3236	3958	4983	6406
7	Derna	948	1200	962	1177	1481	1904
8	Duna Kakar	267	399	547	669	842	1083
9	Ganka	965	1283	1748	2138	2691	3460
10	Karoli	949	1468	2283	2792	3515	4520
11	Kesarganj	-	-	-	-	-	-
12	Khadat	1255	1448	1649	2017	2539	3264
13	Khara	661	1153	1661	2031	2558	3288
14	Kui	1183	1587	2172	2656	3344	4300
15	Kyariya	673	1123	1638	2003	2522	3243
16	Manpur (rural)	1291	1910	1082	1323	1666	2142
17	Mawal	1784	2593	3674	4493	5657	7273
18	Morthala	1169	1478	1715	2097	2641	3395
19	Ore	2104	2599	3307	4044	5092	6547
20	Panduri	509	752	1090	1333	1678	2158
21	Redwa Kala	1355	1976	2460	3009	3788	4870
22	Sangna	1174	1689	1240	1517	1909	2455
23	Santpur (rural)	4153	7248	9186	11234	14144	18185
24	Siyawa	2565	3721	4599	5625	7081	9104
25	Tartoli (Rural)	1011	1204	1331	1628	2049	2635
26	Umrani	587	870	1078	1318	1660	2134
27	Vasra	1869	2346	3419	4181	5264	6768
		70821	91410	110948	135692	155224	219573

Source: Census of India and Projections

* Consists of Municipal Area as per census 2011 i.e. 30 wards.

1.3 Master Plan – 2025

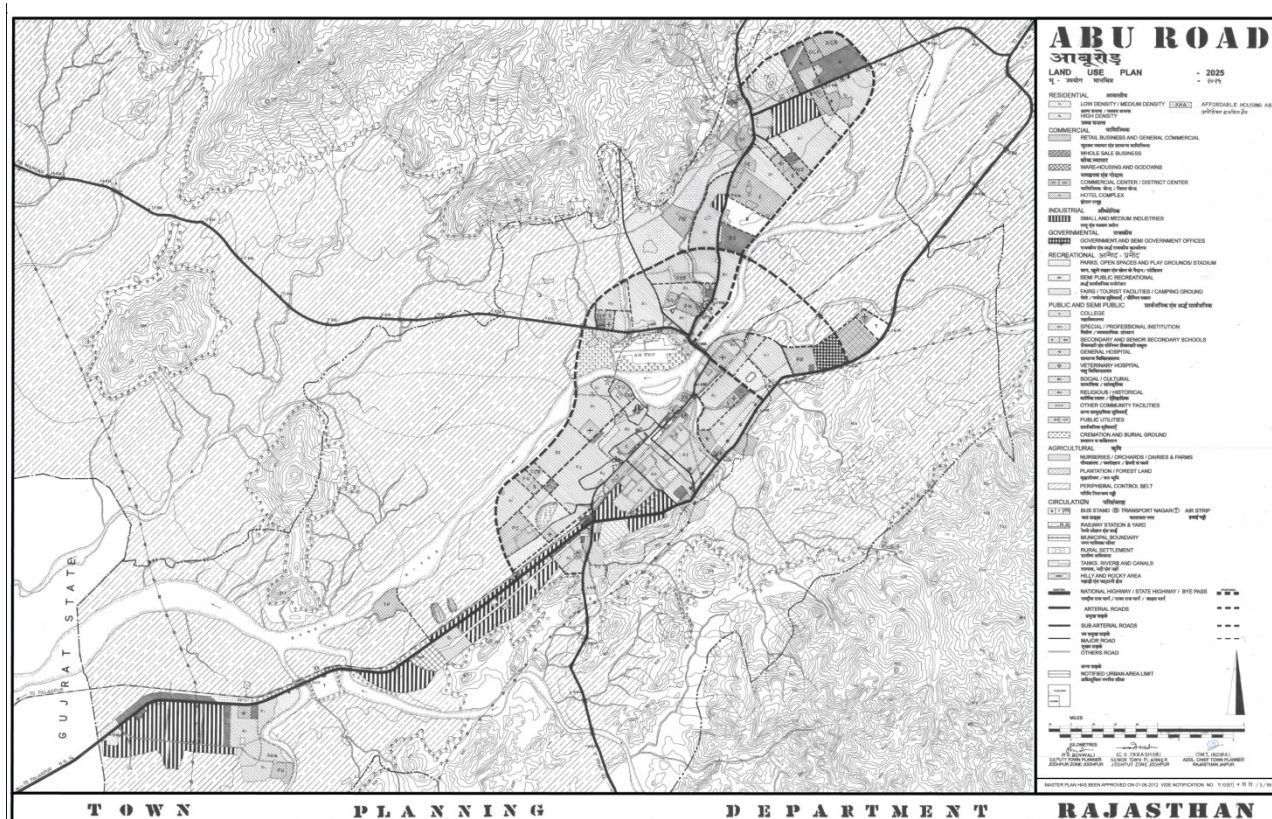
The Abu Road Master Plan was prepared by the Town Planning Department, Government of Rajasthan and was notified under section-7, of Rajasthan Urban Improvement Act, 1959 and commenced from 01.06.2012.

Table 1.3: Proposed Land Use Classification as per Master Plan – 2025

S. No.	Land Use	Area (in Acre)	Area (in Hectare)	Percentage of Urbanisable Area (%)	Percentage of Urban Area (%)
1	Residential	3267	1124.58	40.85	38.20
2	Commercial	568	148.34	7.10	6.64
3	Industrial	1103	103.77	13.79	12.89
4	Government/Semi-Government	78	42.01	0.97	0.91
5	Recreational	937	68.93	11.72	10.96
6	Public Semi Public	1058	213.82	13.23	12.37
7	Circulation	987	456.46	12.34	11.54

S. No.	Land Use	Area (in Acre)	Area (in Hectare)	Percentage of Urbanisable Area (%)	Percentage of Urban Area (%)
	Urbanisable Area	7998	2157.91	100.00%	
8	Water bodies /Nalah	230	5477.00		2.69
9	Plantation	324	14.55		3.80
	Total Urbanisable Area	8552	7649.45		100.00%

Source: Master Plan – 2025 Report for Abu Road



Map 1.2: Proposed Land Use Plan as per Master Plan 2025

1.4 Zonal Development Plan

The Master Plan 2025 for Abu Road Urban Area was notified vide notification no क्रमांक: प. 10(57)न.वि.वि./ 3 / 95 dated 01.06.2012 containing the Land Use Plan – 2025, which shows the proposed land uses required at the city level based on the population projection for the horizon year 2025. However, in the absence of proposals for zonal level land uses and zoning regulations the requirement of zone level facilities is not ensured while approving layout plans. It is therefore, felt necessary to prepare Zonal Development Plan in order to provide proper infrastructure and urban facilities in accordance with the requirements of the growing population of the zone and to ensure a healthy environment for the public. Urban Development Housing department and Local Self Government department, Government of Rajasthan have issued the detailed guidelines for the preparation of Zonal Development Plans which will detail out the proposals of Master Plan and thus will act as a link between the layout plans and Master Plan, containing a zonal base map, existing land use map, land uses as per Master Plan, land use, facilities, road network plan required at zone level and land reservations for water bodies & forests etc. as per revenue record and other specific provisions as per zone requirement, if necessary. The Zoning Regulations will further ensure the zone level social infrastructure

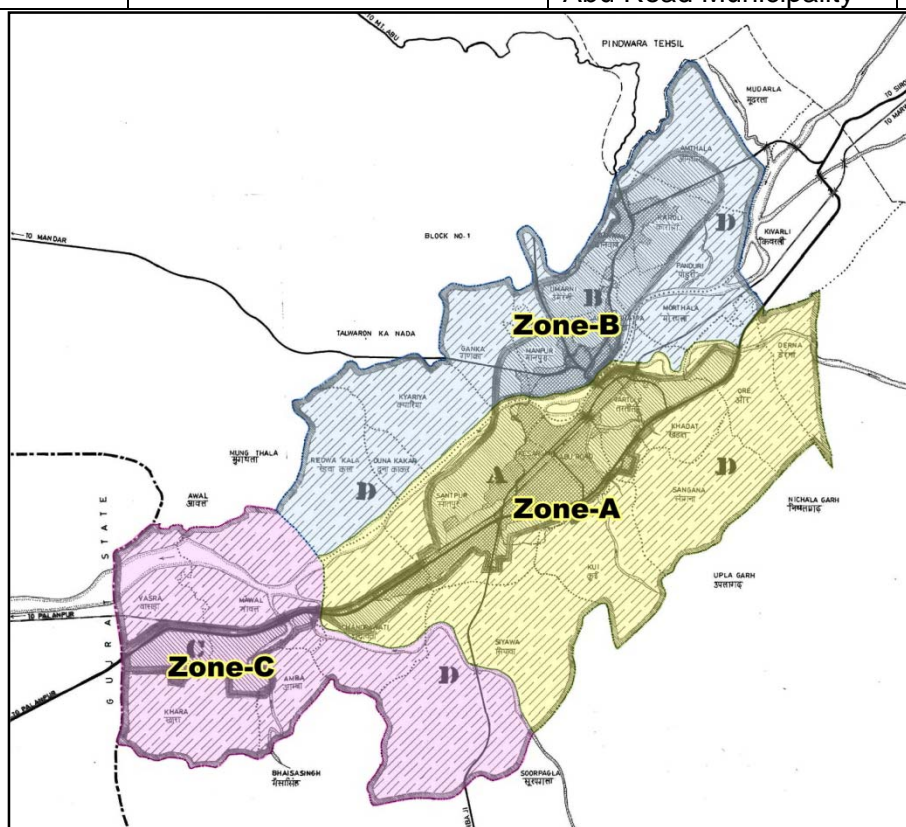
facilities and will also provide guidelines to permit various uses / activities in the proposed use zones of Zonal Development Plan.

1.4.1 Delineation of Zone

Urban Area Limit of Abu Road Master Plan have been divided into threenumber of zones ie. ZoneA, B and C. The zone boundariesdelineation is done in reference to division of Urban Area,based on physical boundaries (road/railway line/river etc.) such as Banas river dividing Zone A and Zone B in North and south direction respectively and Sewaran tributary of Banas river delineating Zone C, located in south west direction of Urban area.

Table 1.4: Zonal Development Plan Boundaries

S.no.	Zone	Boundaries	Villages/Wards	Area
1.	Zone – A (Southern side)	Urban area boundary in south & east, Banas river in north and Sewaran tributary of Banas river in west direction.	Ward no. 6 to 40 completely and ward 4 & 5 partly of Abu Road Municipality	6053.16
2.	Zone – B (Northern side)	Urban area boundary in north & east, mawal village boundary in west and Banas river in south direction.	Ward no. 1 to 3 completely and ward 4 & 5 partly of Abu Road Municipality	4689.72
3.	Zone – C (South - west side)	Urban area boundary in north, Mawal village boundary in east direction, urban area boundary in west and Gujarat state in south direction.	Vasra, Mawal, Khara, Amba (completely) Chandrawati and Siyawa (Partly) No Municipal wards of Abu Road Municipality	4255.53



Map 1.3: Zonal Development Boundaries on Notified Urban Area Map

2 ANALYSIS OF ZONE A

2.1 Physical Features

Zone-A is located on south-east of urban area with zone boundaries as Banas River in the north direction, urban area boundary in east and south, Sewaran tributary of Banas River in south-western direction dividing it from zone-C. The Banas River majorly divides the Zone-A from Zone-B.

The total area of Zone-A is 6053.16 hectares which includes Chandrawati and Siyawa (partly) and Derna, Khadat, Kui, Ore, Sangna, Santpur and Tartoli villages.

RIICO has a major industrial developed part in this zone on the NH-14, with an area of 129.50 hectare.

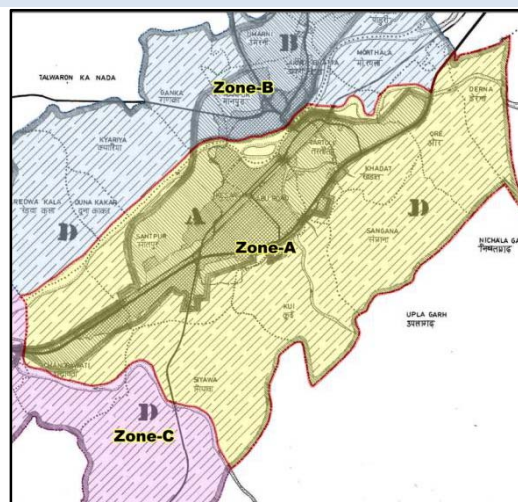


Figure 2.1: Zone-A Boundary on Urban Area Map

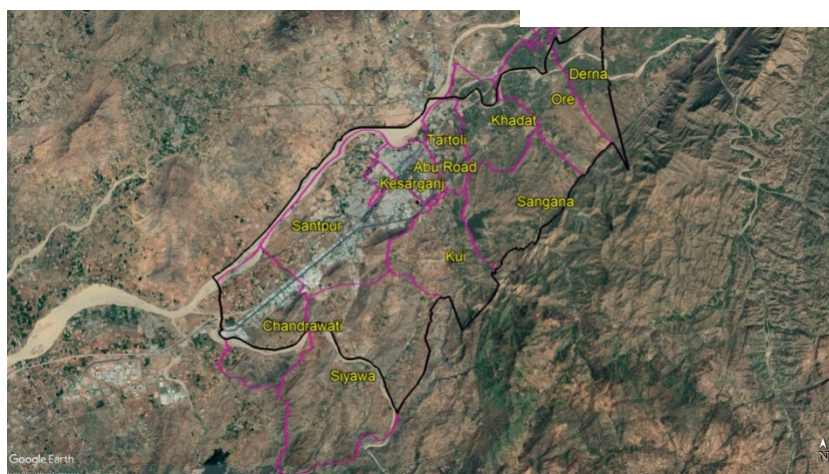


Figure 2.2: Showing Zone-A in Satellite Image

2.2 Demography

As per census data for the year 2011 population for Zone-A is summed to 72277 considering the population of villages situated in the zone and similarly projecting for the year 2019 & 2021 to 88398 & 95681 and for 2025 horizon year to 143018 with gross density of 87 persons per hectare.

Table 2.1: Population growth of town / villages in Zone-A

Town / villages	1991	2001	2011	* 2019	* 2021	* 2025
Chandrawati (partially)	678	1146	1273	1557	1960	2520
Derna	948	1200	962	1177	1481	1904
Khadat	1255	1448	1649	2017	2539	3264
Kui	1183	1587	2172	2656	3344	4300
Ore	2104	2599	3307	4044	5092	6547
Sangna	1174	1689	1240	1517	1909	2455
Santpur (rural)	4153	7248	9186	11234	14144	18185
Siyawa (partially)	1214	1761	2177	2662	3352	4309
Tartoli (Rural)	1011	1204	1331	1628	2049	2635
Wards (4 to 30)	-	-	48981	59906	59810	96899
TOTAL	13720	19882	72277	88398	95681	143018

2.3 Land use analysis as per Master plan

As per Proposed Land Use Plan – 2025 industrial use is the predominant use of the Zone-A and rest other major proposed uses are residential, commercial, truck terminal, green spaces, and public utility.

Table 2.2: Proposed Land Use Classification of Zone-A (as per Master Plan – 2025)

S. No.	Land Use	Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)
		(in Ha.)		
1	Residential	669.27	41.06%	11.06%
2	Commercial	109.25	6.70%	1.80%
3	Industrial	202.37	12.41%	3.34%
4	Government/Semi-Government	27.83	1.71%	0.46%
5	Recreational	164.40	10.09%	2.72%
6	Public & Semi-Public	157.13	9.64%	2.60%
7	Circulation	299.88	18.40%	4.95%
Urbanisable Area		1630.11	100.00%	26.93%
8	Water bodies/River /Nalah	455.26		7.52%
9	Hill Land	1524.27		25.18%
10	Periphery Control Belt	2443.51		40.37%
Urban Area		6053.16		100.00%

2.4 Land use analysis as per Existing Conditions

Zone level Base Map and existing land use map has been prepared using Dronography with ground surveys, digitizing all buildings along with their existing use, roads, railway lines, water bodies, culverts, bridges, high/low tension lines, parks, playgrounds, wetlands, important landmarks, heritage buildings, vacant lands etc.

Maval Railway Station is located in this zone. Various industries, hotel complexes, residential colonies like Gandhi Nagar, Ambica Colony, Saibaba Colony are the majorly located in the zone. While other important land marks of Zone-A are Sadar Bazar, RIICO Colony, Ambaji industrial area etc. along with two main village settlements of Santpur and Luniapura constituting and located near the main urbanized area of the zone and Ore, Derna, Tartoli, Khadat are the rest of the villages.

The total area of Zone-A is 6053.16 hectare of land, under which just 931.89 hectare area is developed i.e., 15.40% of total area of Zone. Major development of the town is present in Zone-A.

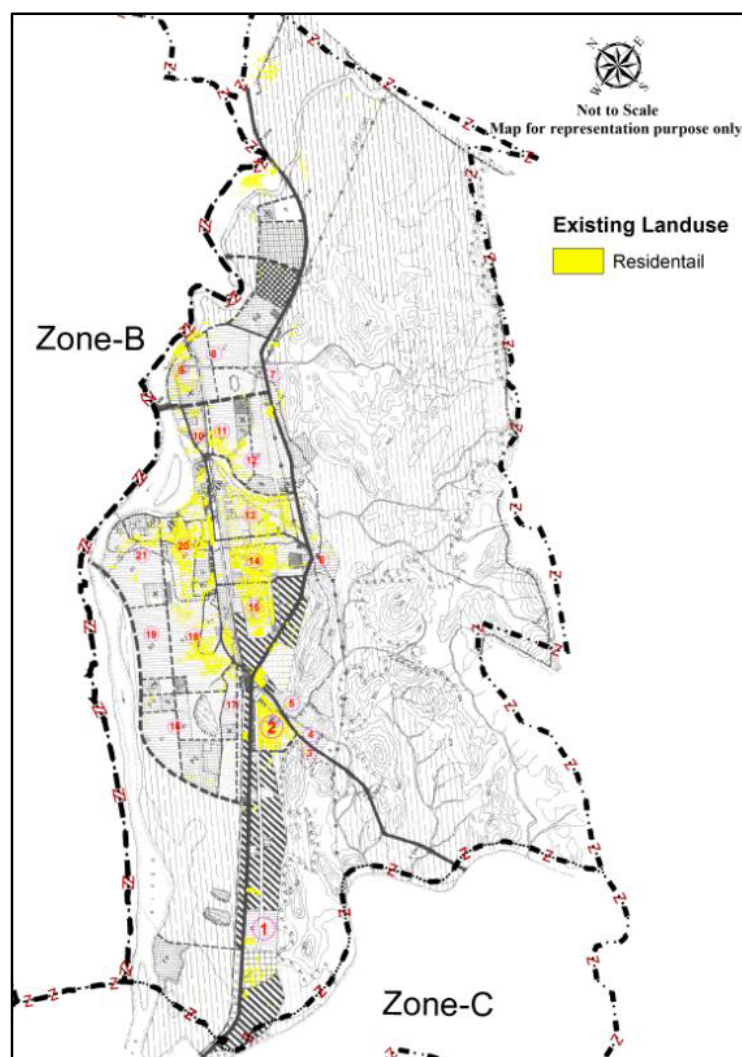
In Zone-A, major part of the developed area is under residential use contributing to 23.08% (215.09 ha.) of total developed area, whereas commercial use as 1.75% (16.36ha.) and mixed use as 1.07% (9.97ha.) only. In addition to that, total of all category of Public/Semi Public Uses contribute to 13.68% (127.47ha.) of total developed area. The detailed classification of generalized existing land use of Zone-A is as below:

Table 2.3: Generalized Existing Land Use Classification of Zone-A

S. No.	Landuse		Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)	
			(in Ha.)			
1	Residential	Residential	215.09	23.08%	3.55%	
2	Commercial	Retail Business and General Commercial	15.42	1.65%	0.25%	
		Warehousing and Godowns	0.00	0.00%	0.00%	
		Wholesale Business	0.94	0.10%	0.02%	
3	Mixed Use	Mixed Use	9.97	1.07%	0.16%	
4	Industrial	Small & Medium Industries	129.50	13.90%	2.14%	
5	Government	Government& Semi-Government Office	19.33	2.07%	0.32%	
6	Recreational	Parks / Open Space	4.12	0.44%	0.07%	
		Stadium	3.23	0.35%	0.05%	
7	Public – Semi Public	Social Infrastruct ure	Educational	31.94	3.43%	0.53%
			Health Care	1.85	0.20%	0.03%
			Religious / Social-Cultural	5.97	0.64%	0.10%
			Cremation	6.31	0.68%	0.10%
			Other Community Facilities	9.60	1.03%	0.16%
		Physical Infrastruct ure	Public Utilities	70.95	7.61%	1.17%
			Others	0.85	0.09%	0.01%
8	Circulation	Railway Station / Bus Stand	24.47	2.63%	0.40%	
		Roads	382.35	41.03%	6.32%	
Developed Area			931.89	100.00%	15.40%	
9	Hill Land / Plantation		1639.82		27.09%	
10	Agricultrul / Open Land		2978.11		49.20%	
11	Water bodies / River /Nalah		503.34		8.32%	
Total			6053.16		100.00%	

2.4.1 Residential

Residential Use accounts to 215.09 hectare of area, making it 23.08% of the developed area of the zone-C. Gandhi Nagar, Ambica Colony, Saibaba Colony, IOCL colony are the main residential colonies of the zone.



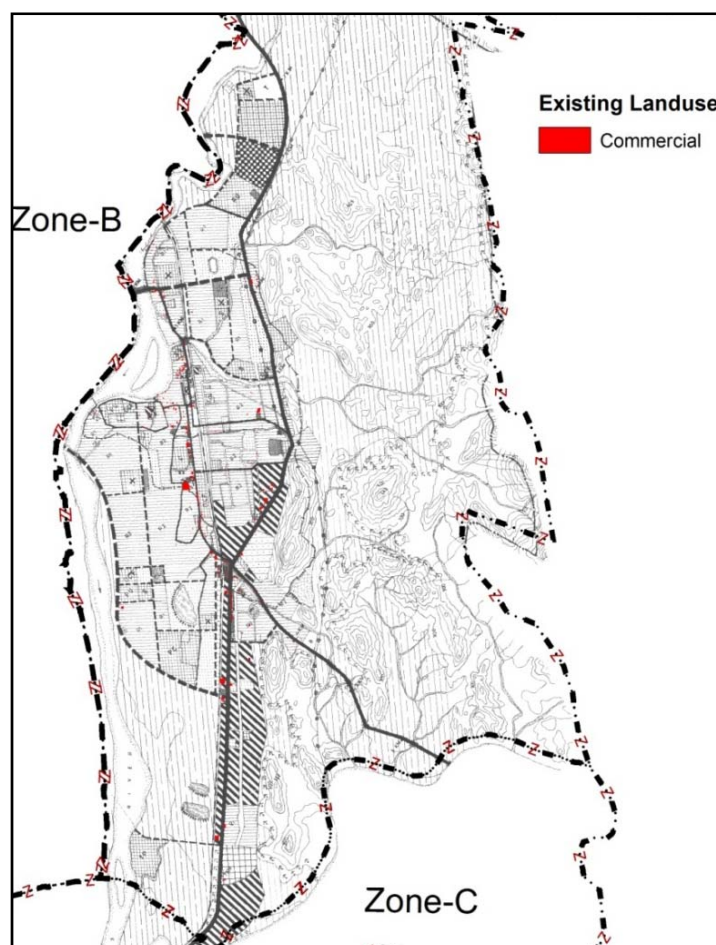
Map 2.1: Showing Existing Residential Use Development on Master Plan-2025

2.4.2 Commercial

Commercial use shares 1.75% of the developed area of the zone-A, contributing to 13.36hectare of land. Mainly retail commercial of the zone is located on the NH-14 road and on MDR-49 road. Main retail commercial markets of the zone are Sadar Bazar, Subhash market etc.. Zone has a various hotel and commercial complexes, petrol filling stations, automobile service stations and other business establishments.

Table 2.4: Detailed Analysis of Existing Commercial Land Use

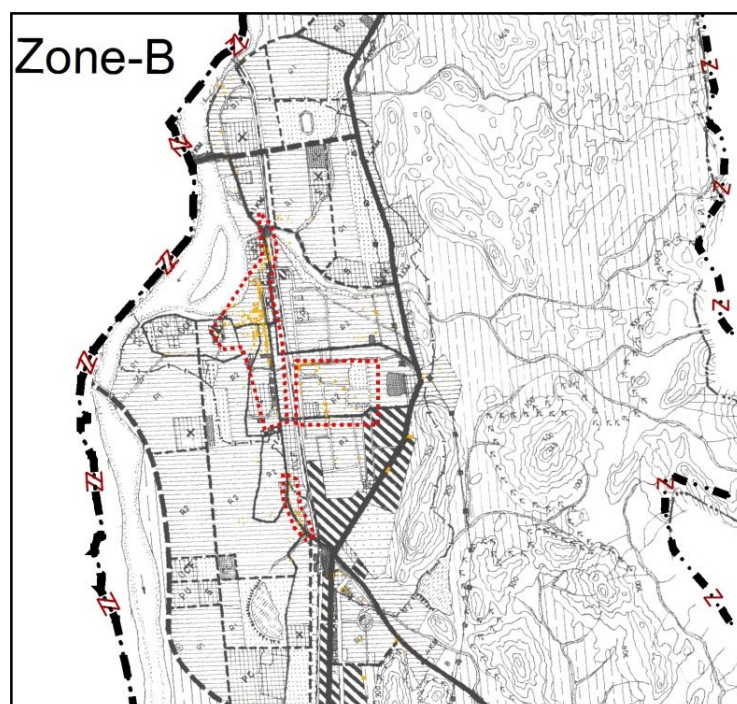
S.No.	Name of Activity	Number	Area (Ha.)
1	Retail Commercial	445	8.97
2	Commercial Complex	3	0.08
3	Petrol Pump / Gas Agency	6	0.97
4	Hotel/Resort	41	3.81
5	Wholesale & Godown	6	0.94
6	Banks / ATM	12	0.43
7	Special Market (Haat / Mandi)	1	0.90
8	Cinema	1	0.26
TOTAL		515	16.36



Map 2.2: Showing Existing Commercial Use Development on Master Plan-2025

2.4.3 Mixed Land Use

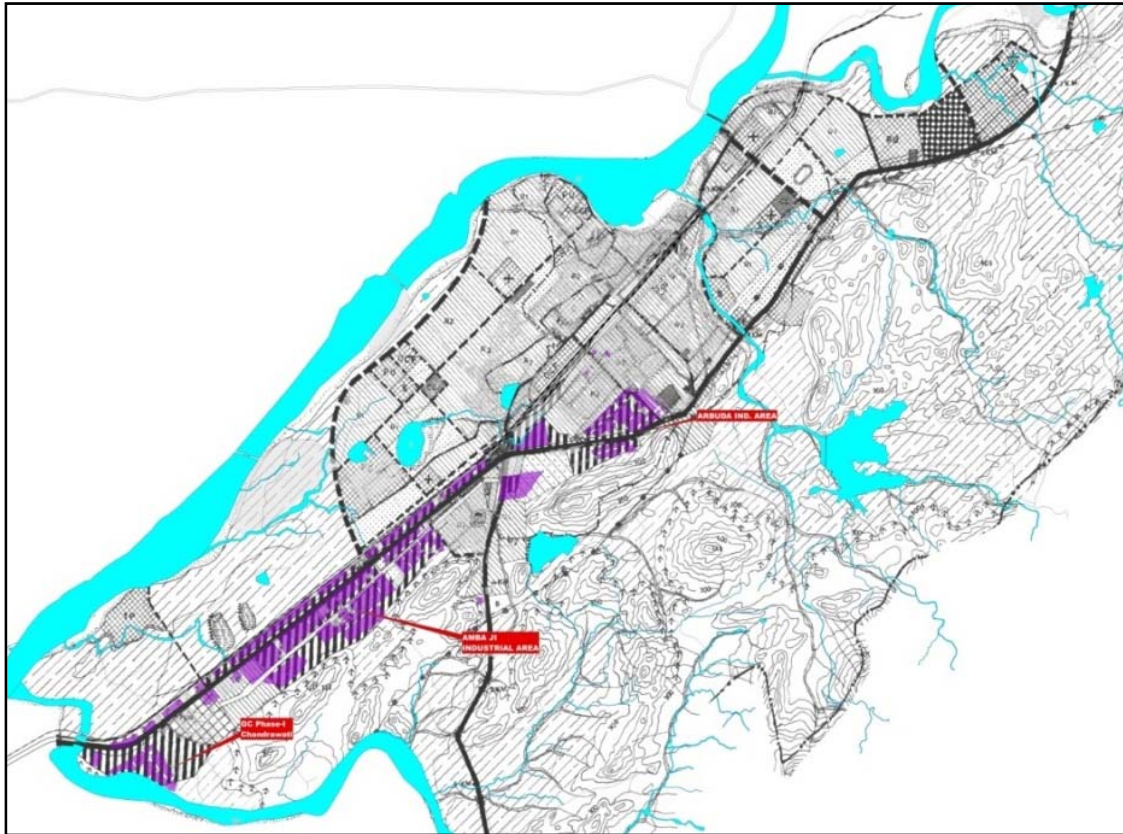
Zone has reasonable amount of mixed land uses constituting to 9.97 ha i.e., 1.07% of developed area and has developed in Sadar Bazar and Subhash market area and on MDR-49 road.



Map 2.3: Showing Existing Mixed use Development on Master Plan-2025

2.4.4 Industrial

Industrial activities in this zone consists of RIICO industrial colony and Ambaji industrial area and comprises of 129.50 hectare land i.e., 13.90% of the total developed area of the Zone-A. Majorly Marble and Granite processing and cutting Industries are present in this Zone. The Diesel Loco Shed, Abu Road located here provides employment to a large number of people and holds an important place in town's economy



Map 2.4: Showing Existing Industrial use on Master plan-2025

2.4.5 Government and Semi-Government

Only Gram Panchayat office, Rajiv Gandhi Kendra and Regional Transport Office contribute to Government and Semi-Government use in the zone.

2.4.6 Public Semi-Public

The public semi-public land use in the zone occupies 127.47ha. area of land, which is 13.68% of the total developed area and includes social and physical infrastructure facilities present in zone-C.

2.4.6.1 Social Infrastructure

2.4.6.1.1 Educational

Educational facilities make a total of 31.94 hectare i.e., 3.43% of the total developed area of the zone. Educational facilities include government primary & upper primary schools, along with secondary schools and senior secondary schools and private educational institutions like St. Anselm's Sr. Sec. School, St. Paul Sr. Sec. School, Shri Vedic Kanya Senior Secondary School, Sai Baba Public School, Railway Senior Higher Secondary School, Kasturba Gandhi Balika Asha Yashika School, Bs Memorial School, Adarsh Vividha Mandir Senior Secondary School, SMCC Government College, St. Pauls College Of Science & Management, Shri USB College Of Nursing, Railway Diesel Training Centre, Government I.T.I., Shri Mati Chandrawal College Of B.Ed. for Girls etc.

Table 2.5: Existing Educational Facilities in Zone-A (143018)

Category for Educational facilities	Unit	Area (Ha.)
Primary School / Upper Primary	5	1.4 - 0.22
	7	0.19-0.11
	7	0.081-0.011
	19	4.13
Secondary School / Senior Secondary School	13	2.144-0.38
	12	0.24-0.012
	25	15.43
Professional institutes/ITI	2	6.46 & 3.95
	5	0.42-0.018

2.4.6.1.2 Healthcare

Area towards Healthcare Facilities contribute to a least of 0.05 % of public and semi-public use of the developed area of the zone and 0.18 hectare area of land, having primary and upper primary health centers, E.S.I. Hospital, Railway Hospital, Ayurvedic Hospital, RudrakshNaturopathy, Gaurav Sindhi Hospital, Bansal Hospital etc.

Table 2.6: Existing Healthcare Facilities in Zone-A

Category for Healthcare facilities	Unit	Area (Ha.)
Dispensary / Sub-Health Centre / Nursing Home / Small	7	0.375
Hospital (25-50 beds)	10	1.215
Veterinary Hospital	2	0.026 & 0.054
Others (Ayurvedic)	2	0.148 & 0.038

2.4.6.1.3 Social, Cultural and Religious

Social, Cultural and Religious facilities together contribute to 0.64% of the total developed area of the zone having an area of 5.97 hectare of land. These includes one anganwadi, community facilities like Dev Narayan Kanta Hostel, JanjatiAashram Hostel, VaishnoDharamshala, government hostel and religious places such as Shree Sia Baba Temple, Chamunda Mata Temple, Dasha Mata Mandir, MaaBrahmani Devi Temple, BhureshwarMahadevMandir, Shree Mahadev Ashram, New Apostolic Church, ShahiChhoti Masjid, Digambar Jain Temple, Hanuman Temple etc.

Table 2.7: Existing Social, Cultural & Religious Facility

Category	Unit	Area (Ha.)
Anganwadi / Child Care Centre / Crèche	3	0.067-0.021
	2	0.0144-0.0129
	5	0.139
Multi-purpose Community Room/Other Community Facilities	25	6.649
Religious Facility	147	5.972

2.4.6.1.4 Other Community Requirements

- Cremation / Burial Ground**

There are seven cremations / burial Ground grounds present in zone having a total area of 6.305 hectare and are located near Abkari road, Luniapura road, Mahaveer Talkies Road and near Sewerage treatment plant.

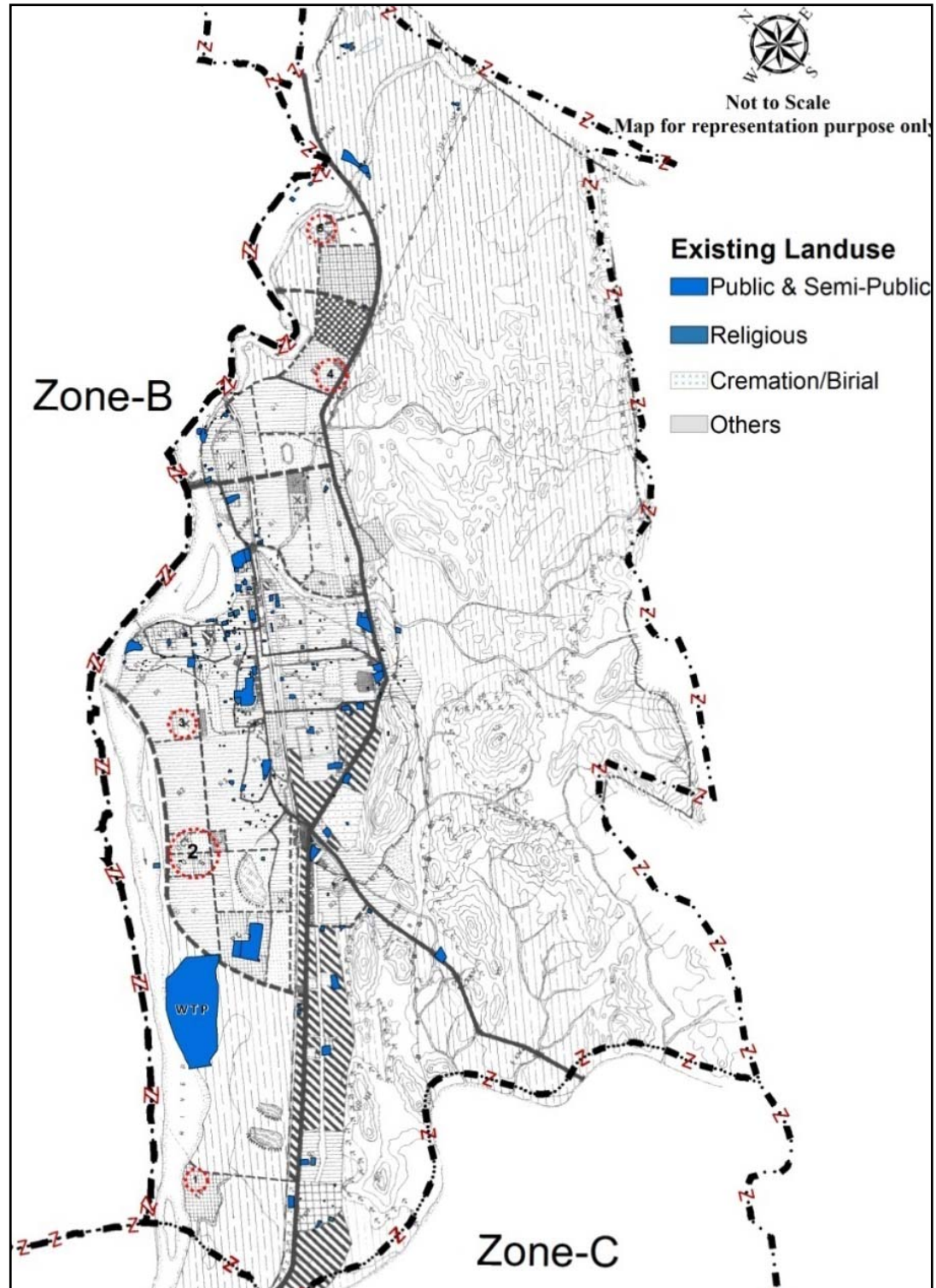
- Police**

There is one railway police station located near main railway station and three other police stations measuring a total area of 1.766 hectare. The location of these police stations are at RIICO industrial area, on Abkari road and last is Sadar police station.

In addition, two R.T.O. offices are located on the MDR-49 road in south towards Ambaji.

- **Safety management – Fire**

There is one fire station located in Zone-B, which is serving the town as a whole.



Map 2.5: Showing Existing Public and Semi-Public Use

2.4.6.2 Physical infrastructure

Physical infrastructure refers to the basic physical structures required for a city / town to function and survive such as a water supply network, power grid station, drainage, sewerage and solid waste disposal systems.

2.4.6.2.1 Water supply

Currently zone does not have a water supply network while tube wells and overhead tanks fulfill it separately. Water supply storages in the zone are located at 19 different locations and a water treatment plant is also developed in the zone of an area of 54.28 hectare near Tartoli Village.

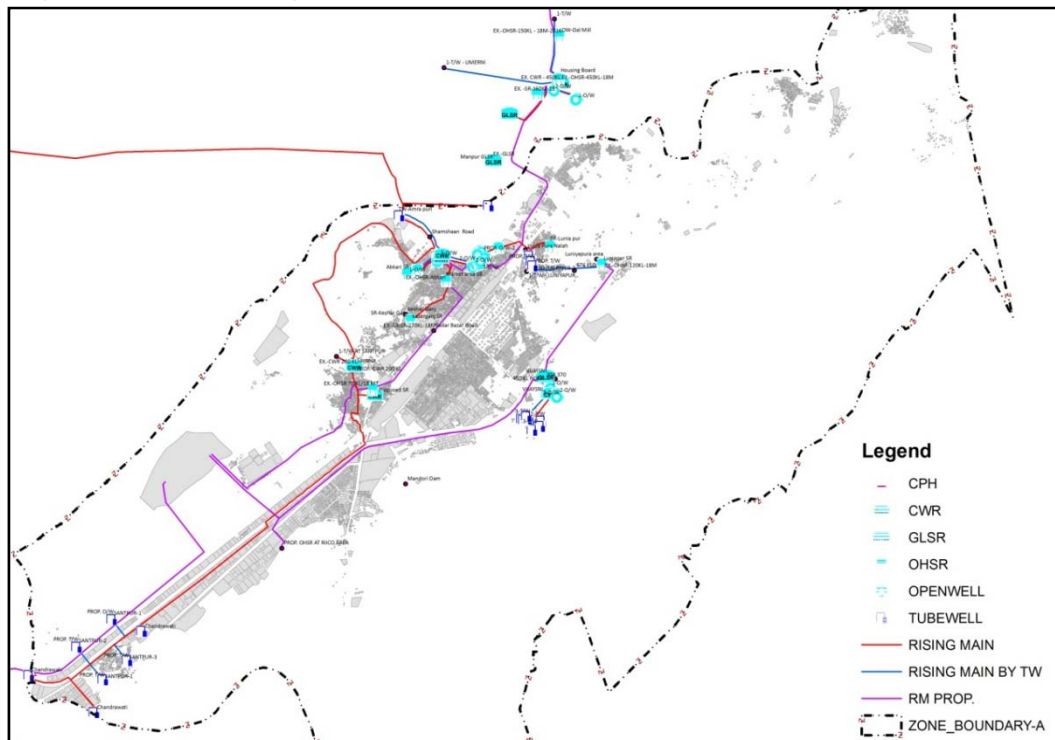


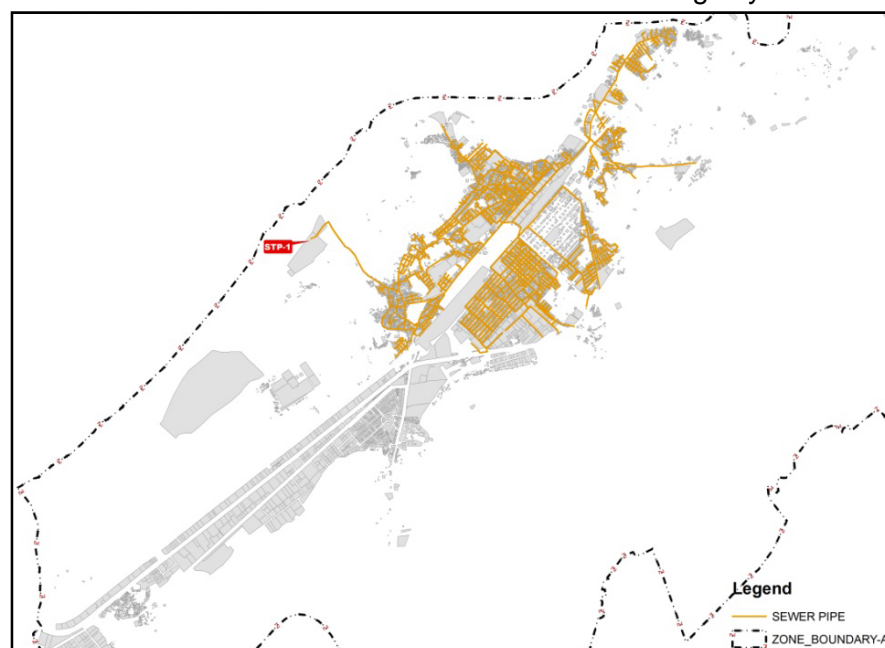
Table 2.8: Showing Existing Water Supply Network

2.4.6.2.2 Power supply

One 132 KV and four 11/33 KV Grid Sub-Stations are serving the electrical supply in Zone-A and these grid sub-stations are located in RIICO industrial area, near railway station, on NH-14 near Gandhi nagar and near IOCL colony.

2.4.6.2.3 Drainage and Sewerage System

There is proper drainage and sewage network system in the developed part of the zone i.e., ward area whereas RIICO industrial area does have its own sewerage system.



Map 2.6: Showing Existing Public and Semi-Public Use

2.4.7 Recreational

Recreational areas are the basic requirements for a residential area and 4.12 hectare of land parcels are there in the zone as parks / green spaces, mostly located in the developed residential schemes. In addition, two playgrounds are present in Zone A comprising 3.23 hectare of land parcel, Railway ground and SMCC playground.

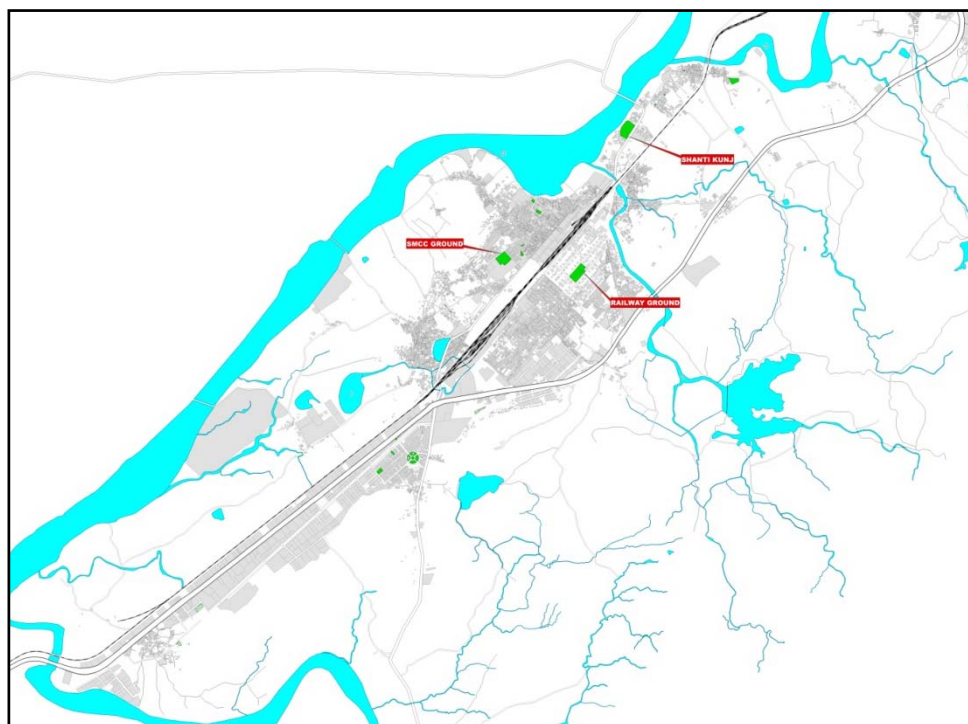


Figure 2.3: Showing recreational land use on Master Plan-2025

2.4.8 Transportation

Circulation is one of the important components, which comes under major land use category. Roads are occupying major share in circulation land use followed by accessibility within the zone is via National Highway-27, Road towards Palanpur as the only major road.

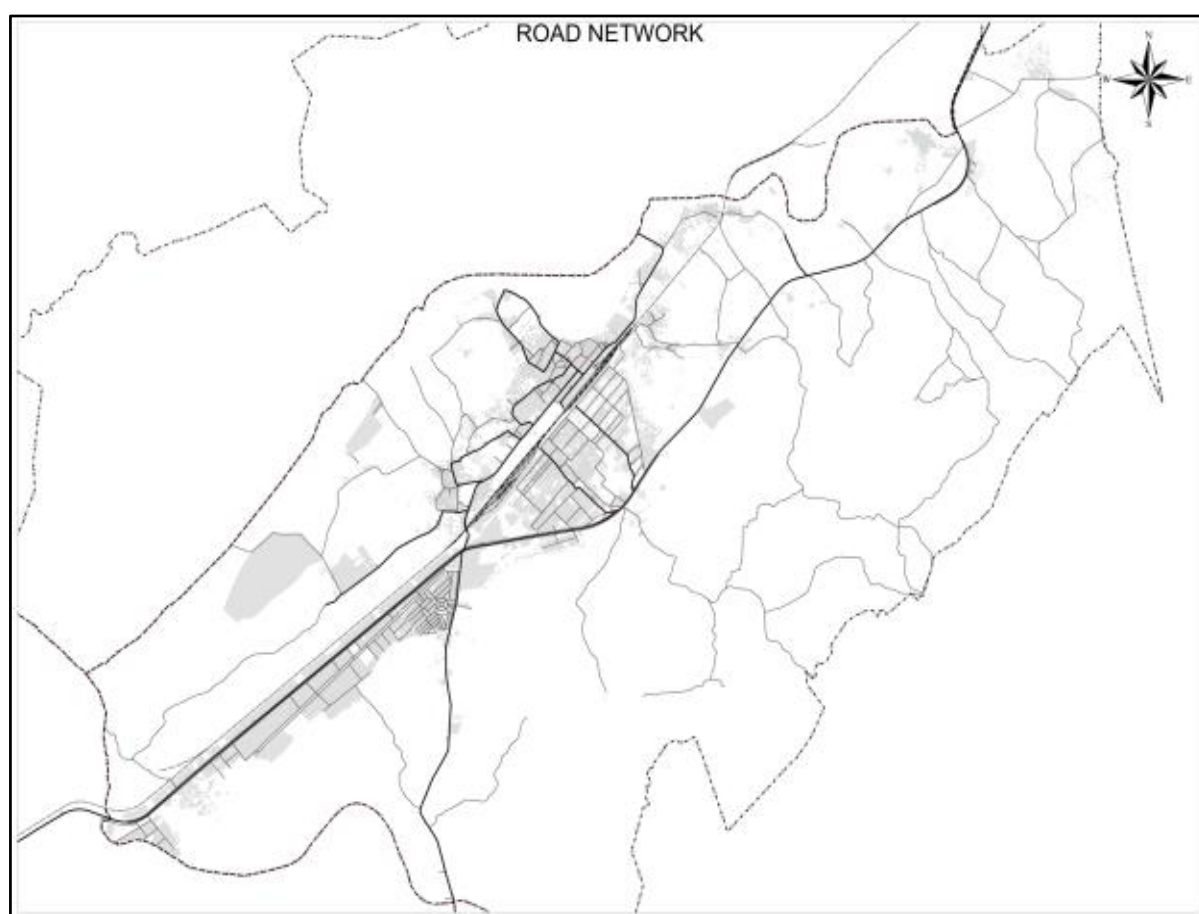
2.4.8.1 Road

The transportation area in the zone A is 299 hectares i.e., 7.18 % of the total developed area of the zone, contributing to railway station and bus stand and 70.68% contributing towards roads.

Table 2.9: Length of Road according to width in Zone-A

S. No.	Road ROW (in m)	Length of Road (in Kms)
1	Cart Track	42.48
2	Less than 9m	20.60
3	9m – 12m	46.77
4	12m – 18m	17.87
5	18m – 24m	4.44
6	24m – 30m	15.69
7	More than 30m	18.30
Total		166.15

Figure 2.4: Showing existing road Network in Zone-A



2.4.8.2 Railway

The main railway Station of Abu Road Railway Station is located in Zone A and is an important station on Jaipur –Ahmedabad line of North Western railway zone.

2.4.8.3 Terminal Facilities – Bus Stand etc.

The main central bus stand is located in Zone A that has very good connectivity interstate and intrastate, all RSRTC buses operates from here. There are 6 main bus stops in Zone A.

2.4.8.4 Public Transportation – Bus Services, Autorickshaw, Cycle etc.

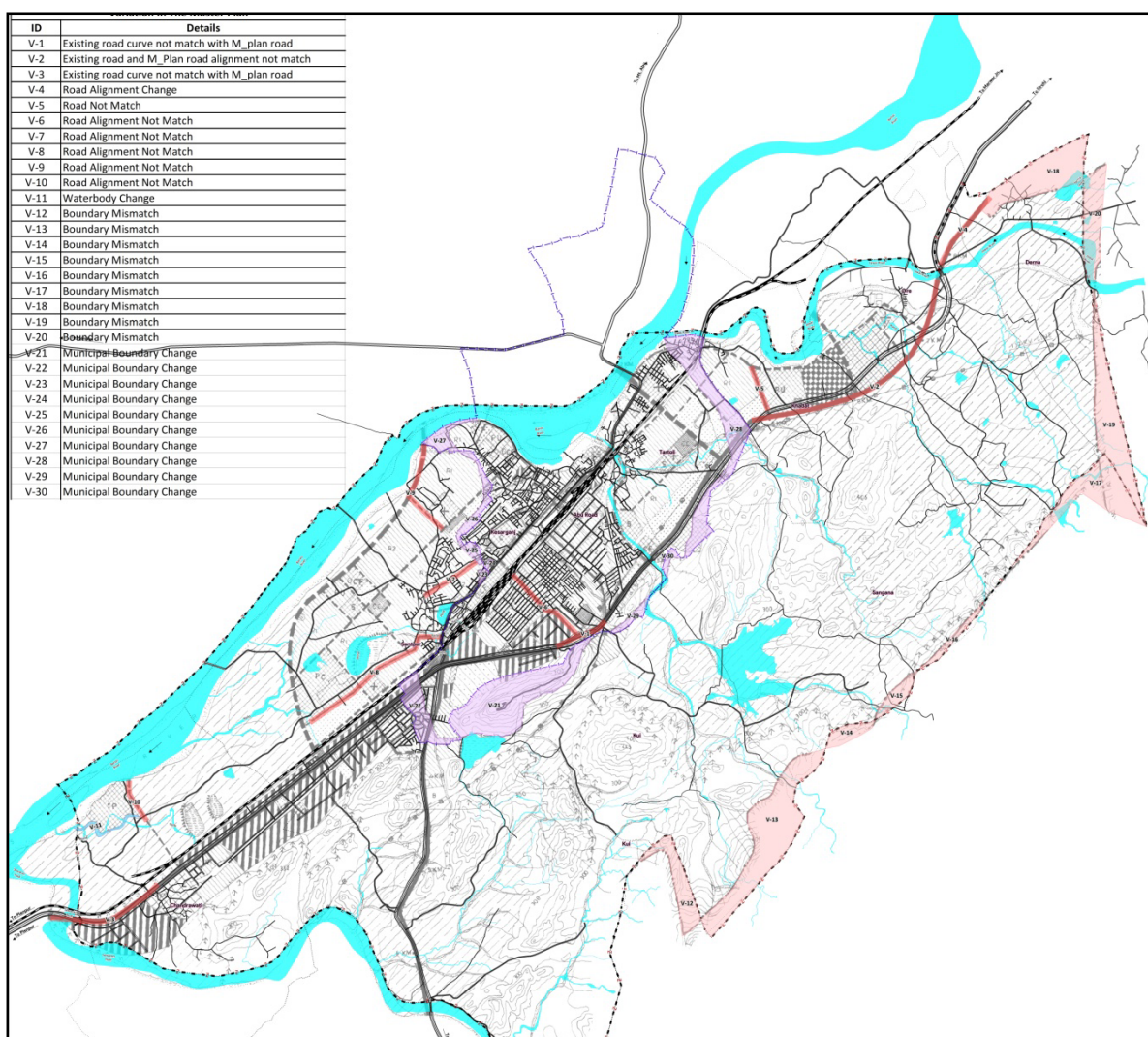
Private mini bus services and autorickshaw services are the means of public transportation in the zone and in the town too. These services work without identified established routes and do not properly manage traffic demand.

2.5 Variations in Land Use Plan

Major Variations in the zone consist of zone boundary, major roads of master plan and river alignment, water bodies, Urban Area and Municipal Boundary. With reference to the below map table shows the details of 30 identified variations in proposed land use plan 2025.

Table 2.10: Variation in Land Use Plan 2025 of Zone-A

S.No.	Location	Details
1	V-1	Existing road curve not match with Master Plan road
2	V-2	Existing road and Master Plan road alignment not match
3	V-3	Existing road curve not match with M_plan road
4	V-4	Road Alignment Change
5	V-5	Road Not Match
6	V-6	Road Alignment Not Match
7	V-7	Road Alignment Not Match
8	V-8	Road Alignment Not Match
9	V-9	Road Alignment Not Match
10	V-10	Road Alignment Not Match
11	V-11	Waterbody Change
12	V-12	Boundary Mismatch
13	V-13	Boundary Mismatch
14	V-14	Boundary Mismatch
15	V-15	Boundary Mismatch
16	V-16	Boundary Mismatch
17	V-17	Boundary Mismatch
18	V-18	Boundary Mismatch
19	V-19	Boundary Mismatch
20	V-20	Boundary Mismatch
21	V-21	Municipal Boundary Change
22	V-22	Municipal Boundary Change
23	V-23	Municipal Boundary Change
24	V-24	Municipal Boundary Change
25	V-25	Municipal Boundary Change
26	V-26	Municipal Boundary Change
27	V-27	Municipal Boundary Change
28	V-28	Municipal Boundary Change
29	V-29	Municipal Boundary Change
30	V-30	Municipal Boundary Change



Map 2.6: Showing Variations in Land Use Plan – 2025 of Zone-A

2.6 Deviations in Proposed Land Use Plan

Identification of deviations in Proposed Land Use Plan-2025 of Abu Road is done based on superimposing present existing land use. With reference to the below map table shows the details of 186 identified deviations in proposed land use plan 2025. Compatible and non-compatible land uses also shown in table, which after finalization by competent authority will become part of final proposal.

Table 2.11: Deviations in Land Use Plan 2025 of Zone-A

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
1	Plantation	Industrial	294	3860.98	Non-Compatible
2		Industrial	295, 296	3862.45	Non-Compatible
3		Industrial	300,299, 298,301	6257.89	Non-Compatible
4		Industrial	301,302, 304	5779.41	Non-Compatible
5		Industrial	305,307,308,309, 310	8477.87	Non-Compatible
6		Hotel Complex	311,312,313	4840.59	Non-Compatible
7		Industrial	313,314,315	4533.49	Non-Compatible
8		Industrial	317,318	10084.11	Non-Compatible
9		Educational	319,320,321	8053.70	Compatible
10		Industrial	322,323,324,325	6427.65	Non-Compatible

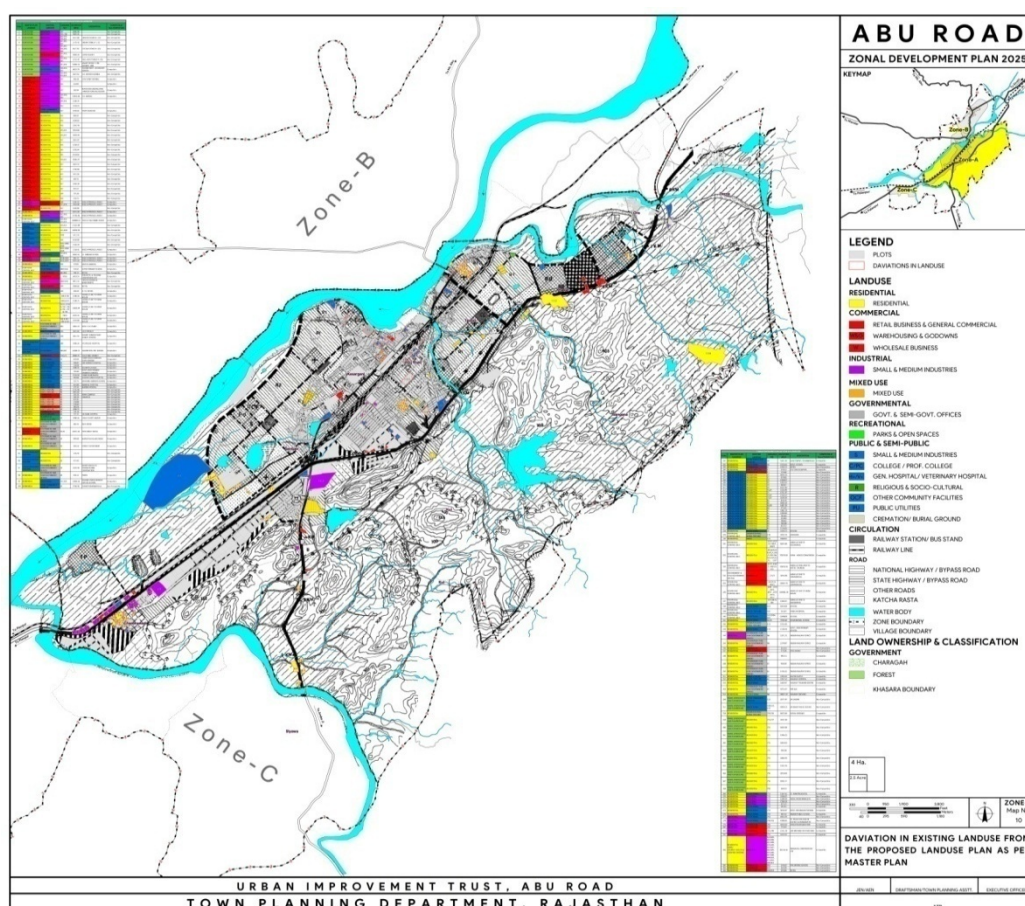
S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
11	Warehouse & Godown	Commercial	421	466.38	Compatible
12		Commercial	421	250.83	Compatible
13		Industrial	422	293.94	Compatible
14		Industrial	339,340,341	12854.64	Compatible
15		Industrial	340,341	2160.34	
16		Industrial	341	1526.25	
17		Other Community Facilities	427	2456.82	Compatible
18		Residential	421	683.62	Non-Compatible
19		Residential	421	1428.62	Non-Compatible
20		Residential	421	1361.46	Non-Compatible
21		Residential	421,424	3918.66	Non-Compatible
22		Residential	421,427	1828.78	Non-Compatible
23		Residential	427	1831.07	Non-Compatible
24		Residential	421	1138.47	Non-Compatible
25		Residential	335	2792.64	Non-Compatible
26		Residential	335	9718.91	Non-Compatible
27		Residential	421,427	3930.70	Non-Compatible
28		Residential	427	1824.54	Non-Compatible
29		Residential	427	1740.80	Non-Compatible
30		Residential	427	1421.05	Non-Compatible
31		Residential	427	463.31	Non-Compatible
32		Residential	427	1402.30	Non-Compatible
33		Residential	427	975.57	Non-Compatible
34		Residential	419	725.40	Non-Compatible
35		Residential	419	319.75	Non-Compatible
36	Industrial	Commercial	329	1705.47	Compatible
37	Industrial	Commercial	327,328	1654.09	Compatible
38	Warehouse & Godown	Residential	427	1202.82	Non-Compatible
39	Residential	Industrial	350	6241.30	Compatible
40	Residential	Industrial	352,353,390	37785.94	Compatible
41	Peripheral Control Belt	Public Utilities	321,322,323,324	538900.32	Compatible
42	Professional College	Residential	324,455	11125.09	Non-Compatible
43		Residential	455,1112	19930.93	Non-Compatible
44		Residential	1102	1411.23	Non-Compatible
45		Residential	456	6148.89	Non-Compatible
46		Residential	1087,1088,1089	2146.70	Non-Compatible
47	Industrial	Residential	1067,1068,1069	7158.42	Compatible
48	Warehouse & Godown	Educational	974,975,976	9602.59	Compatible
49	Industrial	Residential	1038,1039	981.27	Compatible
50	Industrial	Residential	1021,1034	4247.20	Compatible
51	Residential	Other Community Facilities	928	520.05	Compatible
52	Peripheral Control Belt	Educational	998/1344	573.65	Compatible
53	Residential	Hotel Complex	995,996	794.13	Non-Compatible
54	Residential	Commercial	923/1	4618.24	Compatible

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
55	Peripheral Control Belt	Industrial	998/1343	4012.53	Non-Compatible
56		Hotel Complex	239	1994.63	Non-Compatible
57		Public & Semi-Public	240	439.20	Compatible
58	Peripheral Control Belt	Residential	194/2738	2780.36	Compatible
59		Residential	819/1/2/3	3709.73	Compatible
60		Residential	752/1,2,753 & 754 , 749 & 750 , 747 & 748	13802.04	Compatible
61		Residential	790/1	4397.41	Compatible
62		Residential	686 & 687 , 688 & 689	5224.68	Compatible
63	Residential	Government And Semi Government Offices	393	1081.76	Compatible
64	Residential	Public Utilities	246	1821.83	Compatible
65	Residential	Government And Semi Government Offices	238	1015.95	Compatible
66	Other Community Facilities	Health Services	588	1486.33	Compatible
67	Other Community Facilities	Educational	586,587	12660.72	Compatible
68	Residential	Commercial	579,575	8988.79	Non-Compatible
69	Residential	Educational	31	649.66	Compatible
70	Residential	Health Services	46	286.07	Compatible
71	Residential	Public Utilities	46	536.68	Compatible
72	Residential	Educational	46	1909.92	Compatible
73	Residential	Educational	46	793.80	Compatible
74	Residential	Educational	46	2233.18	Compatible
75	Residential	Health Services	46	440.08	Compatible
76	Residential	Educational	46	237.75	Compatible
77	Residential	Health Services	46	425.89	Compatible
78	Residential		46	225.33	Compatible
79	Residential	Mixed Land Use	46	1735.06	Non-Compatible
80	Residential		46	1091.81	Non-Compatible
81	Residential	Commercial	46	293.38	Non-Compatible
82	Residential	Commercial	46	193.29	Non-Compatible
83	Residential	Mixed Land Use	46	922.05	Non-Compatible
84	Residential		46	176.08	Non-Compatible
85	Residential		46	528.60	Non-Compatible
86	Residential	Commercial	46	380.28	Non-Compatible
87	Residential	Mixed Land Use	46	1860.37	Non-Compatible

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
88	Residential	Commercial	46	544.28	Non-Compatible
89	Residential	Health Services	46	171.35	Compatible
90	Residential	Religious & Socio-Cultural	46	1000.44	Compatible
91	Residential	Government And Semi Government Offices	46	383.32	Compatible
92	Warehouse & Godown Industrial		14,46	19415.36	Compatible
93	Residential		46	909.86	Compatible
94	Residential		46	469.58	Compatible
95	Other Community Facilities	Residential	8	176.70	Non-Compatible
96		Residential	11	477.83	Non-Compatible
97	Residential	Government And Semi Government Offices	29	5287.40	Compatible
98			18	636.14	Compatible
99	Residential	Educational	137,139	13864.56	Compatible
100	Residential	Other Community Facilities	46	2330.38	Non-Compatible
101	Residential		46	3431.41	Compatible
102	Residential	Educational	46	3753.65	Compatible
103	Residential	Commercial	8	1356.12	Non-Compatible
104	Residential	Health Services	17	978.33	Compatible
105	Health Facilities	Commercial	15	526.86	Non-Compatible
106		Residential	71	1054.12	Non-Compatible
107		Residential	71	679.85	Non-Compatible
108		Residential	70	1318.07	Non-Compatible
109		Residential	70	1437.67	Non-Compatible
110		Residential	70	808.87	Non-Compatible
111		Residential	70	1527.35	Non-Compatible
112		Residential	70,67	3153.44	Non-Compatible
113		Residential	71	1751.37	Non-Compatible
114		Residential	70,67	1733.57	Non-Compatible
115		Residential	70,67	1699.39	Non-Compatible
116		Residential	69	416.70	Non-Compatible
117		Residential	69	1062.59	Non-Compatible
118		Residential	68,69	1487.36	Non-Compatible
119		Residential	68	275.45	Non-Compatible
120		Residential	61	2485.70	Non-Compatible
121		Residential	67	1309.89	Non-Compatible
122		Residential	66	785.43	Non-Compatible
123		Residential	66	522.83	Non-Compatible
124		Residential	63	708.42	Non-Compatible
125		Residential	63	782.38	Non-Compatible

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
126		Residential	63	857.07	Non-Compatible
127		Residential	67	1176.91	Non-Compatible
128	Residential	Educational	22	2376.72	Compatible
129	Peripheral Control Belt	Cremation And Burial Ground	178	3913.19	Compatible
130	Residential	Parks	191	4889.02	Compatible
131	Peripheral Control Belt	Residential	583/2,583/5 & 583/6 , 583/4	6423.40	Compatible
132	Peripheral Control Belt	Residential	498,499,500,501/1, 501/2,503,504,523, 524/1,525, 526*	70270.58	Compatible
133	Peripheral Control Belt	Commercial	447/1,448/1, 449/1 & 451	10676.58	Compatible
134	Government & Semi-Government Offices	Commercial	275/2	3844.88	Compatible
135	Peripheral Control Belt	Commercial	441/1 & 442/1	12937.73	Compatible
136		Residential	1069, 1070, 071, 1072, 1073, 074, 1077	136982.28	Compatible
137		Residential	679,680 & 681	4306.97	Compatible
138		Educational	521	1853.00	Compatible
139		Health Services	522	545.87	Compatible
140		Educational	521/1084,522	15948.01	Compatible
141	Residential	Educational	84,83	7939.49	Compatible
142	Residential	Cremation And Burial Ground	171	2721.65	Compatible
143	Residential	Educational	171	1139.29	Compatible
144	Industrial	Government And Semi Government Offices	Na	2371.21	Compatible
145	Residential		Na	2279.87	Compatible
146	Residential	Commercial	17	122.33	Non-Compatible
147	Residential	Hotel Complex	15	279.36	Non-Compatible
148	Residential	Government And Semi Government Offices	65	995.71	Compatible
149	Residential		65	948.30	Compatible
150	Residential		65	1793.22	Compatible
151	Residential	Public Utilities	65	2333.62	Compatible
152	Residential	Health Services	65	2357.52	Compatible
153	Residential	Educational	65	2443.97	Compatible
154	Residential	Government And Semi Government Offices	65	3271.07	Compatible
155	Residential	Recreational	Na	18007.30	Compatible
156	Parks, Open	Other	153	3977.47	Non-Compatible

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible/ Non-Compatible
	Spaces And	Community Facilities			
157	Playground	Educational	149,151,152	19093.21	Non-Compatible
158	Residential	Cremation And Burial Ground	229,230	8422.80	Compatible
159	Parks, Open	Residential	771,777	3937.49	Non-Compatible
160	Spaces	Residential	775	1813.38	Non-Compatible
161	And	Residential	775	1396.23	Non-Compatible
162	Playground	Residential	775	1855.03	Non-Compatible
163		Residential	775	960.08	Non-Compatible
164		Residential	775	1884.93	Non-Compatible
165		Residential	775	1312.26	Non-Compatible
166		Residential	776	2053.06	Non-Compatible
167		Residential	776	1845.77	Non-Compatible
168		Residential	778	490.03	Non-Compatible
169	Residential	Educational	773	1167.62	Compatible
170	Residential	Industrial	773	2258.27	Non-Compatible
171	Residential	Industrial	773	1160.24	Non-Compatible
172	Residential	Industrial	773	1769.50	Non-Compatible
173	Residential	Industrial	773	455.15	Non-Compatible
174	Residential	Educational	773	992.42	Compatible
175	Residential	Educational	773	3058.37	Compatible
176	Residential	Educational	773	387.55	Compatible
177	Industrial	Educational	761	4911.03	Non-Compatible
178		Educational	759,761	4208.65	Non-Compatible
179		Commercial	743	1054.93	Compatible
180		Commercial	742	775.34	Compatible
181		Commercial	735,740	2731.78	Compatible
182		Commercial	734	1615.92	Compatible
183	Residential Fairs/ Tourist Facilities/ Camping Ground	Industrial	633,634,635,636, 637,638,639,640, 641,642,643,644, 645,646,647,648, 649,650,651,856, 860,861	80118.16	Compatible
184	Residential	Commercial	863	244.50	Non-Compatible
185	Residential	Commercial	872	242.29	Non-Compatible
186	Residential	Hotel Complex	926/924	954.66	Non-Compatible



Map 2.7: Showing Deviations on Land Use Plan -2025

2.7 Analysis of Government Land

2.7.1 Land Use Analysis of Government Land

Table 2.14: Village wise Analysis of Government Land of Zone-A

S. No.	Village	Area (Ha.)			
		Already in Use	Vacant (Land use as per Master Plan)		
			Peripheral Control Belt (A)	Vacant (B)	Total Vacant (A+B)
1	Abu Road	61.41			
2	Chandrawati	89.04	128.00	10.19	138.19
3	Derna	42.17	32.99		32.99
4	Kesarganj	15.53			
5	Khadat	23.48	131.78	9.57	141.35
6	Kui	7.59	91.71		91.71
7	Ore	29.25	183.26	8.80	192.05
8	Sangana		271.31		271.31
9	Santpur	405.84	197.17	52.72	249.89
10	Siyawa	6.96	522.43		522.43
11	Tartoli	43.17	38.96	2.40	41.36
	Grand Total	724.44	1597.59	83.68	1681.27

2.7.2 Land Use Analysis of Vacant Land within Urbanisable Area

Table 2.15: Revenue Land Category Wise Availability of Vacant Land for Future Development of Zone-A

S. No.	Land Use	Urbanised Area as per Existing Survey (Ha.)	Urbanisable Land Available for future Development(Ha.)
1	राजस्थानस्टेटइन्डस्ट्रीयलडवलपमेंटएण्डइन्वेस्टमेंटकौरपोरेशनलिमिटेडउद्योगभवन	4.84	
2	नगरसुधारन्यासआबू	0.45	
3	आबादी	6.32	
4	आवासीयरूपान्तर	1.08	
5	कब्रिस्तान	0.91	
6	गै.मु.मगरी	9.26	
7	गै.मु.आबादी	2.34	
8	गै.मु.उद्योग	0.08	
9	गै.मु.ऊद्योग	0.49	
10	गै.मु.कातरा	0.42	
11	गै.मु.कुँआ	0.04	
12	गै.मु.खालखदर	0.10	
13	गै.मु.खालखदर	0.07	
14	गै.मु.नाड़ी	3.28	
15	गै.मु.मगरा	1.57	
16	गै.मु.श्मशान	0.18	
17	गोचर	38.75	
18	चाही 1	0.56	
19	चाही A	2.12	
20	जंगल	2.65	
21	फार्महाऊस	0.19	

S. No.	Land Use	Urbanised Area as per Existing Survey (Ha.)	Urbanisable Land Available for future Development(Ha.)
22	ब 1	2.05	
23	बारानी 1	1.30	
24	रास्ता	3.75	
25	वाली	0.87	
26	Barani 2		0.23
27	Bhakar		0.16
28	Gai.Mu.Gochar		36.16
29	Gai.Mu.Khalkhadar		10.51
30	Gai.Mu.Magri		17.18
31	Gai.Mu.Makan		0.03
32	Gai.Mu.Vala		0.14
33	Khalkhadar		1.38
34	UIT		6.00
35	आबादी		56.62
36	आवासीयरूपान्तर		1.26
37	ओडी		0.03
38	कब्रिस्तान		0.01
39	कातरा		0.16
40	खालखदर		5.80
41	खेलकामेदान		11.61
42	गै.मु.आगोर		0.16

S. No.	Land Use	Urbanised Area as per Existing Survey (Ha.)	Urbanisable Land Available for future Development(Ha.)
43	गे.मु.वाली		14.93
44	गे.मु.मगरी		444.97
45	गे.मु.बावडी		0.05
46	गे.मु.आबादी		12.13
47	गे.मु.कातरा		5.24
48	गे.मु.कुँआ		0.11
49	गे.मु.खड्डा		0.62
50	गे.मु.खालखदर		40.38
51	गे.मु.खालखदर		5.29
52	गे.मु.खेलकामैदान		0.83
53	गे.मु.गोचर		9.06
54	गे.मु.गोवा		2.26
55	गे.मु.तेड		0.47
56	गे.मु.थान		0.17
57	गे.मु.देवस्थान		0.11
58	गे.मु.नाड़ा		0.10
59	गे.मु.नाड़ी		0.41
60	गे.मु.पत्थर		0.15
61	गे.मु.पाल		18.40
62	गे.मु.भाखर		355.59
63	गे.मु.मकान		2.35
64	गे.मु.मगरा		0.13
65	गे.मु.मन्दिर		0.47
66	गे.मु.रेतीलाजमीन		1.18
67	गे.मु.वाला		31.91
68	गे.मु.वेरा		2.35
69	गे.मु.श्मशान		3.03
70	गे.मु.स्कूल		0.01
71	गे.मु.स्थान		0.11
72	गोचर		152.06
73	जंगल		217.82
74	जंगलातविभाग गे.मु.पहाड		16.20
75	दीगरपीवल		15.90
76	फार्महाऊस		1.04
77	ब 1		1.52
78	ब 2		3.88
79	ब 3		9.68
80	बंजर		14.36
81	बारानी 1		1.51
82	बारानी 2		7.16
83	बारानी 3		16.72
84	मगरा		0.68
85	मगरी		17.31
86	रास्ता		14.63
87	वाली		5.50
88	सेवज		1.37
Total		83.68	1597.59

3 PLANNING POLICES AND PARAMETERS

In order to have planned, balanced and integrated development of the zone, proposals for the Zonal Development Plan are given while considering the basic planning parameters as the guideline.

3.1 Residential

Planned residential development in Rajasthan is mainly governed by some policies like Rajasthan Township Policy-2010, Chief Minister's Jan AwasYojana – 2015 under Affordable Housing Policy, Rajasthan Urban Areas (Subdivision, Reconstitution & Improvement of Plots) Rules-1975, Rajasthan Land Pooling Schemes Act – 2016, Rajasthan Building Bylaws etc. and their amendments.

3.2 Commercial

3.2.1 Commercial, wholesale, warehousing

It is recommended that single plot depth or 1.5 times of the road width, whichever is less could be considered for commercial development on commercial roads with right of way 18m or above and in case of old city or developed areas, it will be as per prevalent Building Bylaws.

Table 3.1: Hierarchy and Norms for Commercial Centers

Planning unit	Category	Area (Ha.)	Population	No. of Shops
Housing Area	Convenience Shopping	0.15	5000	1-110 persons
Neighbourhood	Local Shopping Centre	0.46	15,000	1-200 persons
Community	Weekly Market	0.40	1 or 2 Place per 1 Lakh	As per requirement
	Informal Spaces / Vending Zone	As per requirement	On the basis of survey	1 per 10 plots
	Milk distribution centre / Dairy Booth	As per requirement	As per requirement	As per requirement

3.2.2 Urban Street Vendors

The informal and un-organized sector is a major source of employment in the economic fabric of the city for which the following approach is proposed:

- Earmarking of 'Hawking' and 'No Hawking' Zones at neighborhood and cluster levels.
- New areas for informal retail shops to be developed and integrated with housing, commercial, institutional and industrial areas.
- Provision of common basic services like toilets, water points, etc.
- Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Bank ATM, Restaurant etc. may be provided.
- Provisions for informal retail units and weekly market to be made, wherever necessary by the local body / development authority.
- Vegetable markets are to be earmarked by the local body/ development authority / at neighborhood level.

The township policy makes provisions for informal sector in upcoming township schemes. As per norms 6 % commercial area is to be earmarked in townships and accordingly

- 2% area from 6% commercial to be set apart for convenient shopping/ Kiosks / informal sector and wherein, minimum of 10 shops per 100 plots shall be provided for informal commercial.
- Colonies developed by Jaipur Development Authority/ RHB/ provides for 2% towards informal sector.
- Residential complex provides for 1.5% plinth area reserved for informal sector (Kiosk) on stilt level. The space shall be allotted at concessional price.

3.2.2.1 Norms for Urban Street Vendors:

The informal sector retail commercial activities should be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans / layout plans as per the norms given in the Table.

Table 3.2: Norms for Informal Shops / units for Urban Street Vendors

S. No.	Use Zone/Use Premises	No. of Informal Shops /Units
(i)	District Centre, Community Centre, Convenience Shopping Centre,	2 to 3 units per 10 formal shops (to be provided in informal bazaar/service market components)
(ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
(iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
(iv)	Hospital	3 to 4 units per 100 beds
(v)	Bus Terminal	1 unit for two bus bay
(vi)	Secondary/Senior Secondary	2-3 units
(vii)	Parks: Community Park District Park	2 to 3 units 3 to 4 units at each major entry
(viii)	Residential	1 unit/10 plots
(ix)	Industrial	5 to 6 units per 1000 employees

3.3 Industrial

Buffer of 30m shall be provided between land use adjoining to any industrial use.

3.3.1 Hazardous

When specifically planning for an industrial area / scheme / any hazardous industry, etc.; service villages, hamlets and rural settlements to be provided with a buffer of 100-300 meter for the expansion of the settlements, for healthy environment & safety issues.

Any Brick Klin / Lime Klin / Gas Godown / Stone Crusher etc. should be not have any electrical line, power transmission line, telephone line and petrol pump at a buffer distance of minimum 100 meter.

Industries that are subject to compulsory licensing, to produce any of the following items in India are:

- Distillation and brewing of alcoholic drinks;
- Cigars and cigarettes of tobacco and manufactured tobacco substitutes;
- Electronics and aerospace and defense equipment;
- Industrial explosives including detonating fuses, safety fuses, gun powder, nitrocellulose and matches; and
- Hazardous chemicals including items hazardous to human safety and health and thus fall for mandatory licensing.

In case of typical industrial town, its periphery control belt / urbanisable area may be much restricted than that of the other types of town. An intrusive industrial town may not have the full range of public facilities appropriate of its size, so that these missing functions will be supplied from other centers, thus not making it a zone of influence for urban development.

3.3.2 Non-hazardous

The location of Non-hazardous industrial units is subject to appropriate local zoning, land use regulations, as well as environmental regulations and may be allowed within the urbanisable area as per Master Plan, in order to maintain ecological discipline.

- Industries manufacturing electronics, computer software and printing, or any other industry that may be classified as a 'non-polluting industry'; or
- Industries located in an area designated as an 'industrial area'.

The agriculture sector has given tremendous opportunities for the establishment of potentially profitable agro-processing units in Rajasthan. State is promoting this industry under 'Rajasthan Agro-Processing and Agri-Marketing Promotion Scheme, 2015', wherein, Agro Food Parks are being promoted and developed in Kota, Jodhpur, Sriganganagar and Alwar for development of agriculture based industries.

3.4 Social infrastructure

Location of social infrastructure should be decided by taking into account of preferable 300m – 800m walkable distance (located within 5-15 minutes' walk) in each neighborhood level. Thus, neighborhood level facility requirement can be derived by taking maximum of 800 m distance buffer to the existing facilities of neighborhood.

3.4.1 Educational

Determination of Educational facilities should not only be made on the basis of threshold population given in the table below, but also by considering literacy rate, In and dropout rate of pupils.

Table 3.3: Hierarchy and Norms for Educational Facilities

Planning unit	Category for Educational facilities	Area (Ha.)	Population
Housing Area	Primary School / Upper Primary	0.2 – 0.30	5000
Neighbourhood	Secondary School / Senior Secondary School	0.40 – 0.80	7500
Community	School for Specially Abled	0.2 – 0.40	As per requirement

3.4.2 Healthcare

As per the recommendations made in URDPFI guidelines, considering the Indian Public Health Standards, the calculation of number of beds is recommended as 4 beds per 15,000 population and category-wise details of area of various Healthcare Facilities with respect to population are given below as per URDPFI guidelines:

Table 3.4: Hierarchy and Norms for Healthcare Facilities

Planning unit	Category for Healthcare Facilities	Area (Ha.)	Population
Neighbourhood	Dispensary / Sub-Health Centre / Nursing Home / Small Hospital (25-50 beds)	0.05 – 0.45	5000 - 15000
Community	Hospital (more than 50 beds)	0.08	15000

3.4.3 Social, Cultural and Religious

Table 3.5: Hierarchy and Norms for Socio-cultural and Religious Facilities

Planning unit	Category for Socio-Cultural and Religious	Area (Ha.)	Population
Neighbourhood	Anganwadi / Child Care Centre / Creche	0.02 to 0.03	As per requirement
	Multi-purpose Community Room	0.1	5000
	Community Hall (Barat Ghar)	0.2	15000
	Religious Facility	0.04	As per requirement

3.4.4 Other Community Requirements

3.4.4.1 Cremation / Burial Ground

Cremation and Burial Grounds are preferred to be proposed in the periphery control belt and these facilities may include ancillary facilities like place of worship, open area, public utility facilities, etc. within the premises.

Table 3.6: Norms for Cremation and Burial Ground

Category for Distribution Services	Area (Ha.)	Population
Cremation Ground/ Burial Ground	0.40	As per requirement

3.4.4.2 Police

Table 3.7: Norms for Police Facilities

Category for Distribution Services	Area (Ha.)	Population
Police Post	0.05	50,000
Police Station	0.20	1 Lakh
Traffic Police Control Room	As per site	As per requirement

3.4.4.3 Safety management

Table 3.8: Norms for Safety Facilities

Planning unit	Category for Distribution Services	Area (Ha.)	Distribution or Population
Neighbourhood	Sub-Fire Station / Fire post	0.60	Within 2-4km radius
Community	Fire Station	1.0	2 Lakh / within 5-7 km radius

Fire stations should be located so that the team of fire tenders are able to reach any disaster site within a reasonable time and should be located on the corners plots of main roads having minimum two entry / exits as far as possible.

In new layouts, concept of underground pipelines for fire hydrants on the periphery exclusive for firefighting services should be considered and necessary provision for laying underground/ over ground firefighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.

3.4.5 Distribution Services

Table 3.9: Norms for Distribution Services

Planning unit	Category for Distribution Services	Area (Ha.)	Population
Neighbourhood	Petrol / Diesel Filling and Service Centre	As per prevailing Bylaws and Government Orders	As per requirement
	Compressed Natural Gas (CNG) Filling Centre	0.108 (36mX30m)	As per requirement
	Milk Distribution / Dairy Booth	As per requirement	As per requirement

Planning unit	Category for Distribution Services	Area (Ha.)		Population
Community	LPG / Cooking Gas Godown	Gas Godown Capacity (in kg)	Area of Plot (Sq.m.)	As per requirement except in Residential Areas
		2000-10000	1000	
		10000-12000	1200	
		12000-15000	1500	
		15000-20000	2000	
		20000 above	2500	

3.5 Physical infrastructure

3.5.1 Water supply

The recommended maximum water supply level as per the CPHEEO standards, for cities provided with piped water supply where sewerage system is existing / contemplated is 135 lpcd, whereas in metropolitan and mega cities with same system is 150 lpcd and in towns provided with piped water supply without sewerage system is 70 Lpcd.

3.5.2 Power supply

Low voltage lines (less than 11kv)- a minimum horizontal clear distance of 1.2 m from nearest conductor of low voltage electrical lines having capacity less than 11 KV shall be mandatory from any structure or projected part of a building including balcony.

The minimum safety corridor shall be marked as “NO CONSTRUCTION ZONE” in layout plan and no road, pathway, hoardings or signage or plantation or any other construction shall be permissible into the minimum safety corridor. Along with it, provision of Grid Sub-station shall follow given standards:-

Table 3.10: Norms for Proposing Power Grid Sub-Station

S. No.	Voltage Level (KV)	Grid Sub-Station		Minimum Width of one dimension of Plot (meter)
		Loading Capacity	Area Requirement (Hectare)	
1	33	Upto 15 MVA	0.42 Ha.	60
2	132	Upto 50 MVA	3.5 Ha.	175
3	220	50-300 MVA	6.0 Ha.	200
4	400	Above 300 MVA	20.0 Ha.	400

Table 3.11: Standards for Safety Corridor along Electrical Lines

Voltage level	Line width	Horizontal clearance from the outermost conductor on either side	Safe EHV line corridor (Minimum safety corridor - No Construction Zone)	Minimum Vertical clearance from the lowest conductor	ROW of line
Medium & High voltage lines (11kv & 33kv)					
11kv	1.1 m	1.2m	3.5m	6.1m	
33kv	1.6m	2.0m	5.6m	6.1m	
Extra high voltage lines (132kv & above)					
132kv	8m	2.9m	13.8m	6.1m	27m
220kv	11m	3.8m	18.6m	7.0m	35m
400kv	22m	5.6m	33.2m	8.84m	52m

3.5.3 Drainage System

As per CPHEEO manual on Sewerage and Sewage Treatment System, sanitary sewers are not expected to receive storm water. Strict inspection, vigilance, proper design and construction of sewers and manholes should eliminate this flow or bring it down to a very insignificant quantity. Therefore, it is evident to plan a separate system to carry storm water.

3.5.4 Sewerage System

As per *Central Public Health and Environmental Engineering Organization (CPHEEO)* manual 80% of the water supply is expected to reach the sewers. However, it recommends designing the system by considering a minimum flow of 100liters per capita per day as wastewater. Least water intensive sanitation and sewerage systems with decentralized sewage treatment plants should be encouraged with incentives and emphasis on reuse the sewage from the urban and semi-urban areas for a variety of non-potable uses shall be made, thus reducing the demand on the potable water supply.

3.5.5 Solid waste management

Municipal Solid Waste Management (MSWM) refers to systematic process that comprises of waste segregation and storage at source, primary collection, secondary storage & transportation, secondary segregation, resource recovery, processing, treatment and final disposal of solid waste.

Zero Land-fill for Solid Waste Management projects to Maintain environmental sustainability. In fact, each project should aim to improve in the environment, rather than on 'minimizing the damage'. Measures to be taken for recycling and reuse in the solid waste management system.

3.5.6 Others – Public Facilities

Public toilets in public areas / open areas, parks, plazas, parking areas, fuel stations etc. shall be provided at every 1 km and shall be disabled-friendly and in 50-50 ratio of male-female, along with proper signage, helpline numbers, modes – pay and use or free and proper maintenance.

3.6 Recreational

3.6.1 Organized Green Spaces / Sports Facilities

Considering open spaces, including recreational space, organized green and other common open spaces, all require provision of minimum 10 to 12 sq.m. per person as a desirable area for small towns, 14 to 16 sq.m. for medium towns and 12 to 14 sq.m. for large and metropolitan cities, whereas in the built up areas minimum norms as per National Building Code suggests 3.0 sq.m. per person. Along with the above mentioned norms, category-wise organized green space area requirement is detailed out in the table given below:

Table 3.12: Hierarchy and Norms for Organized Green Spaces

S.no.	Category	Population per Planning unit	Number of Organized Green Spaces	Area Requirement (Ha.)
1	Housing Cluster Park	10000-15000	1 or 2 parks of 0.50 ha.	1.0
2	Housing Cluster Playground	10000-15000	1 or 2 playgrounds of 0.50 ha.	1.0

In addition to the above norms and standards, any recreational space shall have minimum area of 450.00 sq.m. and its minimum average dimension shall not be less than 7.5 meter and length shall not exceed 2.5 times the average width. Also, if at all any building line is lining close to the recreational space then shall be at least 3 meter away from the boundary of the recreational open space.

Table 3.13: Hierarchy and Norms for Sports Facilities

S.no.	Category	Population per Planning unit	Area Requirement (Ha.)
1	Housing Cluster Play area	5000	0.50
2	Neighbourhood Play area	15000	1.50
3	Community Sports Centre	1 Lakh	8.0
4	City / District Sports Centre	10 Lakh	20.0

3.7 Transportation

Road right of way norms are given below for different hierarchy of roads: -

3.7.1 Road

Table 3.14: Minimum Standard for ROW of various road widths

S.no.	Category	Minimum Right of Way (m)
1	National Highway	60 ROW and 30m Plantation Corridor on either side of ROW
2	State Highway	
3	Arterial Road	30-36
4	Sub Arterial Road	24-30
5	Major /Collector Road	18-24
6	Local Street / Road	12-18
7	Internal Road	09-12

4 ZONAL DEVELOPMENT PLAN PROPOSALS OF ZONE-A

Proposing Zonal Development Plan proposal, the process includes detailed analysis of already prepared Master Plan proposal with respect to the present land use developments, available infrastructure facilities and their future requirements.

Table 4.1: Proposed Land Use Classification of Zone-A

S. No.	Landuse		Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)	
			(in Ha.)			
1	Residential	Residential	676.18	29.27%	11.17%	
		Abadi Area	78.38	3.39%	1.29%	
2	Commercial	Retail Business and General Commercial	62.08	2.69%	1.03%	
		Warehousing and Godowns	0.69	0.03%	0.01%	
		Wholesale Business	6.96	0.30%	0.12%	
3	Mixed Use	Mixed Use	1.01	0.04%	0.02%	
4	Industrial	Small & Medium Industries	161.32	6.98%	2.67%	
5	Government	Government& Semi- Government Office	40.54	1.75%	0.67%	
6	Recreational	Parks / Open Space	101.13	4.38%	1.67%	
		Stadium / Play Ground	51.91	2.25%	0.86%	
		Tourist Facility / Fair Ground	17.49	0.76%	0.29%	
7	Public – Semi Public	Social Infrastructure	Educational	67.24	2.91%	1.11%
			Health Care	30.13	1.30%	0.50%
			Religious / Social-Cultural	4.46	0.19%	0.07%
			Cremation	11.38	0.49%	0.19%
			Other Community Facilities	21.12	0.91%	0.35%
	Physical Infrastructure	Public Utilities	129.07	5.59%	2.13%	
8	Circulation	Railway Station / Bus Stand	20.19	0.87%	0.33%	
		Roads / Railway	418.65	18.12%	6.92%	
9	Other	Aabadi Extension	410.06	17.75%	6.77%	
Developed Area			2309.99	100.00%	38.16%	
9	Hill Land / Plantation		1671.38		27.61%	
10	Periphery Control Belt		1546.83		25.55%	
11	Water bodies / River /Nalah		524.96		8.67%	
Total			6053.16		100.00%	

4.1 Residential

Residential use area proposed contributes to only 676.18 hectare i.e., 29.27% of the total developed area of this zone. While considering the fact of major neighboring village settlements like village settlement of Derna, Ore & some part of Siyawa has aabadi area of 78.38 hectare i.e., 3.39%. As per government norm, 'Abadi Extension Area' is proposed almost 500 meter buffer to the village abadi. This abadi extension area is included in the zone's developed area making the residential area to 410.06 hectare i.e., 17.75% of the total developed area of this zone.

4.2 Commercial

The RIICO industrial scheme area has already included the commercial land use proposed in the Master Plan-2025. Thus, zonal development proposal does not include additional commercial land use in the zone, as it is sufficient looking at the peculiar characteristics of zone and constitutes to 69.74 hectare i.e., 3.02% of the total developed area of this zone.

4.3 Mixed Land Use

For the cause of development of the town, improve the economic sector, decentralize commercial activities, meet the future retail market and mixed land use requirements of the town, the mixed land use shall be permissible on the roads having width 24m and above as per the guidelines provided in the orders and notifications issued under Building Regulations and by State Government.

The commercial/ mixed land use for the plots shall be permissible on the roads marked with mixed land use in the zonal development plan, lesser of upto a maximum of 1.5 times depth of the width of the road or single property/ land. Wherein-

- As mentioned above if more than or equal to 60 per cent of the depth of the concerned land/ land parcel lies under commercial/ mixed land use and the remaining depth is under other land use, then the whole land under application may be permissible for mixed land use.
- If less than 60 per cent area of the concerned land lies under the commercial/ mixed land use and the outstanding part has residential land use, then the whole land parcel shall be considered under mixed land use (commercial/ mixed cum residential/ institutional).

4.4 Industrial

Master plan of Abu Road occupies a considerable area under industrial use and majorly exists on site too. Thus industrial land use in Zone-A mostly occupies the master plan proposals and existing locations up to 161.32 hectare of land making it 6.98% of the total developed area proposed in the zone. Wherein, prominent development under this category is on the major road NH-14 in the southwestern part of zone and on the south side of the railway line.

4.5 Public and Semi-Public

Considering 143018 people as the projected population of the Zone-A for the year 2025, various aspects relating to social and physical infrastructure has been analyzed and accordingly deficiency is tried to overcome by way of proposing the same.

4.5.1 Social infrastructure

4.5.1.1 Educational

Primary/upper primary schools are deficient in required number of units but this may be ignored by considering the fact the well-developed secondary level schools and other educational facilities are present in the zone. Educational facilities makes to 67.24 hectare area of land i.e., of 25.53 % of public and semi-public use of the developed area of the zone.

Table 4.2: Detailed analysis of Educational Facilities in Zone-A

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Educational facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Primary School / Upper Primary	0.2 – 0.30	5000	28	5	1.4 -0.22	9	1.8 – 2.7	Deficiency can be considered as no. of sec./ sr. sec. schools are on higher side
				7	0.19-0.11			
				7	0.081-0.011			
				19	4.13			
Secondary / Senior Secondary School	0.40 – 0.80	7500	19	13	2.144-0.38	-	-	6 no. of Secondary/ Senior Secondary School are additional as per required
				12	0.24-0.012			
				25	15.43			
Professional institutes/ITI	4.0	10 Lakh	-	2	6.46 & 3.95	-	-	Not Required
				5	0.42-0.018			

4.5.1.2 Healthcare

Master plan proposals for health facilities and including existing well known hospitals like E.S.I. Hospital, Railway Hospital, Ayurvedic Hospital, RudrakshNaturopathy, Gaurav Sindhi Hospital, Bansal Hospital etc. makes 30.13 hectare area of land i.e., of 11.44 % of public and semi-public use of the developed area of the zone having primary and upper primary health centers too.

Table 4.3: Detailed analysis of Healthcare Facilities in Zone-A

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Healthcare facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Dispensary / Sub-Health Centre / Nursing Home / Small	0.05 – 0.45	5000 - 15000	9			2	0.10 – 0.90	No. of hospitals is adequate in developed area of the zone, thus it shall be taken up in the proposed abadi extension area of Derna& Ore
				7	0.375			
Hospital (25-50 beds)	0.08	15000	9			-	-	One hospital is additional as required
				10	1.215			
Veterinary Hospital	-	-	-	2	0.026& 0.054	-	-	Not Required
Others (Ayurvedic)	-	-	-	2	0.148 & 0.038	-	-	Not Required

4.5.1.3 Social, Cultural and Religious

Social, Cultural and Religious facilities together contribute to 0.64% of the total developed area of the zone having an area of 5.97 hectare of land.

Table 4.4: Detailed Analysis of Existing Social, Cultural & Religious Facility

Category	Unit	Area (Ha.)
Anganwadi / Child Care Centre / Crèche	3	0.067-0.021
	2	0.0144-0.0129
	5	0.139
Multi-purpose Community Room/Other Community Facilities	25	6.649
Religious Facility	147	5.972

4.5.1.4 Other Community Requirements

Cremation / Burial Ground

Cremation and Burial Grounds in Zone-A are sufficiently available having 6.31 hectare of land i.e., 0.68% of total developed area of the zone.

Police

One police post on national highway-14

Safety management

Fire stations should be located so that the team of fire tenders is able to reach any disaster site within a reasonable time and should be located on the corners plots of main roads having minimum two entries / exits as far as possible.

In new layouts, concept of underground pipelines for fire hydrants on the periphery exclusive for firefighting services should be considered and necessary provision for laying underground/ over ground firefighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.

Distribution Services

Two oil / Gas pipelines passes through the zone, one is of GAIL India Limited and other one is of IOCL Limited. Minimum safety corridors from the center of these pipelines shall be maintained as No Construction Zones in any kind of approval of schemes / layouts

4.6 Physical infrastructure

Water supply demand at present is 32.83 MLD and is projected to reach upto 53.15 MLD till the year 2025 and Public Health Engineering Department will take-up necessary action plan to meet the required demand of water supply in the zone.

4.6.1 Water supply

Table 4.5: Use-wise Water Supply Requirement in Zone-C

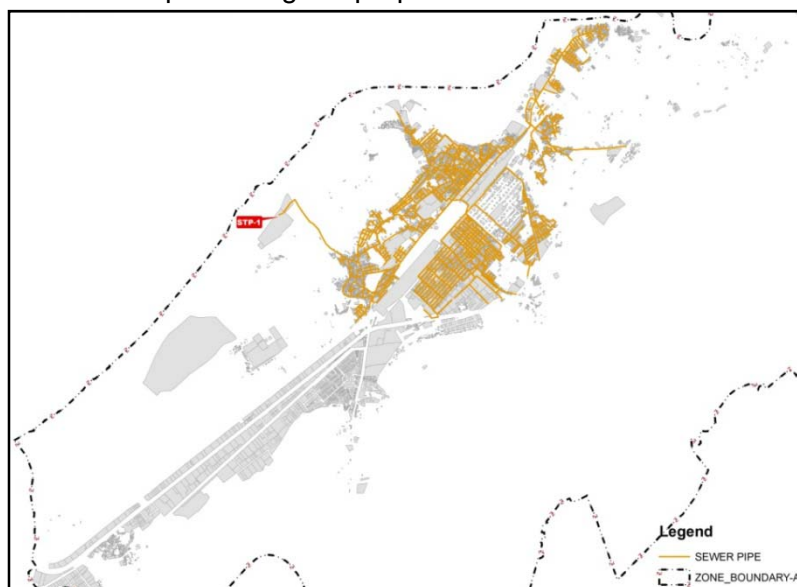
S. No.	Sector	Standard Demand (Litres Per Capita per Day - Lpcd)	Water Requirement (Millions of Litres per Day - MLD)		
			2011	2019	2025
			0.1236 lakh census population	0.1512 lakh population	0.24478 lakh projected population
1	Domestic	135	16.686	20.412	33.0453
2	Public	20	2.472	3.024	4.8956
3	Industrial	30	3.708	4.536	7.3434
4	Commercial	10	1.236	1.512	2.4478
5	Water Loss	20	2.472	3.024	4.8956
6	TOTAL		26.574	32.508	52.6277
7	Fire Fighting	1% of total demand	0.26574	0.32508	0.52628
8	GRAND TOTAL		26.83974	32.83308	53.154

4.6.2 Power supply

Power supply is available in the zone and proper supply system exists in southern part of zone i.e., RIICO area via their electric grid sub-stations and village settlement areas have solar generated electric supply, but for overall supply, villages need up gradation with respect to the proposal.

4.6.3 Sewerage and Drainage System

RIICO industrial area has a well-developed sewerage and drainage system except the rest of the zone and below is the map showing the proposed network in the zone area:



Map 4.1: Proposed Sewerage Network

4.7 Recreational

Presently, only 7.34 hectare of land developed as green / open spaces in the zone. Zone-A requires approximately 34 hectare of land under recreational use, considering a minimum of 14 sqm per person parameters for open spaces in medium towns, including recreational space, organized green and other common open spaces.

Green/open spaces have been retained proposed in per master plan-2025 and accounting the existing constitutes to a total of approximate area of 170.54 hectare, including a land of 101.13 hectare land as park / open spaces. Land parcels of charagh category near water treatment plant are reserved under recreational use as park / opens spaces for approximately 17.49 hectare and approximately 51.91 hectare as playground.

4.8 Transportation

4.8.1 Road network

Road network is majorly developed in the southern part of zone of RIICO area and in the remaining area road network has been proposed, considering the road hierarchy, traffic inflow & outflow, need of connectivity etc.

4.8.2 National and State Highway Development Control Belt

To regularise the development activities along the national and state highways passing through the notified urban area of the town, a highway development control belt of 500 m width after the 30m wide green belt has been proposed in the zonal development plan.

In this highway development control belt, the landuses and activities related to highways such as motels, resorts, dhaba, petrol pump, warehouses and godowns, village abadi extension area, farm house, and other community facilities and other such facilities may be established.

4.9 Plantation Belt / Corridor

Along the either sides of National Highways, State Highways and 60m wide proposed bypass roads, 30-meter wide Plantation belt / corridor have been provided after the limit of urbanisable area of zone and shall be maintained as no construction area. Tree plantation shall be encouraged in such belts along NH and SH.

Similarly, the 30m Plantation belt has been provided along the streams and water bodies, as shown in the zonal development plan, whereas the minor streams and nallahs shall also be provided with the green belt of 10m width.

Thus, some of the parts along the ridge areas of the river Banas have been determined as plantation areas to inherent the character of green areas along the major river and its low-lying areas.

4.10 Proposal on the basis of Variations in Zone-A

Major variations in the zone include urban area boundary, which is approximately rectified by superimposing revenue maps and the existing and proposed roads shown in the Master Plan-2025. In addition, water bodies also have certain amount of variation and in the draft proposal profile of water bodies are updated with respect to revenue details and as per existing situation.

4.11 Proposal on the basis of Deviations in Zone-A

Compatibility of total deviations have been observed with reference to Master Plan Land use and compatible uses have been incorporated in the Zonal Development Plan proposal whereas, non-compatible uses are to be retained or strict administrative actions are needed.

5 ZONING REGULATIONS

The zoning regulation is usually developed in the form of a zoning ordinance, which is the text specifying land use of specific blocks and even each individual lot within a city block. Zoning regulations include specifications regarding lot size, density or bulk, height, and floor area ratio (FAR). The zoning ordinance is the formal categorization of land-use policies applicable to land within a municipality. It also sets the legal framework. The zoning ordinance establishes permitted land uses and distinguishes between different land use types. Further, it ensures that incompatible land uses are not located adjacent to one another. Regulations also define setbacks and can build on the city's safety and resilience by setting limitations on building in flood plains and wetlands. The zoning ordinance often also contains information relating to the need for a planning permit for a change of use or development proposal, subdivision of land, construction of new buildings and other changes to the land.

6 IMPLEMENTATION STRATEGY

6.1 Land Resource Mobilization Methods for Developing Social / Physical Infrastructure

Proposal of zonal development plan have included the outmost need of zonal level facilities, still if there is any further need or requirement in future then with gradual development process following implementation ways to fulfill the social and physical infrastructure requirement needs are :

- Land to be Reserved for Facility in Private Development
- Expression of Interest

6.2 Methods to Develop Land as per Master Plan / Zonal Plan Proposal

6.2.1 Land Acquisition

Land may be acquired as per prevailing land acquisition act for development of land as Master Plan / Zonal Development Plan proposals.

6.2.2 Mutual Agreement

All the local bodies and authorities are acquiring land by mutual agreement of giving away the land owner 20 percent residential & 5 percent commercial developed land in lieu of 100 percent undeveloped agricultural land for the purposes of development of major / sector roads, residential / commercial / institutional schemes etc.

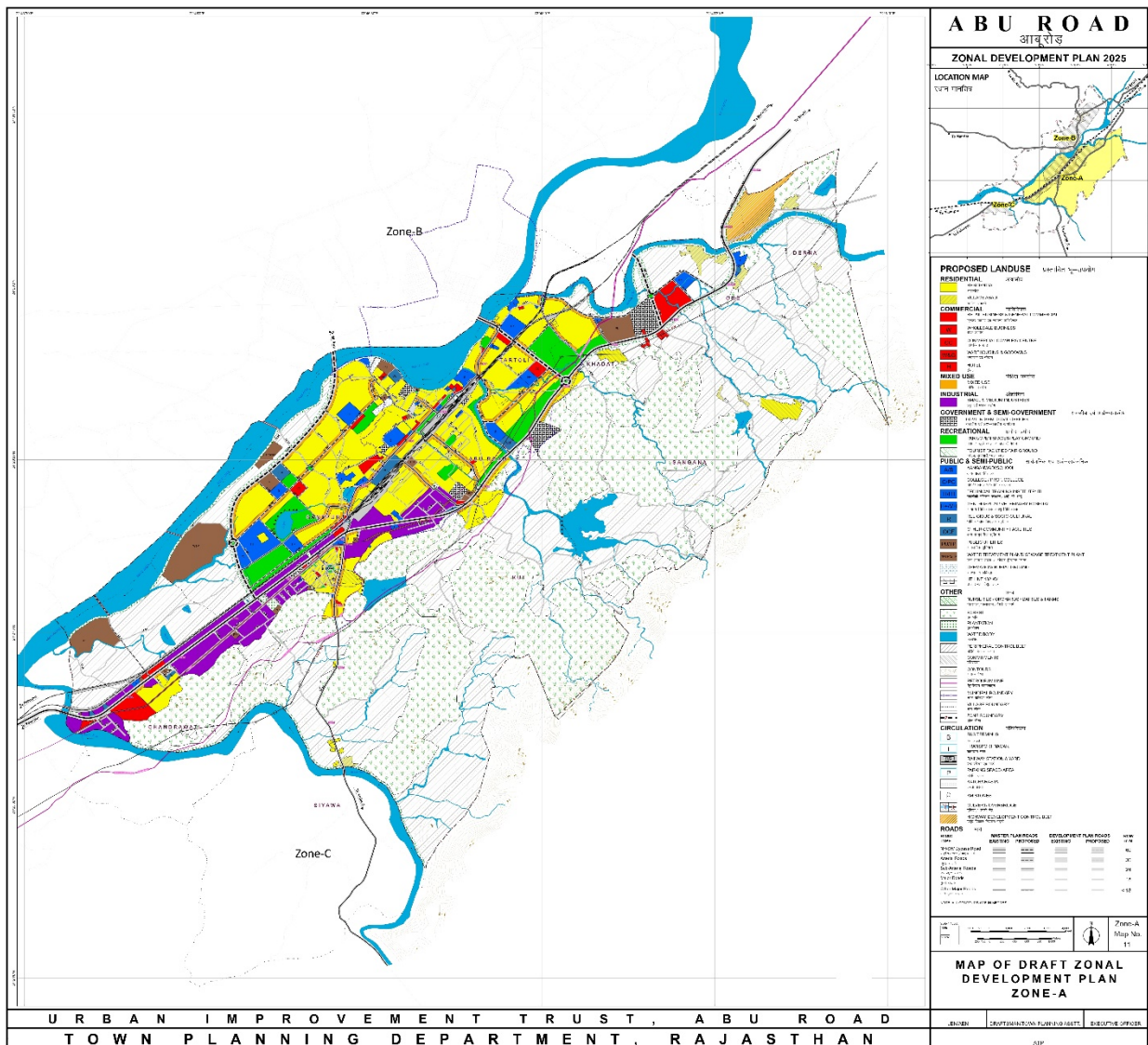
6.2.3 Land Pooling Method

Land pooling approach and redistribution scheme may be done in Rajasthan as per 'the Rajasthan Land Pooling Schemes Act – 2016' and rules.

6.2.4 Transferable Development Rights

Rajasthan state has 'Rajasthan Urban Area Transferable Development Rights (TDR) Policy – 2012' for the purpose of land development rights via Transferable Development Rights to be issued by Urban Local Bodies in the form of a certificate. Where the land has to be exclusively put to reserved use or where no building construction is possible like green spaces, Master Plan/sector plan roads, city level facilities, creating facility for public parking, slum rehabilitation etc., then the local authority can allow the land owner to transfer his own rights to another land. Furthermore, additional to the above methods, other innovative methods may be explored for acquiring land.

7 CONCLUSION



Map 7.1: Showing Draft Zonal Development Plan – Zone A

List of Maps:

1. Map Showing Urban Area and all Zones
2. Map Showing Proposed Land Use Plan of Master Plan and all Zones
3. Base Map Showing Various Physical Features and Property Level Details
4. Map Showing Existing Land Use and Superimposition of Revenue Maps, Revenue Roads, Commitments, Government Lands and other details.
5. Map Showing all Social Infrastructure Facilities i.e., Master Plan Level, Existing Zone Level and Proposed Zone Level Facilities.
6. Map Showing all Physical Infrastructure Facilities
7. Map Showing Existing Development and Master Plan Land Use Superimposition
8. Map Showing Traffic and Transportation Proposals
9. Map Showing Proposal on the Basis of Variations
10. Map Showing Proposal on the Basis of Deviations
11. Map of Draft Zonal Development Plan



Government of Rajasthan

Zonal Development Plan Abu Road

Horizon year 2025

Zone - B

Town Planning Department, Rajasthan

PREFACE

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter 482 kms from state capital Jaipur and about 248 kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple is approx 19 kms from town, which makes it an important stay destination for tourists and pilgrims.

The population of the town as per Census of India, 1901 was 6,661, which has increased to 55,595 by the year 2011 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

With the increasing population of urban areas, the Department of Urban Development and Housing, Government of Rajasthan maintains pace and keeps framing various Plans & Schemes through its Town Planning Department.

For wholistic development of Abu Road town, Master plan was prepared and notified on 1st June, 2012 with notified Urban area comprising of 27 villages including Abu Road for the horizon year 2025. Master plan of a city or town is a broad vision document, which guides the future development of the settlement. It dealt with tentative steps to achieve the vision so created, however, to implement that vision every master plan requires zonal level detailing in form of plans and regulations. Therefore, Department of Urban Development & Housing, Government of Rajasthan released guidelines for Zonal Plan preparation and subsequently detailed plans of various zones of Abu Road Urban area are prepared.

The Zonal Development Plan (Draft) for Abu Road includes maps & plans along with detailed report is been published for inviting objection/suggestions from the public and various government & private organizations.

Signature

Executive Officer

Municipal Board, Abu Road

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UIT, Abu Road

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Department

Nagar Palika, Abu Road

RIICO

Housing Board

Consultant

M/S N K Buildcon Pvt. Ltd, Jaipur (Rajasthan)

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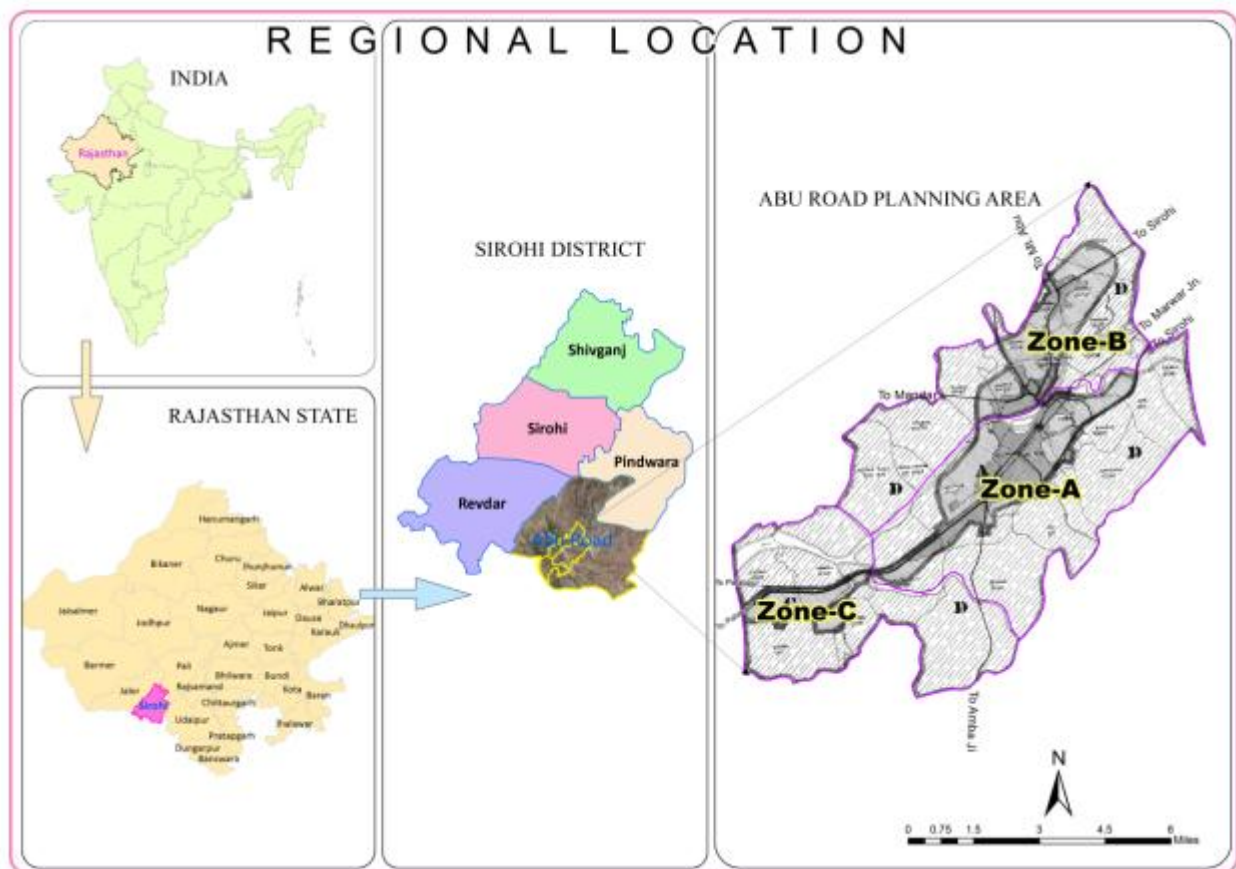
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1 INTRODUCTION

1.1 Regional Settings

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter, 482 kms from state capital Jaipur and about 248 kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple in Gujrat State is approx. 19 kms from the town.



Map1.1: Regional Map of Abu Road

1.1.1 Physiography and Climate

Abu Road town is located in south west of Rajasthan state at 24°27' to 24°33' North Latitude and 72°41' to 77°49' East Longitude and 320 meters above mean sea-level.

Climate of Abu Road remain extreme hot in summer season, extreme cold in winter season and moderate during rainy season. Temperature can reach up to 44.3°C during summers and 2.1°C in winters. Average rainfall of Abu Road remains around 870 mm.

Slope of the town is towards South-east direction and is mainly plain area. Agricultural land in the Hinterland of town is very fertile and thus, the town owes agriculture and its byproducts as a main economic sector.

1.2 About the Town

Town is a new developing town with major development done by RIICO and is of equal importance to be a tourist transit and pilgrimage town. The Town has a good connectivity via rail and road making it an important town of Jodhpur district. Brahmakumaris is major contributor in other community facility development of the town and making it spiritual center. Mount Abu is a major tourist destination in state of Rajasthan, which is up the hill, makes it a perfect tourist transit place and Abu Road is along the way to Mount Abu. As a result, major commercial development in form of resorts, motels and tourist hotels has come up here.

1.2.1 Demography of Town – Growth Trends

The population of the town as per Census of India, 1901 was 6,661, In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

Table 1.1: Population Growth of Urbanisable Area (1951-2011)

S.No.	Year	Population	Difference	Growth Rate %
1	1901	6661	-	-
2	1911	7180	519	7.79
3	1921	8199	1019	14.19
4	1931	9725	1526	18.61
5	1941	9935	210	2.16
6	1951	12544	2609	26.26
7	1961	17728	5184	41.33
8	1971	25331	7603	42.89
9	1981	31280	5949	23.49
10	1991	39802	8522	27.24
11	2001	47623	7821	19.65
12	2011	65000*	17377	36.49
13	2021	85000*	20000	30.77
14	2025	100000*	15000	17.65
15	Extra estimated Population of Village Domiciles and Industrial Growth	30000*		
	Total Population 2025	130000*		

Source: Abu Road Master Plan, 2025

As of the 2011 India census, Abu Road had a population of 55,595 of which males constitute 52% of the population and females 48%. In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 and 55,595 in 2011. The highest decadal growth rate of 42.89% was observed during 1961 to 1971 while it was only 19.65% in 1991-2001 and 20.45% in 2011. Abu Road has an average literacy rate of 80.81%, higher than the state average of 66.11% from which 89.63% of the males and 70.97% of females are literate.

S.No.	Year	Population	Difference	Growth Rate %
1	2001	47623	7821	19.65
2	2011	55599	7976	16.75
3	* 2019	68000	12401	22.30
4	* 2021	70000	2000	0.59
5	* 2025	110000	40000	22.86

Source: Abu Road Master Plan, 2025, Census of India and Projection

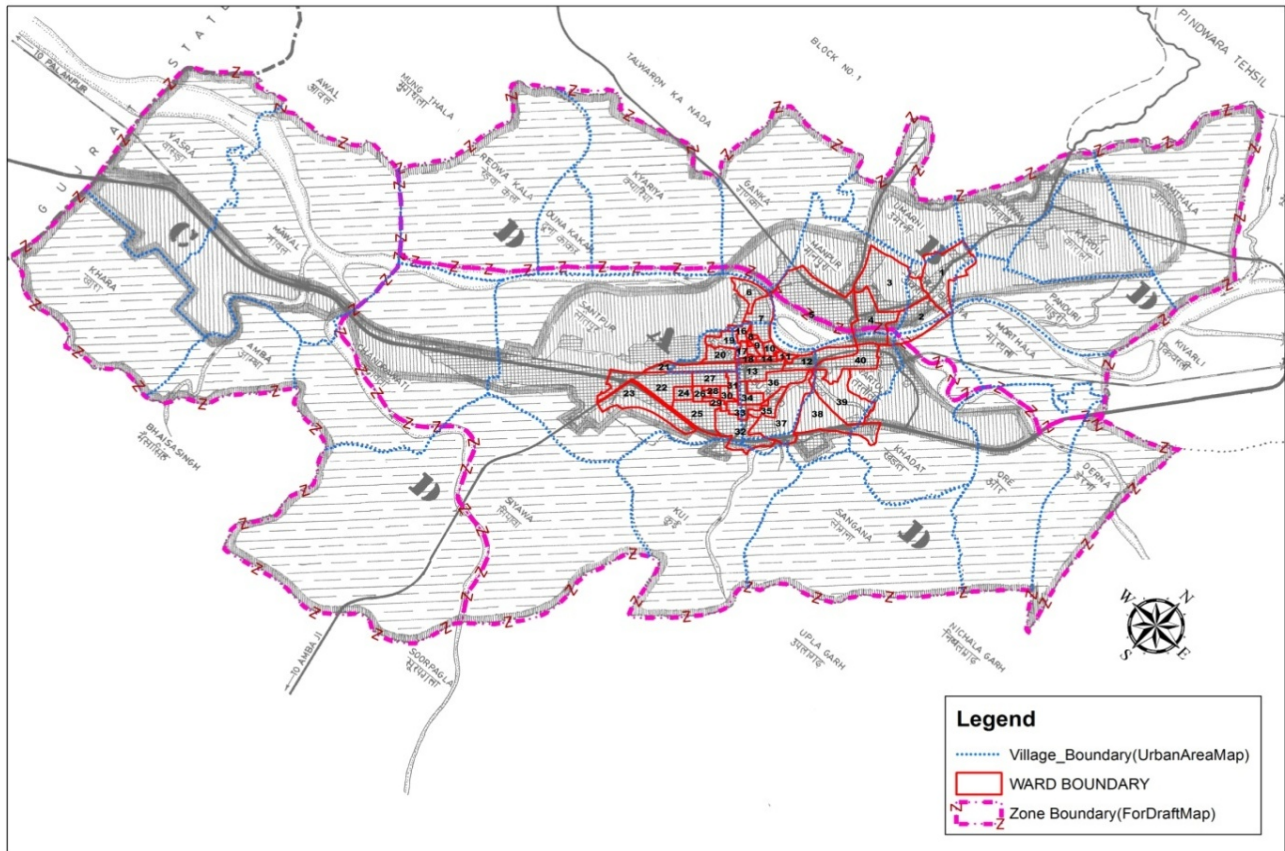
* Projected Population

1.2.1.1 Municipal Area

Presently, Abu Road Municipal area comprises of 40 wards, wherein amongst all the wards, ward no. 5 is the largest in terms of area followed by ward no 3 & 1 and ward no. 8, 18, 15, 14 are smaller as compared to others.

Zone-A includes majority of wards i.e., ward no.6 to 40 completely and ward 4 & 5 partly sharing with Zone-B and Zone-B includes ward no.1, 2 & 3 completely, while Zone-C does not contain any municipal ward.

Map 1.2: Showing Ward and Village Boundaries in Abu Road Urban Area



Furthermore, population projection for the horizon year is based on census data for the year 2011 and included 30 wards, almost covering the same area.

1.2.1.2 Urban Agglomeration Area

Abu Road Notified Urban Area consists of total 27 villages as Abu Road, Santpur, Khadat, Manpur, Kyariya, Redwa, Kala, Kesarganj, Chandrawati, Kui, Tartoli, Akara, Bhatta, Ganka, Duna Kakar, Sangana, Siyawa, Vasra, Mawal, Danwav, Amthala, Karoli, Amba, Umarni, Panduri, Morthala, Khara, Ore and Derna. They cover total area 39,300 Acres out of which 8552 Acres is Urbanisable Area i.e. 21.76% of total, including 30 wards of Abu Road Municipal area (as per Master plan 2025 report)

Table 1.2: Population of Urban Area

S.No.	Town / Villages	1991	2001	2011	* 2019	* 2021	* 2025
1	Abu Road*	38982	47640	55599	68000	70000	110000
2	Akrabhata	1622	2059	-	-	-	-
3	Amba	256	534	630	770	970	1247
4	Amthala	2112		2811	3438	4328	5565
5	Chandrawati	975	1649	1831	2239	2819	3625

S.No.	Town / Villages	1991	2001	2011	* 2019	* 2021	* 2025
6	Danvav	402	1481	3236	3958	4983	6406
7	Derna	948	1200	962	1177	1481	1904
8	Duna Kakar	267	399	547	669	842	1083
9	Ganka	965	1283	1748	2138	2691	3460
10	Karoli	949	1468	2283	2792	3515	4520
11	Kesarganj	-	-	-	-	-	-
12	Khadat	1255	1448	1649	2017	2539	3264
13	Khara	661	1153	1661	2031	2558	3288
14	Kui	1183	1587	2172	2656	3344	4300
15	Kyariya	673	1123	1638	2003	2522	3243
16	Manpur (rural)	1291	1910	1082	1323	1666	2142
17	Mawal	1784	2593	3674	4493	5657	7273
18	Morthala	1169	1478	1715	2097	2641	3395
19	Ore	2104	2599	3307	4044	5092	6547
20	Panduri	509	752	1090	1333	1678	2158
21	Redwa Kala	1355	1976	2460	3009	3788	4870
22	Sangna	1174	1689	1240	1517	1909	2455
23	Santpur (rural)	4153	7248	9186	11234	14144	18185
24	Siyawa	2565	3721	4599	5625	7081	9104
25	Tartoli (Rural)	1011	1204	1331	1628	2049	2635
26	Umrani	587	870	1078	1318	1660	2134
27	Vasra	1869	2346	3419	4181	5264	6768
TOTAL		70821	91410	110948	135692	155224	219573

* Consists of Municipal Areas per census 2011 i.e. 30 wards.

1.3 Master Plan – 2025

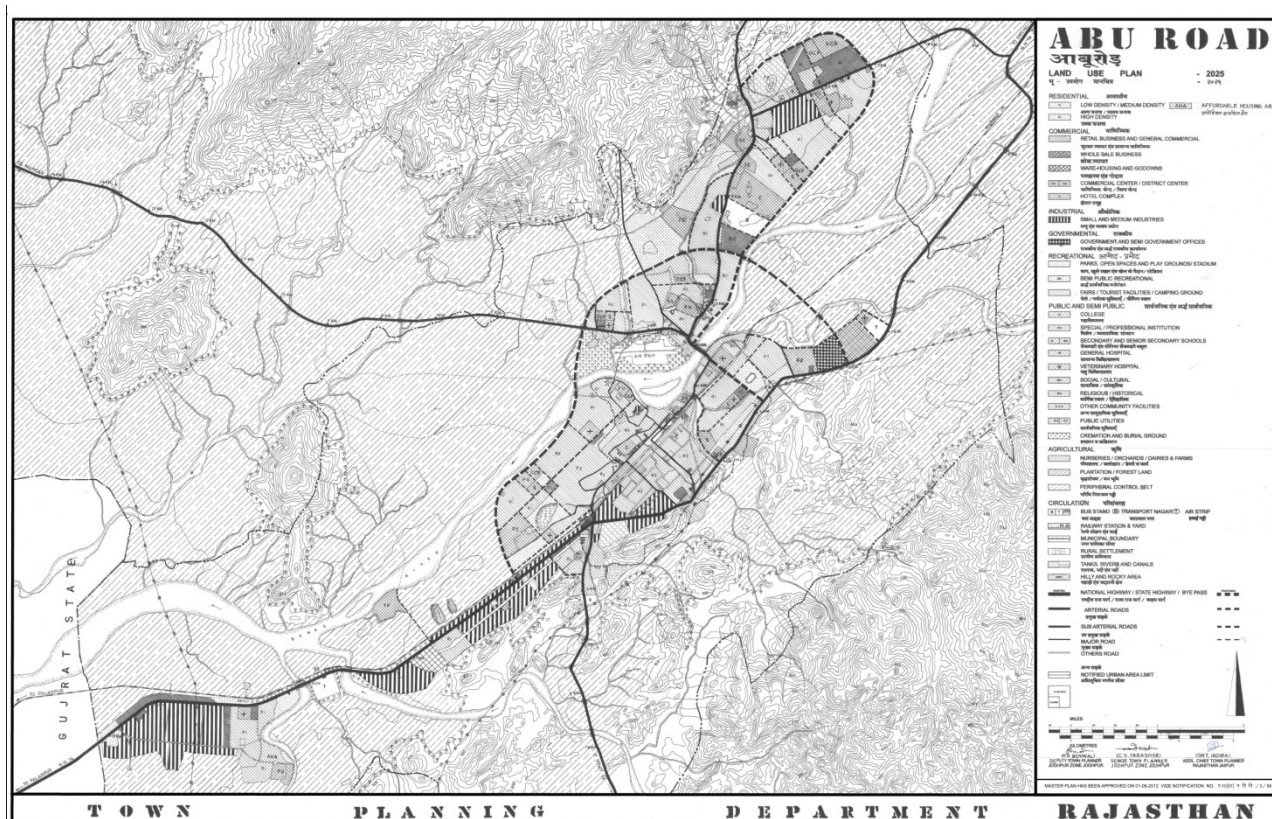
The Abu Road Master Plan was prepared by the Town Planning Department, Government of Rajasthan and was notified under section-7, of Rajasthan Urban Improvement Act, 1959 and commenced from 01.06.2012.

Table 1.3: Proposed Land Use Classification as per Master Plan – 2025

S. No.	Land Use	Area (in Acre)	Area (in Hectare)	Percentage of Urbanisable Area (%)	Percentage of Urban Area (%)
1	Residential	3267	1124.58	40.85	38.20
2	Commercial	568	148.34	7.10	6.64
3	Industrial	1103	103.77	13.79	12.89
4	Government/Semi-Government	78	42.01	0.97	0.91
5	Recreational	937	68.93	11.72	10.96
6	Public Semi Public	1058	213.82	13.23	12.37
7	Circulation	987	456.46	12.34	11.54
Urbanisable Area		7998	2157.91	100.00%	
8	Water bodies /Nalah	230	5477.00		2.69
9	Plantation	324	14.55		3.80
Total Urbanisable Area		8552	7649.45		100.00%

Source: Master Plan – 2025 Report for Abu Road

Map 1.3: Proposed Land Use Plan as per Master Plan 2025



1.4 Zonal Development Plan

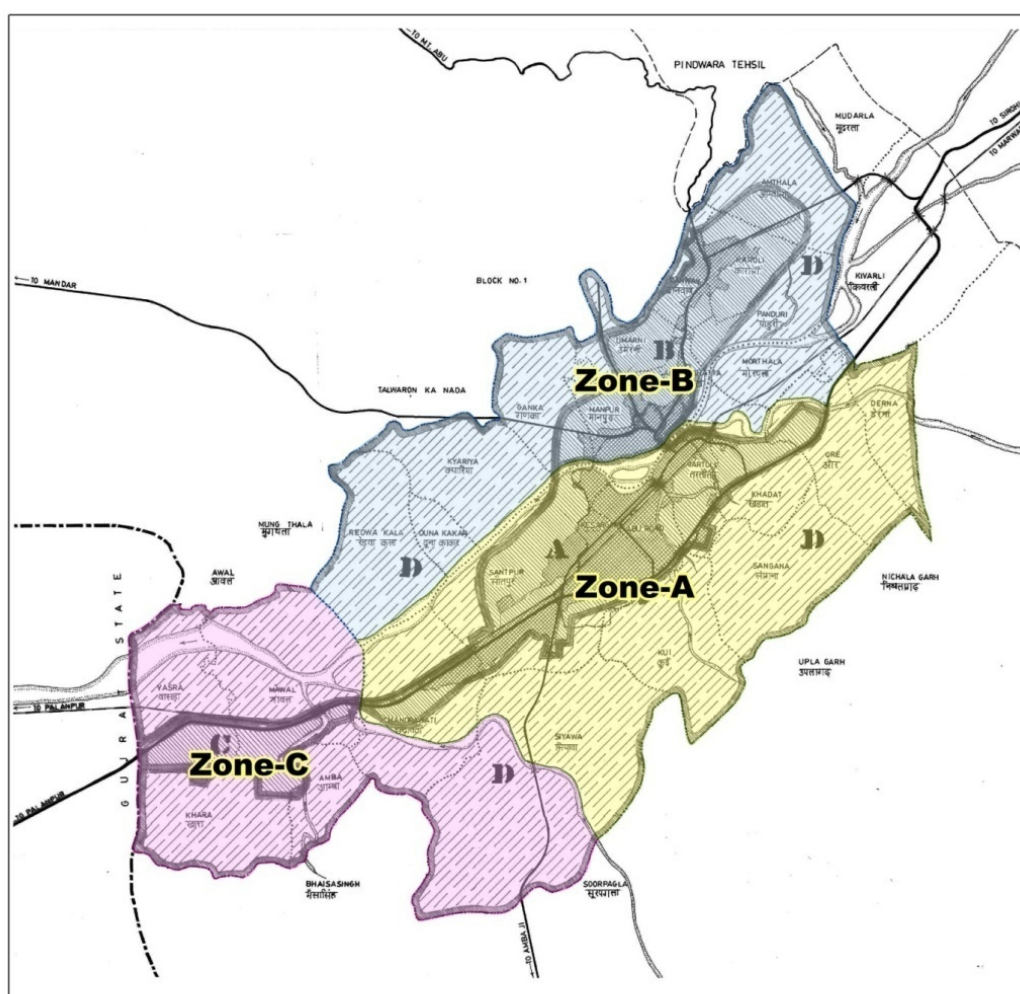
The Master Plan 2025 for Abu Road Urban Area was notified vide notification no. क्रमांक: प. 10(57)न.वि.वि./3/95 dated 01.06.2012 containing the Land Use Plan – 2025, which shows the proposed land uses required at the city level based on the population projection for the horizon year 2025. However, in the absence of proposals for zonal level land uses and zoning regulations the requirement of zone level facilities is not ensured while approving layout plans. It is therefore, felt necessary to prepare Zonal Development Plan in order to provide proper infrastructure and urban facilities in accordance with the requirements of the growing population of the zone and to ensure a healthy environment for the public. Urban Development Housing department and Local Self Government department, Government of Rajasthan have issued the detailed guidelines for the preparation of Zonal Development Plans which will detail out the proposals of Master Plan and thus will act as a link between the layout plans and Master Plan, containing a zonal base map, existing land use map, land uses as per Master Plan, land use, facilities, road network plan required at zone level and land reservations for water bodies & forests etc. as per revenue record and other specific provisions as per zone requirement, if necessary. The Zoning Regulations will further ensure the zone level social infrastructure facilities and will also provide guidelines to permit various uses / activities in the proposed use zones of Zonal Development Plan.

1.4.1 Delineation of Zone

Urban Area Limit of Abu Road Master Plan have been divided into three number of zones i.e. Zone A, B and C. The zone boundaries delineation is done in reference to division of Urban Area, based on physical boundaries (road/railway line/river etc.) such as Banas river dividing Zone A and Zone B in North and south direction respectively and Sewaran tributary of Banas river delineating Zone C, located in south west direction of Urban area.

Table 1.4: Zonal Development Plan Boundaries

S.no.	Zone	Boundaries	Villages/Wards	Area
1.	Zone – A (Southern side)	Urban area boundary in south & east, Banas river in north and Sewaran tributary of Banas river in west direction.	Ward no. 6 to 40 completely and ward 4 & 5 partly of Abu Road Municipality	6053.16
2.	Zone – B (Northern side)	Urban area boundary in north & east, mawal village boundary in west and Banas river in south direction.	Ward no. 1 to 3 completely and ward 4 & 5 partly of Abu Road Municipality	4689.72
3.	Zone – C (South - west side)	Urban area boundary in north, mawal village boundary in east direction, urban area boundary in west and Gujarat state in south direction.	Vasra, Mawal, Khara, Amba (completely) Chandrawati and Siyawa (Partly) No Municipal wards of Abu Road Municipality	4255.53



Map 1.4: Zonal Development Boundaries on Notified Urban Area Map

2 ANALYSIS OF ZONE B

2.1 Physical Features

Zone-B is located on the northern part of urban area with zone boundaries as, urban area boundary in north and east; Mawal village boundary in west direction and Banas River in south direction. The Banas River majorly divides the Zone-B from Zone-A located in the south.

The total area of Zone-B is 4689.78 hectares which includes 11 villages such as Amthala, Danva, Duna Kakar, Ghanka, Karoli, Kyariya, Manpur, Morthala, Panduri, Redwa Kala and Umrani completely.

RIICO has developed an industrial growth center in this zone to the south of NH-14, with a proposal of establishing industrial units and their ancillary residential and facility areas. Abu road municipal area does comprise of this zone, as no ward comes in this zone area.

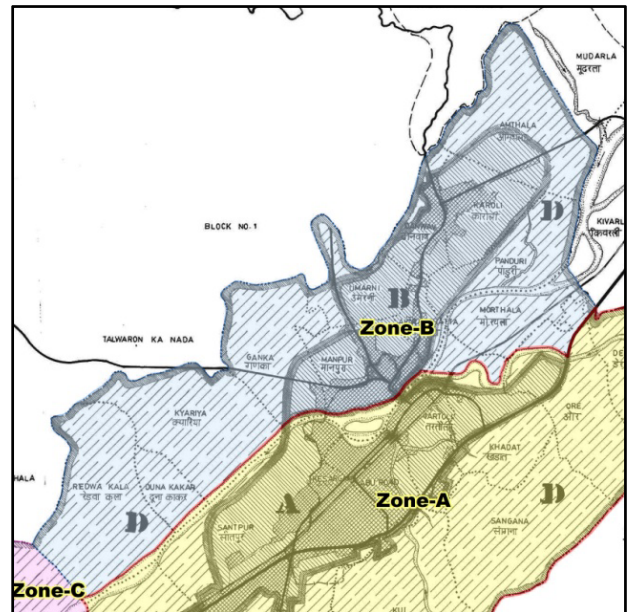


Figure 2.1: Zone-B Boundary on Urban Area Map

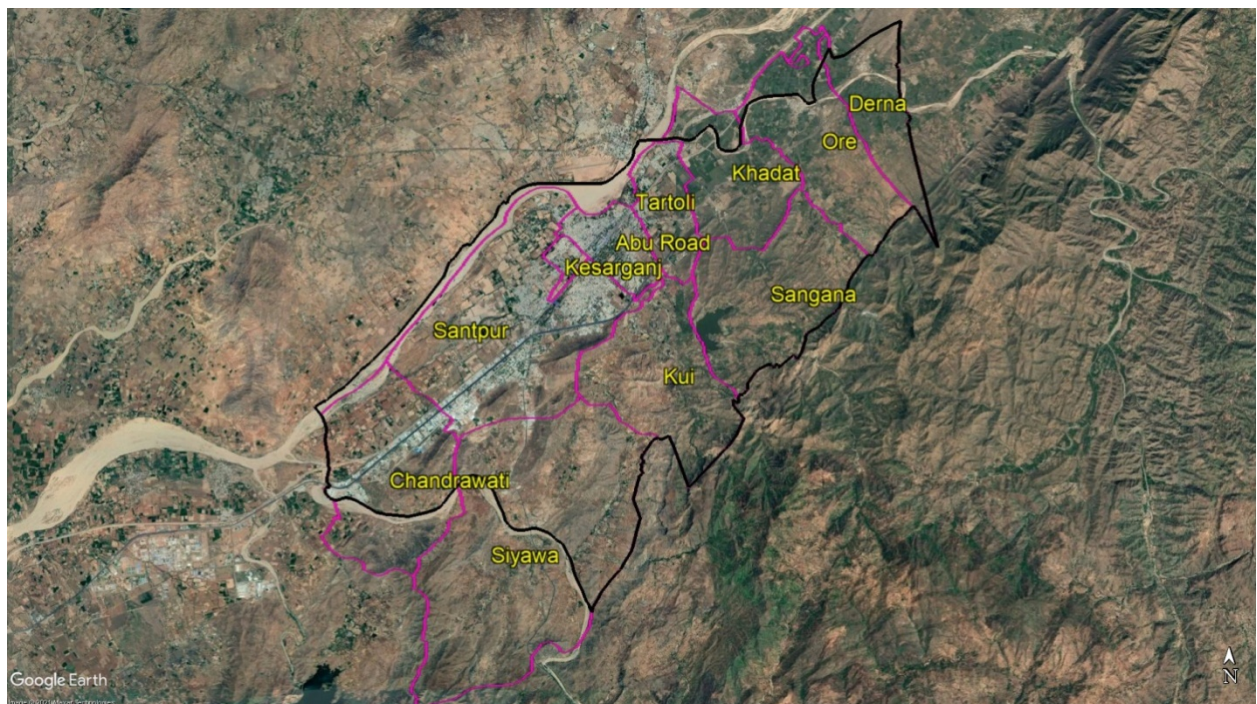


Figure 2.2: Showing Zone-B in Satellite Image

2.2 Demography

As per census data for the year 2011 population for Zone-B is summed to 26306 considering the population of villages situated in the zone and similarly projecting for the year 2019 & 2021 to 32172 & 40505 and for 2025 horizon year to 52077.

Table 2.1: Population growth of town / villages in Zone-B

S.No.	Village / Ward	1991	2001	2011	* 2019	* 2021	* 2025
1	Amthala	2112		2811	3438	4328	5565
2	Danvav	402	1481	3236	3958	4983	6406
3	Duna Kakar	267	399	547	669	842	1083
4	Ganka	965	1283	1748	2138	2691	3460
5	Karoli	949	1468	2283	2792	3515	4520
6	Kyariya	673	1123	1638	2003	2522	3243
7	Manpur (rural)	1291	1910	1082	1323	1666	2142
8	Morthala	1169	1478	1715	2097	2641	3395
9	Panduri	509	752	1090	1333	1678	2158
10	Redwa Kala	1355	1976	2460	3009	3788	4870
11	Umrani	587	870	1078	1318	1660	2134
12	Wards (1 to 3)	-	-	6618	8094	10190	13101
TOTAL		10279	12740	26306	32172	40505	52077

2.3 Land use analysis as per Master plan

As per Proposed Land Use Plan – 2025 residential and recreational uses are the predominant uses of the Zone-B and rest other major proposed uses are Public & Semi-Public and Abu Road air strip located at the southern part of the zone.

Table 2.2: Proposed Land Use Classification of Zone-B (as per Master Plan –2025)

S. No.	Land Use	Area (Ha.)	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)
1	Residential	454.92	33.01%	9.70%
2	Commercial	88.53	6.42%	1.89%
3	Industrial	48.08	3.49%	1.03%
4	Government/Semi-Government	0.23	0.02%	0.00%
5	Recreational	289.36	20.99%	6.17%
6	Public & Semi-Public	241.19	17.50%	5.14%
7	Circulation	255.98	18.57%	5.46%
Urbanisable Area		1378.29	100.00%	29.39%
8	Water bodies/River /Nalah	229.88		4.90%
9	Hill Land	66.14		1.41%
10	Periphery Control Belt	3015.46		64.30%
Urban Area		4689.78		100.00%

2.4 Land use analysis as per Existing Conditions

Zone level Base Map and existing land use map has been prepared using Dronography with ground surveys, digitizing all buildings along with their existing use, roads, railway lines, water bodies, culverts, bridges, high/low tension lines, parks, playgrounds, wetlands, important landmarks, heritage buildings, vacant lands etc.

Zone-B is developed in modern way having Abu Road Air Strip is located in this zone and various institutions of Brahmakumaris. Talhati junction is a major landmark of the zone and all the traffic going towards Mount Abu crosses it. A major industrial setup named as Modern Insulator is also located near this junction.

The total area of Zone-B is 4689.78 hectare of land, out of which 542.02 hectare area is developed i.e., 11.56% of total area of zone and major existing development of the town is present in this Zone.

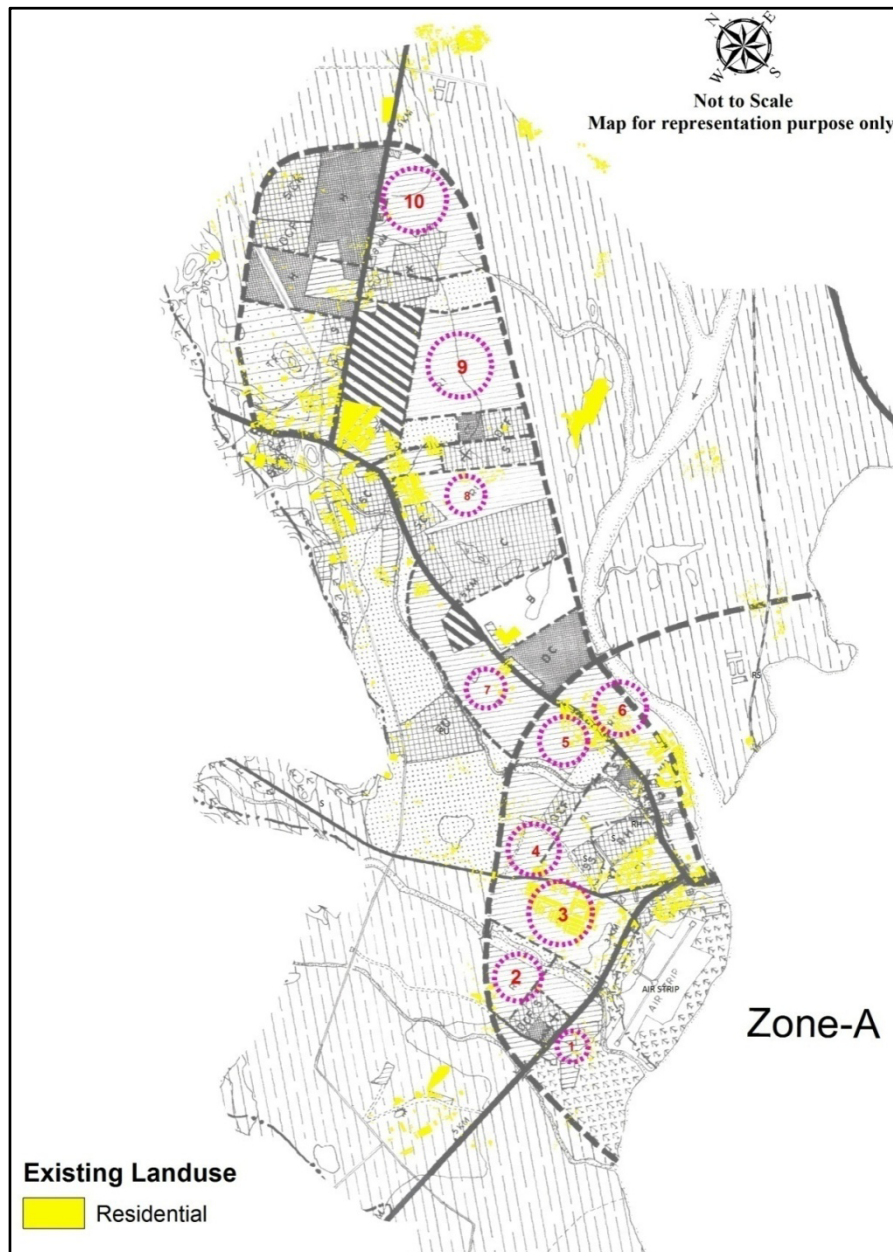
In Zone-B, major part of the developed area is under residential use contributing to 25.07% (135.8 ha.), public – semi public use as 13.04% (70.72 ha.) of the total developed area of the zone and Abu Road air strip accounts to 6.95% (37.71 ha.). The detailed classification of generalized existing land use of Zone-B is as below:

Table 2.3: Generalized Existing Land Use Classification of Zone-B

S. No.	Landuse		Area	Percentage of Developed Area (%)	Percentage of zone Area (%)	
			(in Ha.)			
1	Residential		Residential	135.88	25.07%	2.90%
2	Commercial		Retail Business and General Commercial	16.74	3.09%	0.36%
			Warehousing and Godowns	0.00	0.00%	0.00%
			Wholesale Business	2.18	0.40%	0.05%
3	Mixed Use		Mixed Use	4.06	0.75%	0.09%
4	Industrial		Small & Medium Industries	20.98	3.87%	0.45%
5	Government		Government& Semi-Government Office	10.48	1.93%	0.22%
6	Recreational		Parks / Open Space	11.01	2.03%	0.23%
			Stadium	0.00	0.00%	0.00%
7	Public – Semi Public	Social Infrastructure	Educational	20.90	3.86%	0.45%
			Health Care	1.75	0.32%	0.04%
			Religious / Social-Cultural	7.34	1.35%	0.16%
			Cremation	1.26	0.23%	0.03%
			Other Community Facilities	14.42	2.66%	0.31%
		Physical Infrastructure	Public Utilities	25.05	4.62%	0.53%
			Others	0.00	0.00%	0.00%
8	Circulation		Bus Stand/Air Strip	42.25	7.79%	0.90%
			Roads / Railway	227.71	42.01%	4.86%
Developed Area				542.02	100.00%	11.56%
9	Hill Land / Plantation			88.83		1.89%
10	Agricultrul / Open Land			3362.55		71.70%
11	Water bodies / River /Nalah			696.38		14.85%
Total				4689.78		100.00%

2.4.1 Residential

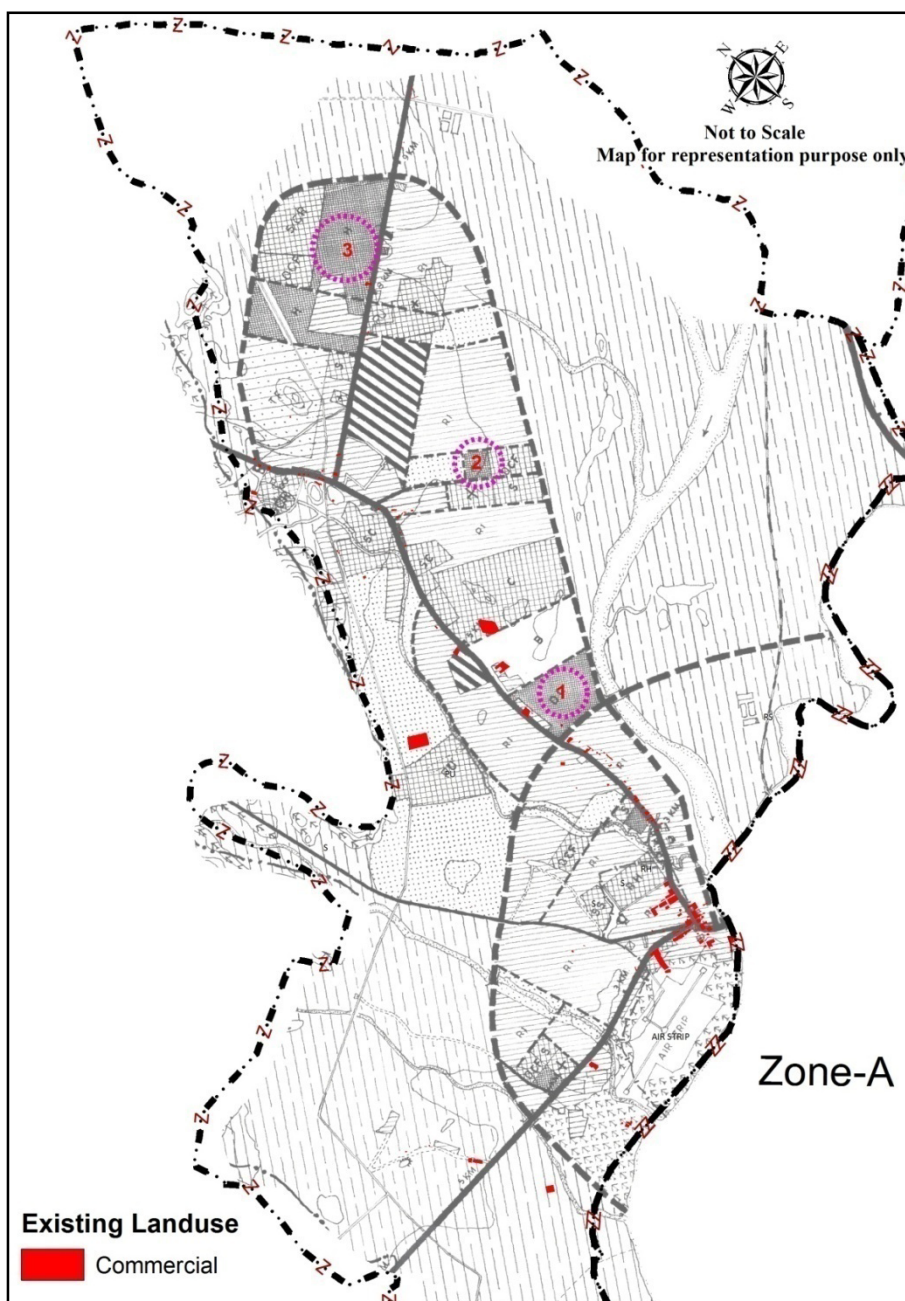
Residential Use accounts to 135.8 hectare of area, making it 25.07% of the developed area of the Zone-B. Residential settlements of Village Manpur and Akarbhatta make the dense and old residential developed part of the zone. Rajasthan Housing Board colony in ward no. 2 near Banas River in the eastern part of zone, another Rajasthan Housing Board colony at Manpur, Rajhans Colony, Yogi nagar colony, Lotus Colony, new residential development at Ganka are some of the main residential colonies of the zone, other than approved-undeveloped and unapproved-developed residential schemes in the zone.



Map 2.1: Showing Existing Residential Use Development on Master Plan-2025

2.4.2 Commercial

Commercial use shares 3.49% of the developed area of the Zone-B, contributing to 18.92 hectare of land. Mainly retail commercial of the zone is located on the MDR-49 and Revdar Road. Zone has a various hotel complexes accounting to almost 3.87 hectare area, petrol filling stations, commercial complexes, godowns and other business establishments.



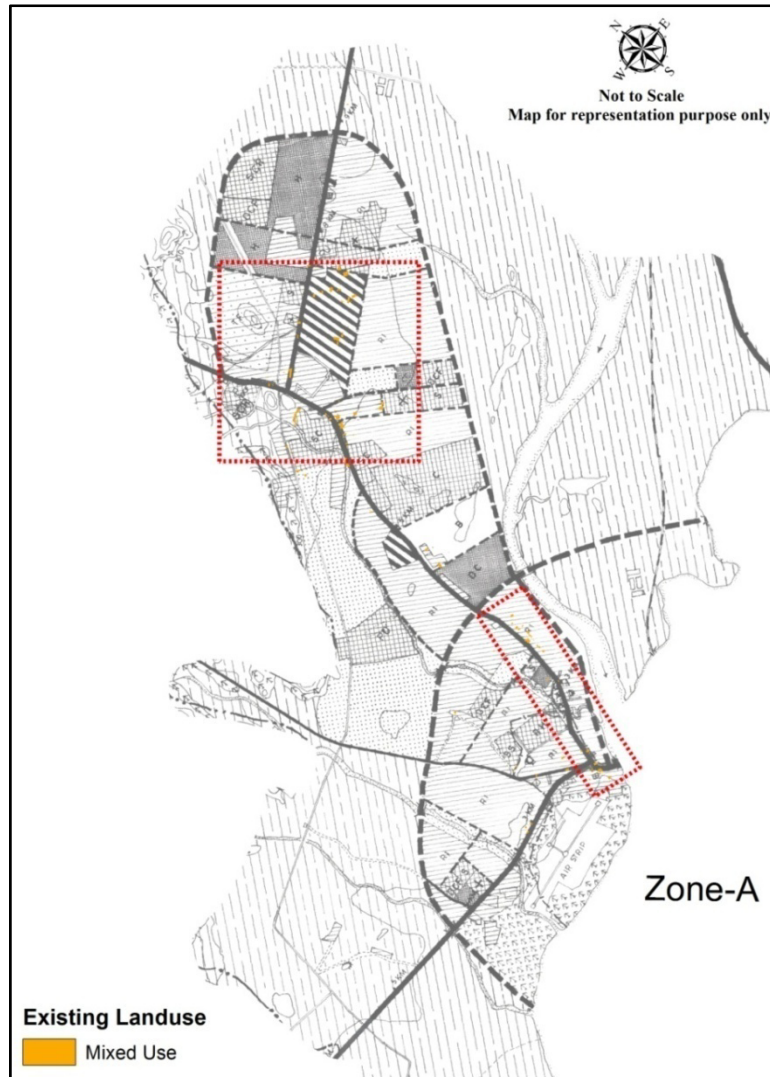
Map 2.2: Showing Existing Commercial Use Development on Master Plan-2025

Table 2.4: Detailed Analysis of Existing Commercial Land Use

S.No.	Name of Activity	Number	Area (Ha.)
1	Retail Commercial	322	7.54
2	Commercial Complex	2	0.85
3	Fuel Station	3	0.48
4	Hotel / Resort	41	3.87
Total		368	12.74

2.4.3 Mixed Land Use

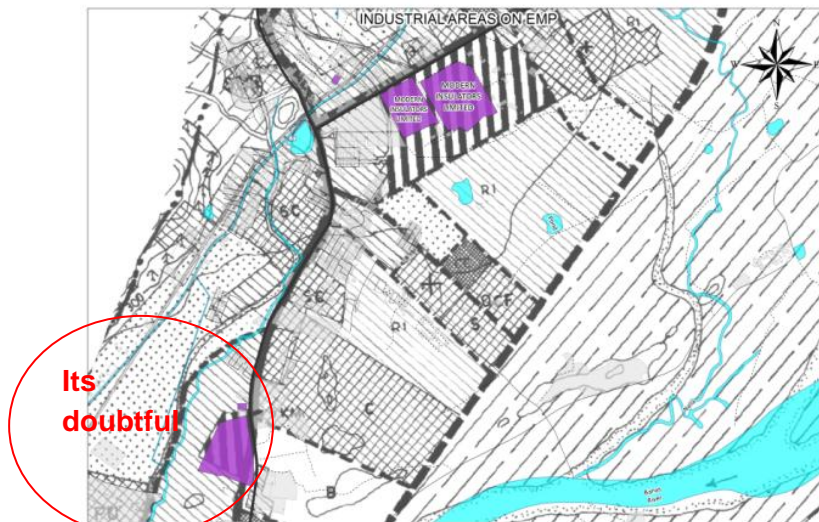
Zone has few mixed land uses constituting to 4.06 ha i.e., 0.75% of developed area and has developed mainly on the MDR-49.



Map 2.3: Showing Existing Mixed Use on Master Plan-2025

2.4.4 Industrial

Major Industrial establishment as International Modern insulators is located on the MDR-49 road towards the north of the zone, developed partially on the proposed industrial use as per master plan-2025. As per existing land use, Industrial land use comprises of 20.98 hectare land i.e., 3.87% of the total developed area of the Zone-B.



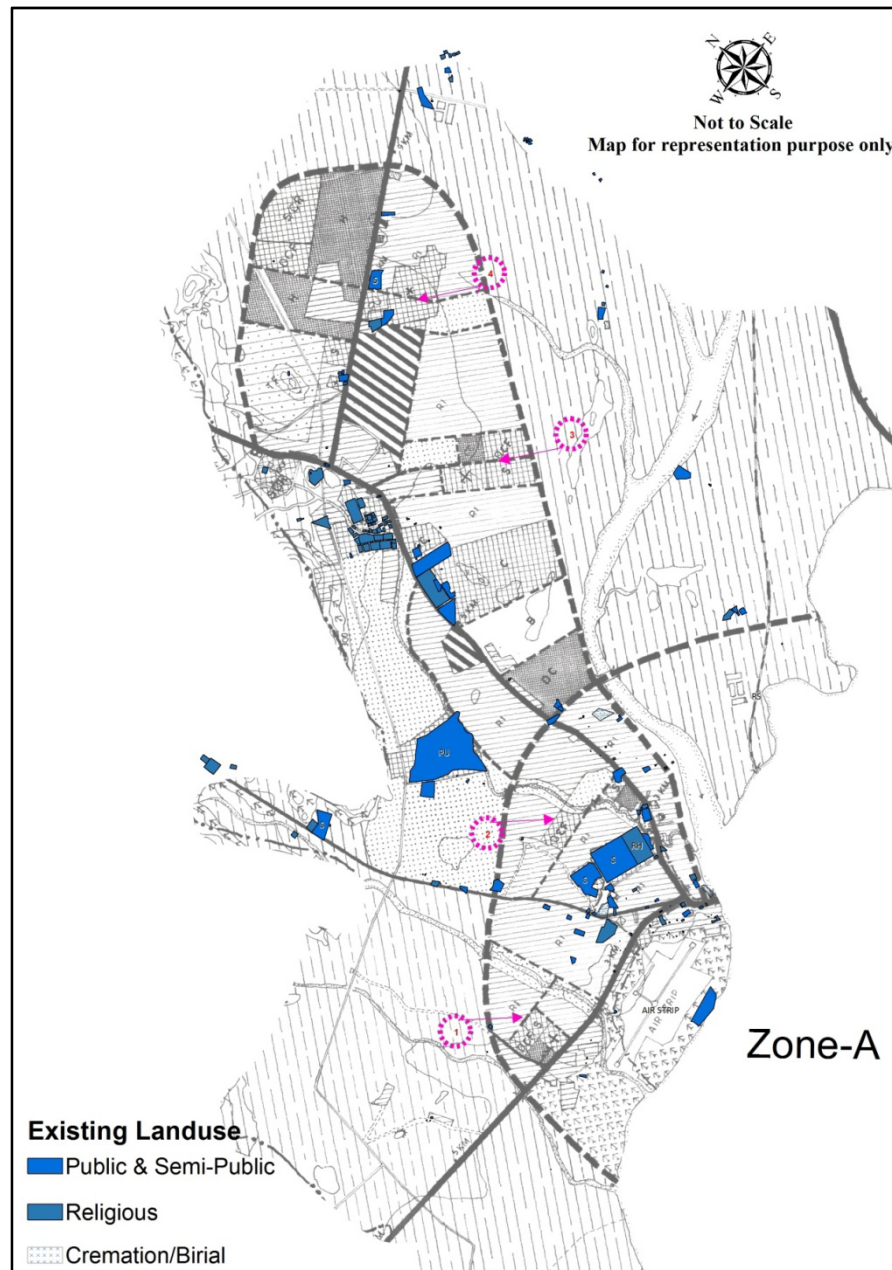
Map 2.4: Showing Existing Industrial Use on Master Plan-2025

2.4.5 Government and Semi-Government

Urban improvement Trust office, Indian railways office, Gram Panchayat office, PHeD office, water resource department, forest department, Rajiv Gandhi Seva Kendra and Taleti rangers office contribute to 10.48 hectares (1.93%) of Government and Semi-Government use in the zone.

2.4.6 Public Semi-Public

The public semi-public land use in the zone occupies 70.74ha. area of land, which is 13.05% of the total developed area and includes social and physical infrastructure facilities present in Zone-B.



Map 2.5: Showing Existing Social Infrastructure Facilities on Master Plan-2025

2.4.6.1 Social Infrastructure

Social infrastructure refers to the educational, healthcare, social-cultural-religious and other community facilities serving a city / town.

2.4.6.1.1 Educational

Educational facilities make a total of 20.90 hectare i.e., 3.86% of the total developed area whereas, 29.55% of the total public and semi-public use of the zone. Educational facilities includes government primary & upper primary schools, along with secondary schools and senior secondary schools and private educational institutions like Royal Rajasthan public senior secondary school, Swami Narayan senior secondary school, St. John's School, Eklavya Model residential school, HGI international school, SLM global nursing college, Shreenath B.Ed. college, Chartered Institute of technology etc.

Table 2.5: Existing Educational Facilities in Zone-B

Requirement as per Parameter				Existing	
Category for Educational facilities	Area (Ha.)	Population	Units required in zone	Unit	Area (Ha.)
Primary School / Upper Primary	0.2 – 0.30	5000	9	5	0.15 -0.87
				5	0.051 -0.096
				6	0.020 -0.046
				16	2.39
Secondary School / Senior Secondary School	0.40 – 0.80	7500	6	8	0.419 - 6.72 ha.
				8	0.0054-0.360
				16	16.98
Professional institutes/ITI	4.0	10 Lakh	-	3	0.244 – 0.682

2.4.6.1.2 Healthcare

Area towards Healthcare Facilities contribute to a least of 0.32 % of public and semi-public use of the developed area of the zone and 1.75 hectare area of land, having primary and upper primary health centers, Civil hospital, Radhamohan Mehrotra Global hospital – Trauma Center, Chandravat Hospital and two veterinary hospitals.

Table 2.6: Existing Healthcare Facilities in Zone-B

Requirement as per Parameter				Existing	
Category for Healthcare facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)
Dispensary / Sub-Health Centre / Nursing Home / Small	0.05 – 0.45	5000 - 15000	3	4	0.049 - 0.150
				3	0.0157 – 0.0294
				7	0.375
Hospital (25-50 beds)	0.08	15000	3	4	0.131 – 0.322
				1	0.066
				5	0.884
Veterinary Hospital	-	-	-	2	0.44 & 0.05

2.4.6.1.3 Social, Cultural and Religious

Social, Cultural and Religious facilities together contribute to 1.35% of the total developed area of the zone having an area of 7.34 hectare. This includes 7 anganwadi centers, majorly religious places such as Brahma Kumaris various centers and temples such as Shree Abu talati jain tirath, hrikesh temple, mahadev temple, shree Shankheshwar parashvnath jain temple, Shree Jayganeshwar temple, Nakoda bhairavnath temple etc.

Table 2.7: Detailed Analysis of Existing Social, Cultural & Religious Facility

Category	Unit	Area (Ha.)
Anganwadi / Child Care Centre / Creche	3	0.015-0.040
	4	0.0054-0.040
	7	0.1222
Multi-purpose Community Room/Other Community Facilities	51	14.42
Religious Facility	77	6.870

2.4.6.1.4 Other Community Requirements

- **Cremation / Burial Ground**

There are two cremations / burial Ground grounds in zone having atotal area of 1.26 hectare and are locatedat Manpur, Panduri, Akrabhattavillages and near Banas river bridge.

- **Police**

There is one police station islocated on MDR-49 road near Swami Narayan Ashram, Danvavmeasuring an area of 806.00 square meter.

- **Safety management – Fire**

There is one fire station located on MDR-49 road in Zonemeasuring an area of approximately 1116.00 square meter, which is serving the town as a whole.

2.4.6.2 Physical infrastructure

Physical infrastructure refers to the basic physical structures required for a city / town to function and survive such as a water supply network, power grid station, drainage, sewerage and solid waste disposal systems.

2.4.6.2.1 Water supply

The water supply is made in the zone (mainly the ward areas of ward no. 1, 2 & 3) through 2 open wells and 2 tube wells. The well field is in the city. The details of tube well and open well are as under:-

Table 2.8: List of Water Supply Sources in the Zone

Name of Zone	Source	Open Well	Tube well
Manpur, Akara Bhatta & Housing Board Area (B)	Akara Bhatta O.W. No. 1	1	1
	Akara Bhatta O.W. No. 2	1	-
	Umari	-	1
TOTAL	Total	2	2

Table 2.9: List of Service Reservoirs in the Zone

S.No.	Location	Capacity	Staging	Year of Construction
1	Housing Board	450 KL	15 mt.	2000
2	Manpur	160 KL 140 KL	18 mt. GLSR	2006 1999
3	Akrabhatta	150 KL	18 mt.	2016
Total Capacity		900 KL (0.90 MLD)		

In this regard, 900 KLD is sufficient to fulfill the present water supply demand generated by the domestic sector of the ward population (6618 as per census 2011). Water supply storages in the zone are at 21 different locations. Xen office and water supply campus id located in the Rajasthan Housing Board Scheme at Akarbhatta near Banas River.

2.4.6.2.2 Power supply

There is one 33 KV Grid Sub-station located at Manpur and serving the electrical supply in the zone.

The Brahma Kumaris and World Renewal Spiritual Trust (WRST), a charity and sister organization of Brahma Kumaris, successfully commissioned “India One” Solar Thermal Power Plant featuring the unique thermal energy storage andhas designed, developed. It has used 35 acres of land of the zone for the installation of India One Solar Thermal Power Plant of 1 MW and captive power plant supplies electricity to Brahma Kumaris headquarters in Abu Road, Rajasthan, India with total capacity of 25,000 people.



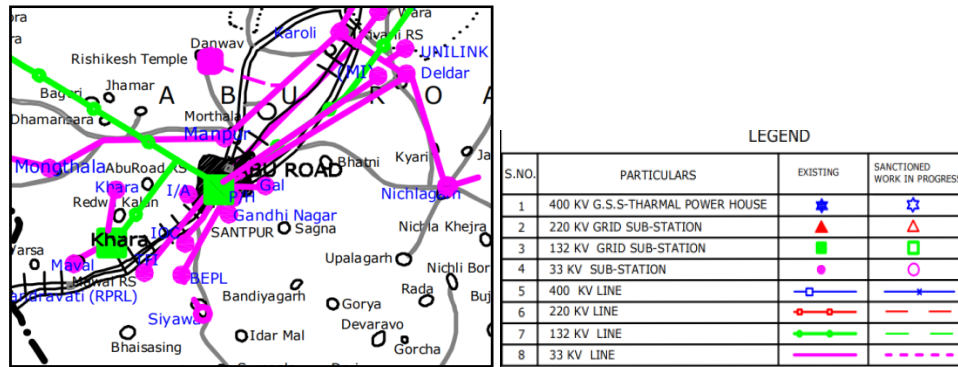
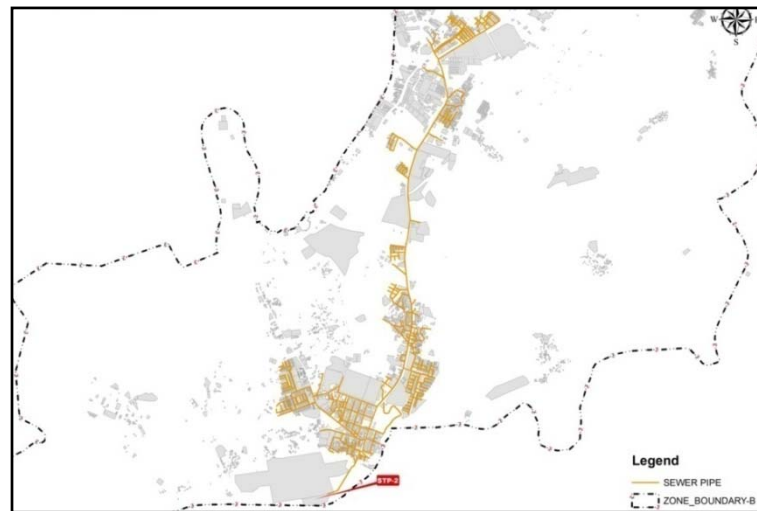


Figure 2.3: Showing brief Power Supply Network

2.4.6.2.3 Drainage and Sewerage System

Proper drainage and sewerage network system exists in the major developed part of the zone, except new & ongoing developments.



Map 2.6: Showing Existing Sewerage Network in the Zone on Satellite image

2.4.7 Recreational

Recreational areas are the basic requirements for a residential area but there are no dedicated parks in zone.11.01 hectare of land parcels are there in the zone as parks / green spaces, mostly located in the developed residential schemes.

2.4.8 Transportation

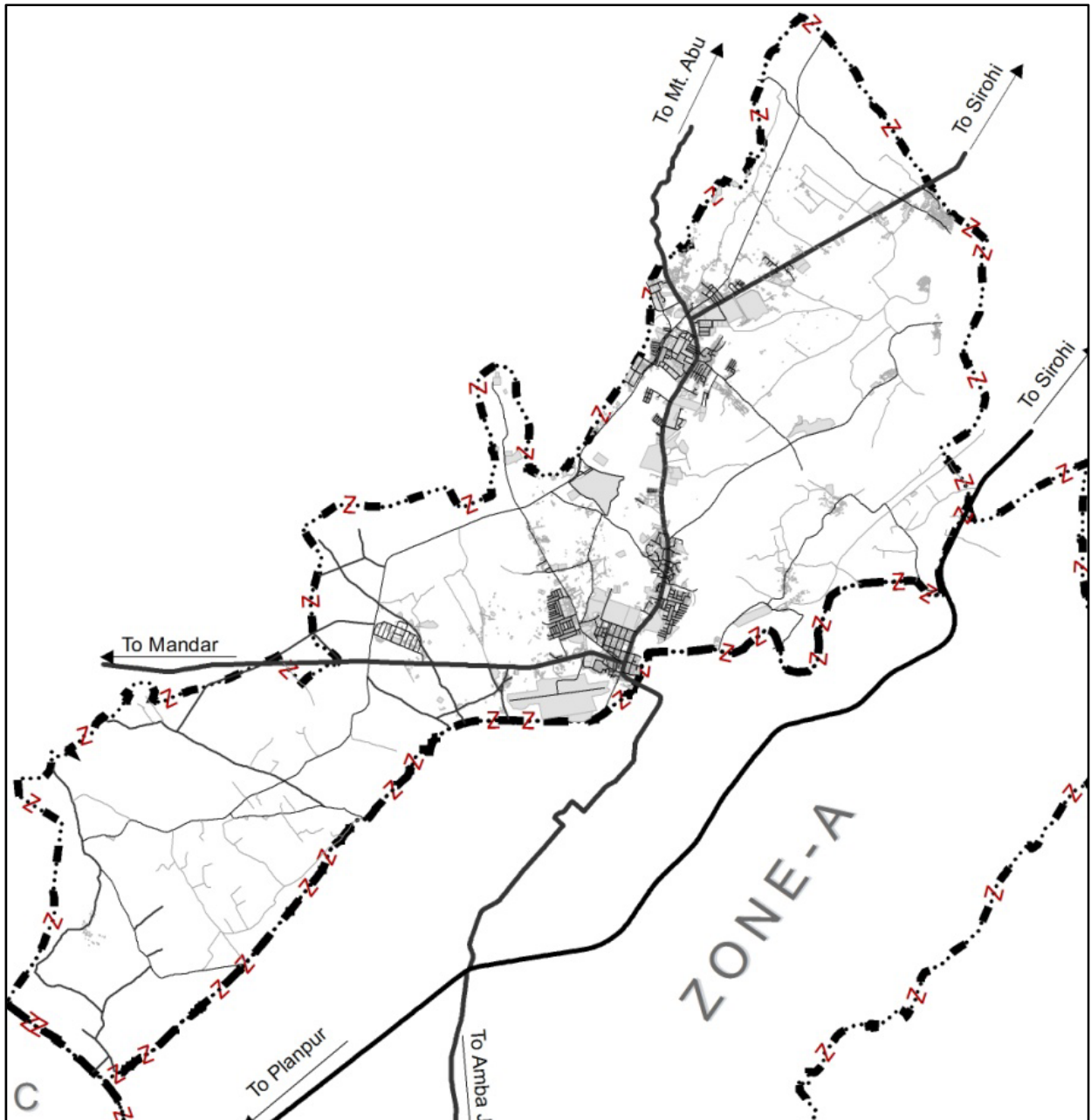
Circulation is one of the important components, which comes under major land use category. Roads and Abu Road Air Strip are occupying major share in circulation land use followed by accessibility within the zone is via MDR-49 Road, Revdar Road as the only major road and Mount Abu Road.

Total area under the category of circulation in the zone is 269.95 hectare i.e., 49.80 % of major part of the total developed area of the zone.

2.4.8.1 Road and Railway

Abu Road Air Strip makes 42.25 hectares of land and remaining 227.71 hectares contributing towards roads and railway lines in the zone. Central Bus Stand is located in Zone-B.

Jaipur-Ahmedabad line passes through main railway station located in Zone-B and there is a station at Murthala village part of this zone, but main railway station is a easy approach.



Map2.7: Showing existing road Network in Zone-B

Table 2.10: Length of Road according to width in Zone-B

S. No.	Road ROW (in m)	Length of Road (in Kms)
1	Cart Track	16.22
2	Less than 9m	20.74
3	9m – 12m	16.65
4	12m – 18m	10.21
5	18m – 24m	0.90
6	24m – 30m	6.59
7	More than 30m	14.21
Total		85.52

2.4.8.2 Public Transportation – Bus Services, Autorikshaw, Cycle etc.

Private mini bus services and autorikshaw services are the means of public transportation in the zone and in the town too. These services work without identified established routes and do not properly manage traffic demand.

2.4.9 Forest, Hills and Water Bodies

Abu Road city has developed mainly along the sides of national highway-14 and surrounded by hills and dense mixed jungle having an area measuring 1349.72 hectare is under the ownership of forest department.

City development is flowing along the MDR0-49 Rad and Mount Abu Road having area of and Banas River Dividing the Zone-B from Zone-B accounting a total of 236.48 hectare of land in between the zones.

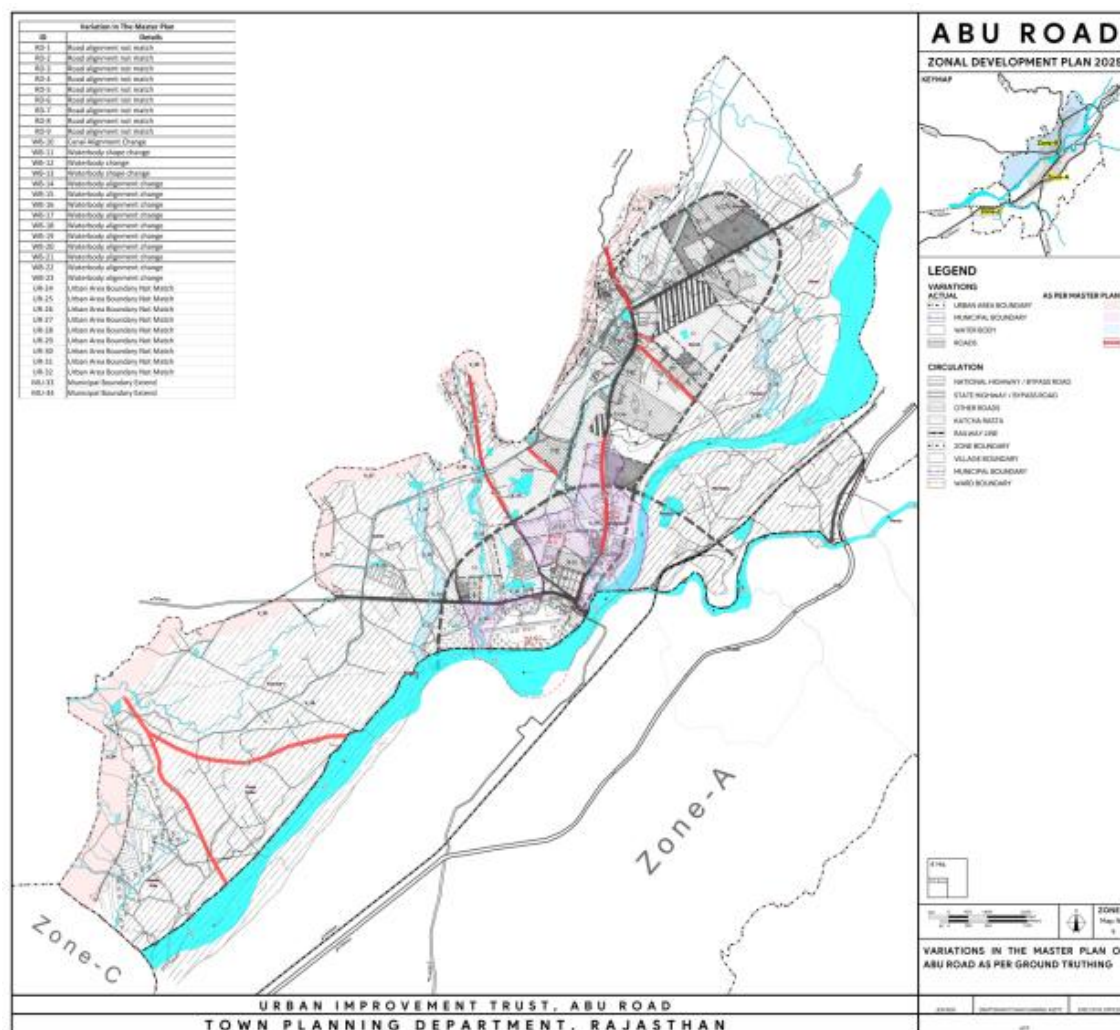
2.5 Variations in Land Use Plan

Major Variations in the zone consist of zone boundary, major roads of master plan and river alignment, water bodies, Urban Area and Municipal Boundary. With reference to the below map table shows the details of 34 identified variations in proposed land use plan 2025.

Table 2.11: Showing the list of Variations in Land Use Plan 2025of Zone-B

Variation In The Master Plan		
S.No.	Location	Details
1	RD-1	Road alignment not match
2	RD-2	Road alignment not match
3	RD-3	Road alignment not match
4	RD-4	Road alignment not match
5	RD-5	Road alignment not match
6	RD-6	Road alignment not match
7	RD-7	Road alignment not match
8	RD-8	Road alignment not match
9	RD-9	Road alignment not match
10	WB-10	Canal Alignment Change
11	WB-11	Water body shape change
12	WB-12	Waterbody change
13	WB-13	Waterbody shape change
14	WB-14	Waterbody alignment change
15	WB-15	Waterbody alignment change
16	WB-16	Waterbody alignment change
17	WB-17	Waterbody alignment change
18	WB-18	Waterbody alignment change
19	WB-19	Waterbody alignment change
20	WB-20	Waterbody alignment change
21	WB-21	Waterbody alignment change
22	WB-22	Waterbody alignment change
23	WB-23	Waterbody alignment change
24	UR-24	Urban Area Boundary Not Match
25	UR-25	Urban Area Boundary Not Match
26	UR-26	Urban Area Boundary Not Match
27	UR-27	Urban Area Boundary Not Match

Variation In The Master Plan		
S.No.	Location	Details
28	UR-28	Urban Area Boundary Not Match
29	UR-29	Urban Area Boundary Not Match
30	UR-30	Urban Area Boundary Not Match
31	UR-31	Urban Area Boundary Not Match
32	UR-32	Urban Area Boundary Not Match
33	MU-33	Municipal Boundary Extend
34	MU-34	Municipal Boundary Extend



Map 2.8: Showing Variations in Land Use Plan – 2025 of Zone-B

2.6 Deviations in Proposed Land Use Plan

By superimposing existing land use on proposed Land Use Plan-2025, Abu Road various deviations in the proposed land use as per Master Plan have been identified and these 191 deviations are briefed as compatible or non-compatible as per the map and table shown below with reference to land uses of Master Plan. Compatible uses will be the part of final proposal after finalization by competent authority, rest of the non-compatible uses are shown as per the Master Plan use and competent authority shall take necessary action.

Table 2.11: Deviations in Land Use Plan 2025 of Zone-B

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
1	Periphery Control Belt	Public Utilities	146	663.67	Water Tank	Compatible
2	Periphery Control Belt	Education	146	2134.53	Govt. Secondary School , Redwa Kalan	Compatible
3	Periphery Control Belt	Education	146	1579.43	Adarsh Rajkiya Uachh Madyamik Vidhyalay, Kyariya	Compatible
4	Periphery Control Belt	Government And Semi Government Offices	366,378	1189.50	Gram Panchayat , Kyariya	Compatible
5	Periphery Control Belt	Residential	702 & 705	7587.75		Compatible
6	Periphery Control Belt	Commercial	826,827	2970.57	Brick-Kiln	Non-Compatible
7	Periphery Control Belt	Residential	739/1/2/3/5	38117.50		Compatible
8	Plantation	Residential	711 & 715	19792.09	Agriculture To Residential	Compatible
9	Plantation	Commercial	861,863	2265.64	Brick-Kiln	Non-Compatible
10	Residential	Commercial	467	2480.43	Chandravati Marriage Garden	Non-Compatible
11	Plantation	Education	461,460	844.52	Govt. Primary School	Compatible
12	Plantation	Education	512	302.78	Govt. Primary School	Compatible
13	Plantation	Residential	501,502,503	3106.17		Non-Compatible
14	Plantation	Residential	523,524	3904.47		Non-Compatible
15	Plantation	Residential	534,535,539, 536,538,537, 533	11380.48		Non-Compatible
16	Plantation	Residential	545,546,547, 549	3743.28		Non-Compatible
17	Plantation	Residential	553,552,554	2329.66		Non-Compatible
18	Plantation	Commercial	613,611,614, 615	956.15		Compatible
19	Commercial	Government And Semi Government Offices	622,623	7564.68	Govt. Ambhedkar Hostel	Compatible
20	Residential	Religious & Socio-Cultural	625	2181.66	Shree Shankheshwar Parashvnath Jain Mandir	Compatible
21	Commercial	Religious & Socio-Cultural	605	1028.45	Nakoda Bhairavnath Mandir	Compatible
22	School	Commercial	605	268.35	Shops	Non-Compatible
23	Residential	Commercial	605	750.23	Oswal Timber And Stone	Non-Compatible
24	Residential	Commercial	605	297.05	Moter Garage	Non-Compatible
25	Residential	Commercial	605	2346.39		Non-Compatible
26	Residential	Mixed Land Use	578,579	633.41		Non-Compatible
27	Residential	Commercial	571,578,577	2790.53		Non-Compatible
28	Residential	Cremation And Burial Ground	683,676	3367.24	Shamshan	Compatible
29	Residential	Industrial	676	2045.06		Non-Compatible
30	Residential	Education	676	498.33	Shree Dadu Dayal Vidhya Ashram , Manpur	Compatible
31	Residential	Commercial	670	219.70	Workshop	Non-Compatible
32	Residential	Commercial	676	5346.26		Non-Compatible

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
33	Residential	Commercial	676	6269.45		Non-Compatible
34	Residential	Health Services	676	1646.78	Chandravat Hospital	Compatible
35	Residential	Religious & Socio-Cultural	676	1750.93	Shree Jayganeswar Mahadev Mandir	Compatible
36	Residential	Other Community Facilities	675,676	1182.31	Padmavati Parshvanath Jain Dharmshala	Compatible
37	Residential	Health Services	654	4400.81	Veterinary Hospital	Compatible
38	Historical / Socio-Cultural & Religious Places	Education	654	67263.87	Hgi School	Compatible
39	Residential	Commercial	654	2496.69		Non-Compatible
40	Residential	Commercial	654	3365.61		Non-Compatible
41	Residential	Commercial	654	2393.22		Non-Compatible
42	Residential	Commercial	654	1227.50	M P Motors	Non-Compatible
43	Residential	Commercial	654	2406.86		Non-Compatible
44	Residential	Commercial	654	2327.67	Work Shop	Non-Compatible
45	Residential	Industrial	654	1002.47	Krishna Timber	Non-Compatible
46	Residential	Education	654	466.94	Skylak Flight School	Compatible
47	Residential	Education	654	340.37	Anganwadi	Compatible
48	Residential	Other Community Facilities	654,641	1047.10	Shree Jalalam Bapa Seva Samiti Trust	Compatible
49	Residential	Cremation And Burial Ground	641,642,643	7500.66	Muslim Kabristan , Manpur	Compatible
50	Residential	Education	654	4159.79		Compatible
51	Residential	Education	654	2509.76	CWC School	Compatible
52	Residential	Recreational	300,301,302, 304,303,654	22559.44	Hgi Football Ground	Compatible
53	Residential	Other Community Facilities	3389,390,394,3 95,396	14857.89	Radha Swami Satsang Vyas ,Abu Road	Compatible
54	Residential	Health Services	334,336	1501.01		Compatible
55	Residential	Recreational	339,340	3757.26	Play Ground	Compatible
56	Residential	Recreational	319,320,317, 323,324,322	5507.46	Play Grounds	Compatible
57	Residential	Education	318,317,315	6095.07	Royal Rajasthan Public School , Aburoad	Compatible
58	Periphery Control Belt	Education	504/172,502/13 5,134	1791.04	Govt.Praveshika Sanskrit School	Compatible
59	Periphery Control Belt	Other Community Facilities	173,168	2148.48	Old Age Home	Compatible
60	Periphery Control Belt	Residential	65,66/1 & 67/1, 66/2 & 67/2	9911.34		Compatible
61	Periphery Control Belt	Residential	414,415 & 416	21021.44		Compatible

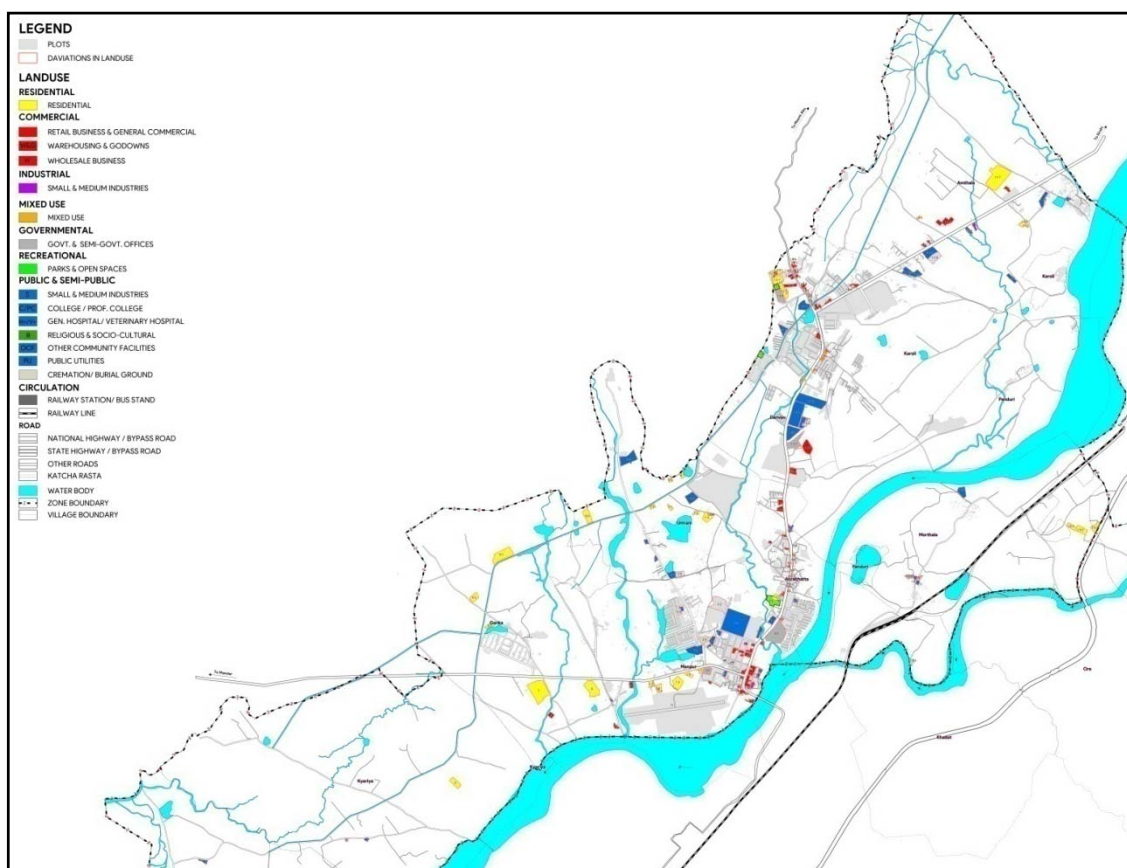
S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
62	Periphery Control Belt	Residential	469/1 , 469/2	6422.01		Compatible
63	Periphery Control Belt	Residential	553/1, 553/3	3789.42		Compatible
64	Periphery Control Belt	Education	222,224,191, 189	18279.57		Compatible
65	Parks , Open Spaces	Public Utilities	413,414,415	11214.26	Thermal Power Storage	Compatible
66	Parks , Open Spaces	Residential	200	1954.07		Non-Compatible
67	Parks , Open Spaces	Residential	201	2554.17		Non-Compatible
68	Parks , Open Spaces	Government And Semi Government Offices	381	972.62	Bharat Nirman Rajiv Gandhi Kendra	Compatible
69	Parks , Open Spaces	Education	380	401.23	Anganwadi	Compatible
70	Parks , Open Spaces	Residential	255,256,259	2230.52		Non-Compatible
71	Parks , Open Spaces	Residential	250,251,403	2337.25		Non-Compatible
72	Parks , Open Spaces	Residential	391,392,393	2702.69		Non-Compatible
73	Parks , Open Spaces	Residential	381,380,378	7774.35		Non-Compatible
74	Parks , Open Spaces	Public Utilities	661,662,663	5211.44	33/11 Kv Gss	Compatible
75	Commercial	Parks	59,61	10483.25	Park	Compatible
76	Commercial	Residential	58/1	3680.03	Anmol Residency	Compatible
77	School	Commercial	54	727.55	Complex	Non-Compatible
78	School	Commercial	54	483.46	Complex	Non-Compatible
79	Residential	Commercial	25	514.39		Non-Compatible
80	Residential	Mixed Land Use	25	541.86		Non-Compatible
81	Residential	Commercial	23	1186.96		Non-Compatible
82	Residential	Commercial	23	1358.76		Non-Compatible
83	Residential	Commercial	23	809.95		Non-Compatible
84	Residential	Government And Semi Government Offices	672,671	35642.40	Forest Department	Compatible
85	Residential	Government And Semi Government Offices	114	1730.12	Rajas Sangh	Compatible
86	Residential	Public Utilities	108,107	1776.29	Phed Department Xen Office & Water Supply Campus	Compatible
87	Residential	Mixed Land Use	110	345.23		Non-Compatible
88	Residential	Mixed Land Use	101	284.32		Non-Compatible
89	Residential	Mixed Land Use	101	158.55		Non-Compatible

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
90	Residential	Mixed Land Use	101	81.99		Non-Compatible
91	Residential	Mixed Land Use	101	87.93		Non-Compatible
92	Residential	Mixed Land Use	101	293.56		Non-Compatible
93	Residential	Mixed Land Use	101	404.97		Non-Compatible
94	Residential	Commercial	101	142.98		Non-Compatible
95	Residential	Mixed Land Use	100	113.10		Non-Compatible
96	Residential	Commercial	100	745.73		Non-Compatible
97	Residential	Mixed Land Use	92,93	534.81		Non-Compatible
98	Residential	Education	88	157.13	Anganwadi	Compatible
99	District Center	Health Services	83	1980.15	Civil Hospital, Abu Road	Compatible
100	District Center	Public & Semi-Public	83	1116.33	Fire Rescue Service Station Akrabatta	Compatible
101	District Center	Commercial	82	315.08	Shops	Compatible
102	Residential	Hotel Complex	3,4	3644.27	Rishiwar Angira Hotel & Restuarant	Non-Compatible
103	Residential	Commercial	3	2736.13	Essar Petrol Pump	Compatible
104	Residential	Commercial	261,262,264	4491.96	Urban Dhaba	Non-Compatible
105	Residential	Hotel Complex	261,262	807.17	Hotel Blue Mount	Non-Compatible
106	Commercial	Commercial	252,261	11709.81	Trivedi Crop P. Ltd.	Compatible
107	Commercial	Government And Semi Government Offices	252	15588.37	Urban Improvement Trust, Abu	Compatible
108	Commercial	Public & Semi-Public	252	15446.36	Court	Compatible
109	Commercial	Recreational	252	3982.00	Cit College -Play Grounds / Stadium	Compatible
110	Commercial	Education	252	5533.67	Cit College	Compatible
111	Commercial	Education	252	33834.13	Swami Narayansr. Sec. School	Compatible
112	Commercial	Public & Semi-Public	252	32094.61	Police Station	Compatible
113	Parks , Open Spaces	Mixed Land Use	217/86	1737.99		Non-Compatible
114	Residential	Parks	106,107	3501.01	Sanjay Park	Compatible
115	Residential	Other Community Facilities	102	6434.29		Compatible
116	Residential	Hotel Complex	72	2916.58	Hotel Complex	Non-Compatible
117	Periphery Control Belt	Other Community Facilities	60,61	10033.59		Compatible
118	Other Community Facilities	Hotel Complex	49,52	4519.21		Non-Compatible
119	Other Community Facilities	Hotel Complex	46	1407.51	Hotel Hill View	Non-Compatible
120	Other Community Facilities	Hotel Complex	46,49	1204.14	Hotel Shiv Shakti	Non-Compatible

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
121	Other Community Facilities	Residential	47	7289.54		Compatible
122	Commercial	Government And Semi Government Offices	53,55,56	10128.19	Indian Railway Office	Compatible
123	Commercial	Residential	47,53,55,52	7416.53		Compatible
124	Other Community Facilities	Government And Semi Government Offices	46	728.45	Taleti Rangers Office, Wild Life Sanctuary, Mt Abu.	Compatible
125	Periphery Control Belt	Residential	47	2848.74		Non-Compatible
126	Periphery Control Belt	Commercial	45,47	430.52	Vidut Department	Non-Compatible
127	Periphery Control Belt	Commercial	47	625.24	Velding Department	Non-Compatible
128	Periphery Control Belt	Residential	Out Of UIT's Village Limit	1855.68		Non-Compatible
129	Other Community Facilities	Parks	47,53	3121.93	Brahma Kumaris Manmohinivan	Compatible
130	Residential	Mixed Land Use	252	1272.86		Non-Compatible
131	Residential	Mixed Land Use	252	1659.06		Non-Compatible
132	Residential	Commercial	252	302.76		Non-Compatible
133	Residential	Mixed Land Use	252	1321.41		Non-Compatible
134	Residential	Commercial	252	412.68		Non-Compatible
135	Hospital	Other Community Facilities	1029,1030	6370.57	Shivmani Senior Citizen Home	Compatible
136	Hospital	Education	1031,1032	6821.59	SLM Global Nursing College	Compatible
137	Residential	Education	1011,1010, 1012,1007, 1008	12121.30	St. John's School	Compatible
138	Residential	Play Grounds / Stadium	1008,1007, 1012,1013, 1006	10700.83	St. John's School Ground	Compatible
139	Residential	Education	974	2441.11	Shree Nath B.Ed College	Compatible
140	Residential	Industrial	971,970	2397.77		Non-Compatible
141	Periphery Control Belt	Religious & Socio-Cultural	1106/3 & 1106/6	4676.18	Farm House Conversion,Kabir Ashram	Compatible
142	Periphery Control Belt	Residential	820/3	1520.70	Converted Residential Plot	Compatible
143	Periphery Control Belt	Residential	822/1,/2 & 1315/822	3352.56	Agriculture To Farm House	Compatible
144	Periphery Control Belt	Education	798,799	7904.75	Govt Sen Sec School , Amthala	Compatible
145	Periphery Control Belt	Education	788	1502.57	Govt.Sen Sec School	Compatible
146	Periphery Control Belt	Commercial	714 & Other Kh. Nos	2262.77	Agriculture To Resort	Compatible
147	Periphery Control Belt	Residential	726/1,678,719/1 ,723/1,1282/680 ,1283,1284/686, 674,676,680/1,6 82,684,685,720/ 1,	44463.51	Agriculture To Farm House	Compatible

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
			720-1147,722/1, 724,727/1, 742/1,743, 1321/726, 1322/725, 1323/677,681,7 21,686/1, To686/3, 719/1415, 720/1413, 720/1414, 1416/686			
148	Hospital	Commercial	606/5 & 596/3	9471.45	Agriculture To Hotel	Compatible
149	Hospital	Residential	612/1	875.07	Agriculture To Residential	Compatible
150	Hospital	Hotel Complex	575	1520.66	Hotel Naryami Palace	Non-Compatible
151	Hospital	Commercial	576,577	1028.02	Rajasthan Steel And 3D Drilling Works	Non-Compatible
152	Residential	Hotel Complex	77,76,43	1696.87	Hotel Jagruti Palace	Non-Compatible
153	Residential	Hotel Complex	77	73.95	Durga Restor and And Guest House	Non-Compatible
154	Residential	Mixed Land Use	77,78	208.14		Non-Compatible
155	Residential	Hotel Complex	76,78	474.60		Non-Compatible
156	Residential	Hotel Complex	78	321.51	Shree Krishana Restorant And Guest House	Non-Compatible
157	Residential	Commercial	70,71	1964.28		Non-Compatible
158	Residential	Commercial	70	800.07	B S Green Restaurant	Non-Compatible
159	Residential	Hotel Complex	70	271.89	Padamavati Restaurant	Non-Compatible
160	Residential	Hotel Complex	43,65,70	2178.24	Hotel Ambika	Non-Compatible
161	Residential	Commercial	42	522.80	Rajputana Hotel	Non-Compatible
162	Residential	Hotel Complex	39	199.81	Hotal Parmeshwari	Non-Compatible
163	Residential	Mixed Land Use	38	290.79	Dhaba	Non-Compatible
164	Residential	Hotel Complex	38	1406.70	Hotel Bhagyalaxmi Mount Road Talheti	Non-Compatible
165	Residential	Commercial	38	309.04	Hotel Bhagwati	Non-Compatible
166	Residential	Hotel Complex	38	196.68		Non-Compatible
167	Residential	Hotel Complex	38	198.32		Non-Compatible
168	Residential	Commercial	38	190.33	Baba Ramdev Hotel	Non-Compatible
169	Residential	Commercial	38	57.52		Non-Compatible
170	Residential	Commercial	38	44.96		Non-Compatible
171	Residential	Hotel Complex	38	88.14	Hotel Lucky Inn	Non-Compatible
172	Residential	Hotel Complex	38	268.82	Hotel Parmeshwari	Non-Compatible
173	Residential	Hotel Complex	38	618.61		Non-Compatible
174	Residential	Commercial	33	416.44	Ashirvad Guest House	Non-Compatible
175	Residential	Commercial	36	516.68	Hotel Jaan Villa	Non-Compatible
176	Residential	Hotel Complex	36	947.82		Non-Compatible
177	Residential	Hotel Complex	36	368.54	Hotel Suhagan Height	Non-Compatible
178	Residential	Commercial	33	311.42	Oyo 67821 New Golden Veena	Non-Compatible
179	Residential	Hotel Complex	33	1313.45		Non-Compatible

S.No	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Description	Compatible/ Non-Compatible
180	Residential	Hotel Complex	36	360.16	Bansi Kathiyawadi Gujarati Restaurant	Non-Compatible
181	Residential	Hotel Complex	33	425.35	Hotel Jaan Villa	Non-Compatible
182	Periphery Control Belt	Residential	424/19	5692.02	Layout Plan Of Farm House	Compatible
183	Periphery Control Belt	Residential	65	8233.93	Agriculture To Farm House	Compatible
184	Periphery Control Belt	Residential	59/60/64	4655.84	Agriculture To Farm House	Compatible
185	Periphery Control Belt	Education	172	8274.41	Govt. Primary School , Morthala	Compatible
186	Periphery Control Belt	Education	272	1704.27	Govt Sen Sec School , Morthala	Compatible
187	Periphery Control Belt	Health Services	272	168.31	Swasthya Kendra	Compatible
188	Periphery Control Belt	Government And Semi Government Offices	270,272	1352.47	Rajiv Gandhi Kendra, Post Office	Compatible
189	Periphery Control Belt	Health Services	272	1272.63	Homeopathic Hospital	Compatible
190	Periphery Control Belt	Government And Semi Government Offices	225	3506.73	Samudayik Bhawan	Compatible
191	Periphery Control Belt	Cremation And Burial Ground	145,146	2766.84	Samshan	Compatible



Map 2.9: Showing Deviations on Land Use Plan -2025

2.7 Analysis of Vacant Land

2.7.1 Land Use Analysis of Government land

Table 2.12: Village wise Government Land of Zone-B

S.No.	Village	Area (Ha.)			
		Already in Use	Vacant (Land use as per Master Plan)		
			Peripheral Control Belt (A)	Vacant (B)	Total Vacant (A+B)
1	Akra Bhatta	58.51	a	7.51	9.14
2	Amthala	45.81	16.62	4.07	20.69
3	Danvav	63.40		3.83	3.83
4	Duna Kakar	36.11	36.11		36.11
5	Ganka	78.26	40.65	4.71	45.36
6	Karoli	48.49	11.83	15.49	27.32
7	Khadat	29.10	28.42		28.42
8	Kyariya	137.40	137.40		137.40
9	Manpur	222.85	0.55	51.80	52.34
10	Morthala	88.56	72.69		72.69
11	Ore	21.91	19.92		19.92
12	Panduri	17.57	8.21	3.62	11.83
13	Redwa Kala	147.52	137.89		137.89
14	Umrani	10.68	2.60	2.06	4.66
	Grand Total	1006.18	514.52	93.09	607.60

As mentioned in the above table, total available government vacant land in the Zone-B is 608.17 hectares, including 514.53 hectares in Periphery Control Belt use as per the Master Plan.

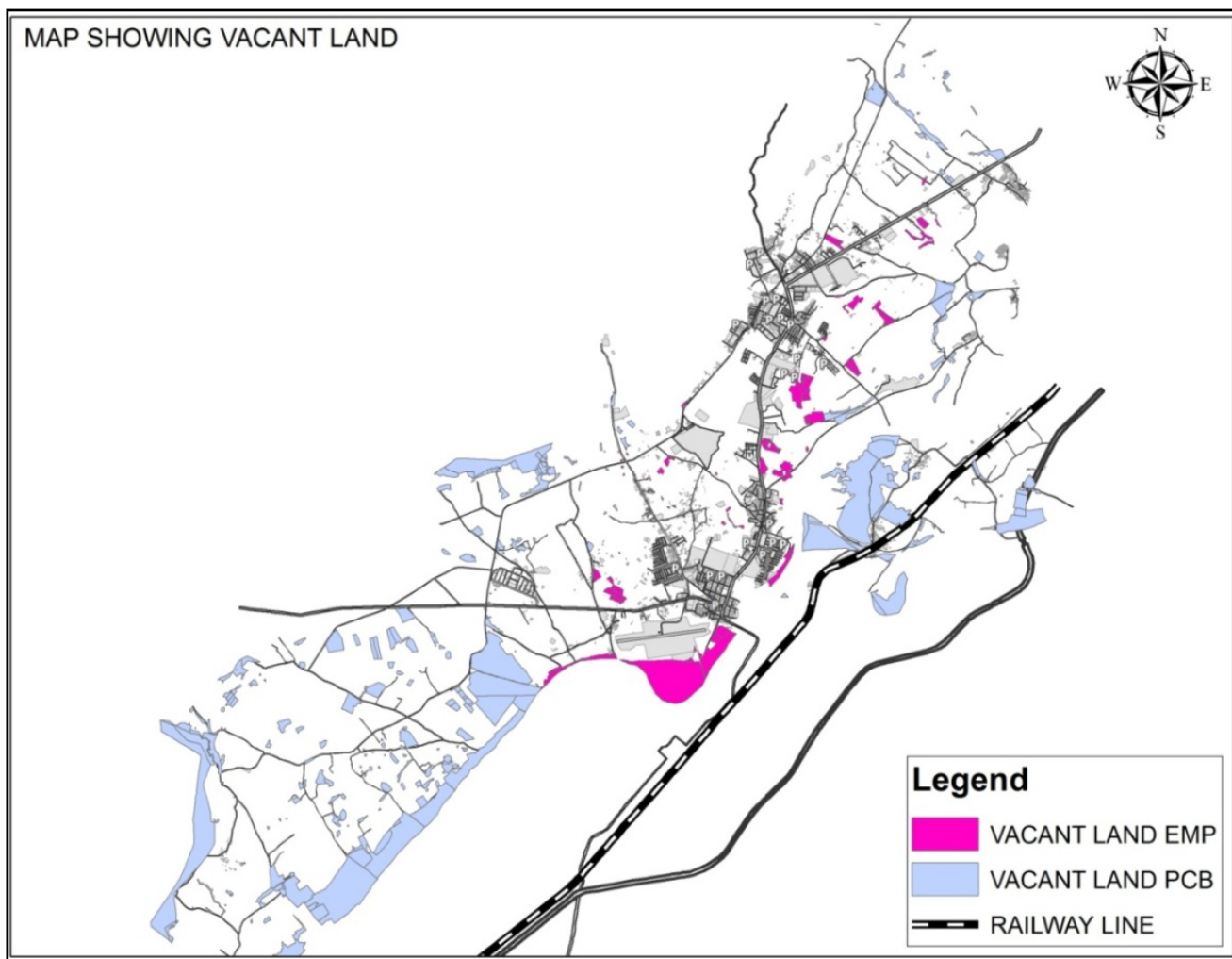
Table 2.13: Revenue land category wise Government Vacant Land of Zone-B

S. No.	Land Use	Urbanised Area as per Existing Survey 2018-19 (Ha.)	Urbanisable Land Available for future Development(Ha.)
1	Gai.Mu.Aabadi	0.08	
2	Gai.Mu.Kua	0.02	
3	Gai.Mu.Mandir	0.07	
4	Gai.Mu.Ted	0.10	
5	Gai.Mu.Vera	0.13	
6	आबादी	1.09	
7	गे.मु.आगोर	1.47	
8	गे.मु.मगरी	12.39	
9	गै.मु.कुँआ	0.02	
10	गै.मु.खड्डेबंजर	0.13	
11	गै.मु.खालखदर	1.99	
12	गै.मु.चट्टान	4.12	
13	गै.मु.तेड	0.15	
14	गै.मु.पाल	0.52	
15	गै.मु.श्मशान	0.69	

S. No.	Land Use	Urbanised Area as per Existing Survey 2018-19 (Ha.)	Urbanisable Land Available for future Development(Ha.)
16	गोचर	48.13	
17	नदी	0.28	
18	नहरी	16.07	
19	बारानी 1	4.00	
20	बारानी 2	0.41	
21	बारानी 3	1.22	
22	Chattan		4.11
23	Gai.Mu.Aabadi		0.53
24	Gai.Mu.Khalkhadar		10.47
25	Gai.Mu.Mandir		0.11
26	Gai.Mu.Ted		0.38
27	Gai.Mu.Vera		0.01
28	GaiMu.Ted		0.06
29	Khalkhadar		0.26
30	Magri		1.11
31	Makan		0.03
32	Mandir		1.16
33	Nahari 1		0.16
34	Nahri 1		29.83
35	Reti		0.15
36	Ted		0.52
37	UIT		0.96
38	आबादी		4.01
39	कातरा		0.49
40	खराबा		2.87
41	खालखदर		34.68
42	गे.मु.मगरी		73.36
43	गै.मु.आबादी		0.43
44	गै.मु.ओड		0.12
45	गै.मु.कातरा		1.49
46	गै.मु.खड्डेबंजर		0.21
47	गै.मु.खदानपत्थर		1.35
48	गै.मु.खालखदर		21.07
49	गै.मु.गड्ढा		0.08
50	गै.मु.चट्टान		4.62
51	गै.मु.तेड		0.26
52	गै.मु.पहाड		0.17
53	गै.मु.पाल		1.18
54	गै.मु.मकान		1.81
55	गै.मु.रेतीलाजमीन		1.07
56	गै.मु.वेरा		0.08
57	गै.मु.श्मशान		2.91

S. No.	Land Use	Urbanised Area as per Existing Survey 2018-19 (Ha.)	Urbanisable Land Available for future Development(Ha.)
58	गोचर		116.94
59	चाही 1		1.99
60	चाही 3		3.16
61	जंगल		46.13
62	तेड		0.20
63	नहरी		98.32
64	नाडी		3.57
65	पंचायतभवन		2.35
66	बंजर		15.17
67	बारानी 1		4.48
68	बारानी 2		4.15
69	बारानी 3		4.84
70	भाकर		4.50
71	मंदिर		0.01
72	सड़क		6.59
Total		93.09	514.52

Map 2.10: Showing Vacant Government land Parcels in the Zone-B



3 PLANNING POLICES AND PARAMETERS

In order to have planned, balanced and integrated development of the zone, proposals for the Zonal Development Plan are given while considering the basic planning parameters as the guideline.

3.1 Residential

Planned residential development in Rajasthan is mainly governed by some policies like Rajasthan Township Policy-2010, Chief Minister's Jan AwasYojana – 2015 under Affordable Housing Policy, Rajasthan Urban Areas (Subdivision, Reconstitution & Improvement of Plots) Rules-1975, Rajasthan Land Pooling Schemes Act – 2016, Rajasthan Building Bylaws etc. and their amendments.

3.2 Commercial

3.2.1 Commercial, wholesale, warehousing

It is recommended that single plot depth or 1.5 times of the road width, whichever is less could be considered for commercial development on commercial roads with right of way 18m or above and in case of old city or developed areas, it will be as per prevalent Building Bylaws.

Table 3.1: Hierarchy and Norms for Commercial Centers

Planning unit	Category	Area (Ha.)	Population	No. of Shops
Housing Area	Convenience Shopping	0.15	5000	1-110 persons
Neighbourhood	Local Shopping Centre	0.46	15,000	1-200 persons
Community	Weekly Market	0.40	1 or 2 Place per 1 Lakh	As per requirement
	Informal Spaces / Vending Zone	As per requirement	On the basis of survey	1 per 10 plots
	Milk distribution centre / Dairy Booth	As per requirement	As per requirement	As per requirement

3.2.2 Urban Street Vendors

The informal and un-organized sector is a major source of employment in the economic fabric of the city for which the following approach is proposed:

- Earmarking of 'Hawking' and 'No Hawking' Zones at neighborhood and cluster levels.
- New areas for informal retail shops to be developed and integrated with housing, commercial, institutional and industrial areas.
- Provision of common basic services like toilets, water points, etc.
- Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Bank ATM, Restaurant etc. may be provided.
- Provisions for informal retail units and weekly market to be made, wherever necessary by the local body / development authority.
- Vegetable markets are to be earmarked by the local body/ development authority / at neighborhood level.

The township policy makes provisions for informal sector in upcoming township schemes. As per norms 6 % commercial area is to be earmarked in townships and accordingly

- 2% area from 6% commercial to be set apart for convenient shopping/ Kiosks / informal sector and wherein, minimum of 10 shops per 100 pplots shall be provided for informal commercial.
- Colonies developed by Jaipur Development Authority/ RHB/ provides for 2% towards informal sector.

- Residential complex provides for 1.5% plinth area reserved for informal sector (Kiosk) on stilt level. The space shall be allotted at concessional price.

3.2.2.1 Norms for Urban Street Vendors:

The informal sector retail commercial activities should be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans / layout plans as per the norms given in the Table.

Table 3.2: Norms for Informal Shops / units for Urban Street Vendors

S. No.	Use Zone/Use Premises	No. of Informal Shops /Units
(i)	District Centre, Community Centre, Convenience Shopping Centre,	2 to 3 units per 10 formal shops (to be provided in informal bazaar/service market components)
(ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
(iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
(iv)	Hospital	3 to 4 units per 100 beds
(v)	Bus Terminal	1 unit for two bus bay
(vi)	Secondary/Senior Secondary	2-3 units
(vii)	Parks: Community Park District Park	2 to 3 units 3 to 4 units at each major entry
(viii)	Residential	1 unit/10 plots
(ix)	Industrial	5 to 6 units per 1000 employees

3.3 Industrial

Buffer of 30m shall be provided between land use adjoining to any industrial use.

3.3.1 Hazardous

When specifically planning for an industrial area / scheme / any hazardous industry, etc.; service villages, hamlets and rural settlements to be provided with a buffer of 100-300 meter for the expansion of the settlements, for healthy environment & safety issues.

Any Brick Klin / Lime Klin / Gas Godown / Stone Crusher etc. should be not have any electrical line, power transmission line, telephone line and petrol pump at a buffer distance of minimum 100 meter.

Industries that are subject to compulsory licensing, to produce any of the following items in India are:

- Distillation and brewing of alcoholic drinks;
- Cigars and cigarettes of tobacco and manufactured tobacco substitutes;
- Electronics and aerospace and defense equipment;
- Industrial explosives including detonating fuses, safety fuses, gun powder, nitrocellulose and matches; and
- Hazardous chemicals including items hazardous to human safety and health and thus fall for mandatory licensing.

In case of typical industrial town, its periphery control belt / urbanisable area may be much restricted than that of the other types of town. An intrusive industrial town may not have the full range of public facilities appropriate of its size, so that these missing functions will be supplied from other centers, thus not making it a zone of influence for urban development.

3.3.2 Non-hazardous

The location of Non-hazardous industrial units is subject to appropriate local zoning, land use regulations, as well as environmental regulations and may be allowed within the urbanisable area as per Master Plan, in order to maintain ecological discipline.

- Industries manufacturing electronics, computer software and printing, or any other industry that may be classified as a 'non-polluting industry'; or
- Industries located in an area designated as an 'industrial area'.

The agriculture sector has given tremendous opportunities for the establishment of potentially profitable agro-processing units in Rajasthan. State is promoting this industry under 'Rajasthan Agro-Processing and Agri-Marketing Promotion Scheme, 2015', wherein, Agro Food Parks are being promoted and developed in Kota, Jodhpur, Sriganganagar and Alwar for development of agriculture based industries.

3.4 Social infrastructure

Location of social infrastructure should be decided by taking into account of preferable 300m – 800m walkable distance (located within 5-15 minutes' walk) in each neighborhood level. Thus, neighborhood level facility requirement can be derived by taking maximum of 800 m distance buffer to the existing facilities of neighborhood.

3.4.1 Educational

Determination of Educational facilities should not only be made on the basis of threshold population given in the table below, but also by considering literacy rate, In and dropout rate of pupils.

Table 3.3: Hierarchy and Norms for Educational Facilities

Planning unit	Category for Educational facilities	Area (Ha.)	Population
Housing Area	Primary School / Upper Primary	0.2 – 0.30	5000
Neighbourhood	Secondary School / Senior Secondary School	0.40 – 0.80	7500
Community	School for Specially Abled	0.2 – 0.40	As per requirement

3.4.2 Healthcare

As per the recommendations made in URDPFI guidelines, considering the Indian Public Health Standards, the calculation of number of beds is recommend as 4 beds per 15,000 population and category-wise details of area of various Healthcare Facilities with respect to population are given below as per URDPFI guidelines:

Table 3.4: Hierarchy and Norms for Healthcare Facilities

Planning unit	Category for Healthcare Facilities	Area (Ha.)	Population
Neighbourhood	Dispensary / Sub-Health Centre / Nursing Home / Small Hospital (25-50 beds)	0.05 – 0.45	5000 - 15000
Community	Hospital (more than 50 beds)	0.08	15000

3.4.3 Social, Cultural and Religious

Table 3.5: Hierarchy and Norms for Socio-cultural and Religious Facilities

Planning unit	Category for Socio-Cultural and Religious	Area (Ha.)	Population
Neighbourhood	Anganwadi / Child Care Centre / Creche	0.02 to 0.03	As per requirement
	Multi-purpose Community Room	0.1	5000
	Community Hall (Barat Ghar)	0.2	15000
	Religious Facility	0.04	As per requirement

3.4.4 Other Community Requirements

3.4.4.1 Cremation / Burial Ground

Cremation and Burial Grounds are preferred to be proposed in the periphery control belt and these facilities may include ancillary facilities like place of worship, open area, public utility facilities, etc. within the premises.

Table 3.6: Norms for Cremation and Burial Ground

Category for Distribution Services	Area (Ha.)	Population
Cremation Ground/ Burial Ground	0.40	As per requirement

3.4.4.2 Police

Table 3.7: Norms for Police Facilities

Category for Distribution Services	Area (Ha.)	Population
Police Post	0.05	50,000
Police Station	0.20	1 Lakh
Traffic Police Control Room	As per site	As per requirement

3.4.4.3 Safety management

Table 3.8: Norms for Safety Facilities

Planning unit	Category for Distribution Services	Area (Ha.)	Distribution or Population
Neighbourhood	Sub-Fire Station / Fire post	0.60	Within 2-4km radius
Community	Fire Station	1.0	2 Lakh / within 5-7 km radius

Fire stations should be located so that the team of fire tenders are able to reach any disaster site within a reasonable time and should be located on the corners plots of main roads having minimum two entry / exits as far as possible.

In new layouts, concept of underground pipelines for fire hydrants on the periphery exclusive for firefighting services should be considered and necessary provision for laying underground/ over ground firefighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.

3.4.5 Distribution Services

Table 3.9: Norms for Distribution Services

Planning unit	Category for Distribution Services	Area (Ha.)		Population
Neighbourhood	Petrol / Diesel Filling and Service Centre	As per prevailing Bylaws and Government Orders		As per requirement
	Compressed Natural Gas (CNG) Filling Centre	0.108 (36mX30m)		As per requirement
	Milk Distribution / Dairy Booth	As per requirement		As per requirement
Community	LPG / Cooking Gas Godown	Gas Godown Capacity (in kg)	Area of Plot (Sq.m.)	As per requirement except in Residential Areas
		2000-10000	1000	
		10000-12000	1200	
		12000-15000	1500	
		15000-20000	2000	
		20000 above	2500	

3.5 Physical infrastructure

3.5.1 Water supply

The recommended maximum water supply level as per the CPHEEO standards, for cities provided with piped water supply where sewerage system is existing / contemplated is 135 lpcd, whereas in metropolitan and mega cities with same system is 150 lpcd and in towns provided with piped water supply without sewerage system is 70 Lpcd.

3.5.2 Power supply

Low voltage lines (less than 11kv)- a minimum horizontal clear distance of 1.2 m from nearest conductor of low voltage electrical lines having capacity less than 11 KV shall be mandatory from any structure or projected part of a building including balcony.

The minimum safety corridor shall be marked as “NO CONSTRUCTION ZONE” in layout plan and no road, pathway, hoardings or signage or plantation or any other construction shall be permissible into the minimum safety corridor. Along with it, provision of Grid Sub-station shall follow given standards:-

Table 3.10: Norms for Proposing Power Grid Sub-Station

S. No.	Voltage Level (KV)	Grid Sub-Station		Minimum Width of one dimension of Plot (meter)
		Loading Capacity	Area Requirement (Hectare)	
1	33	Upto 15 MVA	0.42 Ha.	60
2	132	Upto 50 MVA	3.5 Ha.	175
3	220	50-300 MVA	6.0 Ha.	200
4	400	Above 300 MVA	20.0 Ha.	400

Table 3.11: Standards for Safety Corridor along Electrical Lines

Voltage level	Line width	Horizontal clearance from the outermost conductor on either side	Safe EHV line corridor (Minimum safety corridor - No Construction Zone)	Minimum Vertical clearance from the lowest conductor	ROW of line
Medium & High voltage lines (11kv & 33kv)					
11kv	1.1 m	1.2m	3.5m	6.1m	
33kv	1.6m	2.0m	5.6m	6.1m	
Extra high voltage lines (132kv & above)					
132kv	8m	2.9m	13.8m	6.1m	27m
220kv	11m	3.8m	18.6m	7.0m	35m
400kv	22m	5.6m	33.2m	8.84m	52m

3.5.3 Drainage System

As per CPHEEO manual on Sewerage and Sewage Treatment System, sanitary sewers are not expected to receive storm water. Strict inspection, vigilance, proper design and construction of sewers and manholes should eliminate this flow or bring it down to a very insignificant quantity. Therefore, it is evident to plan a separate system to carry storm water.

3.5.4 Sewerage System

As per *Central Public Health and Environmental Engineering Organization (CPHEEO)* manual 80% of the water supply is expected to reach the sewers. However, it recommends designing the system by considering a minimum flow of 100liters per capita per day as wastewater.

Least water intensive sanitation and sewerage systems with decentralized sewage treatment plants should be encouraged with incentives and emphasis on reuse the sewage from the urban and semi-urban areas for a variety of non-potable uses shall be made, thus reducing the demand on the potable water supply.

3.5.5 Solid waste management

Municipal Solid Waste Management (MSWM) refers to systematic process that comprises of waste segregation and storage at source, primary collection, secondary storage & transportation, secondary segregation, resource recovery, processing, treatment and final disposal of solid waste.

Zero Land-fill for Solid Waste Management projects to Maintain environmental sustainability. In fact, each project should aim to improve in the environment, rather than on 'minimizing the damage'. Measures to be taken for recycling and reuse in the solid waste management system.

3.5.6 Others – Public Facilities

Public toilets in public areas / open areas, parks, plazas, parking areas, fuel stations etc. shall be provided at every 1 km and shall be disabled-friendly and in 50-50 ratio of male-female, along with proper signage, helpline numbers, modes – pay and use or free and proper maintenance.

3.6 Recreational

3.6.1 Organized Green Spaces / Sports Facilities

Considering open spaces, including recreational space, organized green and other common open spaces, all require provision of minimum 10 to 12 sq.m. per person as a desirable area for small towns, 14 to 16 sq.m. for medium towns and 12 to 14 sq.m. for large and metropolitan cities, whereas in the built up areas minimum norms as per National Building Code suggests 3.0 sq.m. per person. Along with the above mentioned norms, category-wise organized green space area requirement is detailed out in the table given below:

Table 3.12: Hierarchy and Norms for Organized Green Spaces

S.no.	Category	Population per Planning unit	Number of Organized Green Spaces	Area Requirement (Ha.)
1	Housing Cluster Park	10000-15000	1 or 2 parks of 0.50 ha.	1.0
2	Housing Cluster Playground	10000-15000	1 or 2 playgrounds of 0.50 ha.	1.0

In addition to the above norms and standards, any recreational space shall have minimum area of 450.00 sq.m. and its minimum average dimension shall not be less than 7.5 meter and length shall not exceed 2.5 times the average width. Also, if at all any building line is lining close to the recreational space then shall be at least 3 meter away from the boundary of the recreational open space.

Table 3.13: Hierarchy and Norms for Sports Facilities

S.no.	Category	Population per Planning unit	Area Requirement (Ha.)
1	Housing Cluster Play area	5000	0.50
2	Neighbourhood Play area	15000	1.50
3	Community Sports Centre	1 Lakh	8.0
4	City / District Sports Centre	10 Lakh	20.0

3.7 Transportation

Road right of way norms are given below for different hierarchy of roads:-

3.7.1 Road

Table 3.14: Minimum Standard for ROW of various road widths

S.no.	Category	Minimum Right of Way (m)
1	National Highw-9-ay	60 ROW and 30m Plantation Corridor on either side of ROW
2	State Highway	
3	Arterial Road	30-36
4	Sub Arterial Road	24-30
5	Major /Collector Road	18-24
6	Local Street / Road	12-18
7	Internal Road	09-12

4 ZONAL DEVELOPMENT PLAN PROPOSALS OF ZONE-B

Proposing Zonal Development Plan proposal, the process includes detailed analysis of already prepared Master Plan proposal with respect to the present land use developments, available infrastructure facilities and their future requirements.

Zone-B has not developed as a part of natural growing town, as it has a unique feature of religious establishments and supporting activities related to area occupying major part of the urbanisable part of the zone and neighboring village settlements – Mawal and Vasraare assumed as the major habitable areas in and around the zone. Here in this situation, both the RIICO industrial area and village settlements act as supporting pillars for the functioning of the zone.

Table 4.1: Proposed Land Use Classification of Zone-B

S. No.	Landuse		Area	Percentage of Developed Area (%)	Percentage of zone Area (%)	
			(in Ha.)			
1	Residential	Residential	442.07	28.53%	9.43%	
		Abadi Area	56.73	3.66%	1.21%	
2	Commercial	Retail Business and General Commercial	118.25	7.63%	2.52%	
		Warehousing and Godowns	0.00	0.00%	0.00%	
		Wholesale Business	0.00	0.00%	0.00%	
3	Mixed Use	Mixed Use	10.87	0.70%	0.23%	
4	Industrial	Small & Medium Industries	43.35	2.80%	0.92%	
5	Government	Government& Semi-Government Office	9.73	0.63%	0.21%	
6	Recreational	Parks / Open Space	168.89	10.90%	3.60%	
		Stadium / Play Ground	0.96	0.06%	0.02%	
		Tourist Facility / Fair Ground	38.29	2.47%	0.82%	
7	Public – Semi Public	Social Infrastructure	Educational	48.82	3.15%	1.04%
			Health Care	26.78	1.73%	0.57%
			Religious / Social-Cultural	19.85	1.28%	0.42%
			Cremation	3.36	0.22%	0.07%
			Other Community Facilities	47.90	3.09%	1.02%
		Physical Infrastructure	Public Utilities	28.17	1.82%	0.60%
8	Circulation	Railway Station / Bus Stand / AIR Strip	76.48	4.93%	1.63%	
		Roads / Railway	409.18	26.40%	8.73%	
Developed Area			1549.69	100.00%	33.04%	
9	Hill Land/ Forest / Plantation		141.57		3.02%	
10	Periphery Control Belt		2672.49		56.99%	
11	Water bodies / River /Nalah		326.02		6.95%	
Total			4689.78		100.00%	

4.1 Residential

Major part of the land use of Zone-B accounts to residential use area, proposed to be 442.07 hectare i.e., 28.53% of the total developed area of this zone. Residential use proposed in the Master Plan-2025, is majorly maintained in the zonal development plan proposal too. Rajasthan Housing Board is acting like a main key developer of planned residential schemes of the zone.

4.2 Commercial

Commercial use proposed in the Master Plan-2025 is retained in almost similar manner, as this area is sufficient for the zone and is 118.25 hectare i.e., 7.63% of the total developed area of this zone. It includes mainly a district centre and a commercial centre on the MDR-49 road and hotel complex area of almost 52 hectare near Talhati circle

4.3 Mixed Use

Enduring to the present need of the town as a major linkage to famous tourist destination – Mount Abu and the pattern of development of various activities like commercial, hotel, restaurant, rest / guest house, automobile service center etc., mixed use is proposed in some parts along the sides of MDR-49 road and on eastern side of the Mount Abu road.

Mixed land use is proposed along the major roads (30 meter wide roads) only in 10.87 hectare area and mixed land use will be permitted upto the depth of 1.5 times road width or single plot depth (complete plot, if 60% or more depth of the plot comes under mixed use).

Furthermore, mixed use will allow uses like residential, commercial, institutional uses or different floors of a building with the fulfillment of all the parameters mentioned in the prevalent building byelaws.

4.4 Industrial

Major industrial setup of Modern Insulators is the northern part on the MDR-49 to Sirohi as proposed in the Master Plan-2025. Industrial land use in Zone-B occupies 43.35 hectare of land making it 2.80% of the total developed area proposed in the zone. Small industrial units are proposed to be shifted on the outskirts of the town that are present in the middle of developed dense areas.

4.5 Public and Semi-Public

Considering 52077 persons as the projected population of the Zone-B for the year 2025, after analyzing various aspects of social and physical infrastructure, accordingly proposals are given and accounts to 174.89 hectares of land (11.29% of the developed area of the zone).

4.5.1 Social infrastructure

4.5.1.1 Educational

Well-developed educational facilities are present in the zone. Primary/upper primary schools are available in ample numbers in the zone but are deficient in required area as per parameters. Thus, except primary and upper primary schools, rest of the existing educational facilities in zone is in adequate number.

Table 4.2: Hierarchy and Norms for Educational Facilities in Zone-B

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Educational facilities	Area (Ha.)	Population	Units required in zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Primary School / Upper Primary	0.2 – 0.30	5000	10	5	0.15 - 0.87	-	-	Can be considered
				5	0.051 - 0.096	5	1.0- 1.50	minimum area required is less, need proposal
				6	0.020 - 0.046	-	-	Additional
				16	2.39			Can be considered, as facilities are developed
Secondary School / Senior Secondary School	0.40 – 0.80	7500	6	8	0.419 to 6.72 ha.	-	-	Not Required Total 22 available (area between 0.419 to 6.72 ha. is fulfilled by 8 and area of remaining is less as required)
				8	0.0054- 0.360			
				16	16.98			
Professional institutes/ITI	4.0	10 Lakh	-	3	0.244 – 0.682	-	-	Not Required for zone 3 available, but required area is less
School for Specially Abled	0.2 – 0.40	As per requirement	-	-	-	-	-	-
College	2.0 – 5.0	125000	-	-	-	-	-	-
Total area					48.82			

4.5.2 Healthcare

As per the recommendations and standards given in the chapter 5 of norms and standards, zonal level medical facilities available in the zone are adequate. Also by taking in account of the Master Plan proposals regarding General Hospitals, there is no need of additional hospitals in the zonal development plan but 3 Primary Health Centers are proposed in the zone.

Table 4.3: Hierarchy and Norms for Healthcare Facilities in Zone-B

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Healthcare facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Dispensary / Sub-Health Centre / Nursing Home / Small	0.05- 0.45	5000 - 15000	3-10	4	0.049 - 0.150	-	-	Can be considered
				3	0.0157 – 0.0294	-	-	Area is less as required, can be considered as facilities are developed
				7	0.375	-	-	
Hospital (25-50 beds)	0.08	15000	3	4	0.131 – 0.322	-	-	More than required
				1	0.066			
				5	0.884			
Veterinary Hospital	-	-	-	2	0.44& 0.05	-	-	-

4.5.3 Social, Cultural and Religious

Anganwadi centers are in adequate numbers to facilitate the zone area, villages in periphery belt area, and again, town is in abundance of religious places too. As per standards, town being a religious and tourist destination, Zone-B has more than sufficient number of community facilities, thus no addition to this category.

Table 4.4: Hierarchy and Norms for Socio-cultural and Religious Facilities in Zone-B

Requirement as per Parameter				Existing		Deficiency		Remarks
Category	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Anganwadi / Child Care Centre / Creche	0.02 to 0.03	As per requirement	-	3	0.015-0.040	-	-	Can be considered
				4	0.0054-0.040	-	-	Area is less, but adequate.
				7	0.1222	-	-	-
Multi-purpose Community Room	0.1	5000	4	12	0.1	-	-	.
Community Hall (Barat Ghar)	0.2	15000	1-2	15	0.2 – 3.1			
Religious Facility	0.04	As per requirement	-	77	6.870	-	-	-

4.5.4 Other Community Requirements

- **Cremation / Burial Ground**

There are two cremations / burial Ground grounds in zone having a total area of 1.26 hectare and are located at Manpur, Panduri, Akrahhatta villages and near Banas river bridge.

- **Police**

There is one police station is located on MDR-49 road near Swami Narayan Ashram, Danavav measuring an area of 806.00 square meter.

- **Safety management – Fire**

There is one fire station located on MDR-49 road in Zone measuring an area of approximately 1116.00 square meter, which is serving the town as a whole.

4.5.4.1 Distribution Services

Two oil / Gas pipe lines passes through the zone, one is of GAIL India Limited and other one is of IOCL Limited. Minimum safety corridors from the center of these pipelines shall be maintained as No Construction Zones in any kind of approval of schemes / layouts etc.

4.6 Physical infrastructure

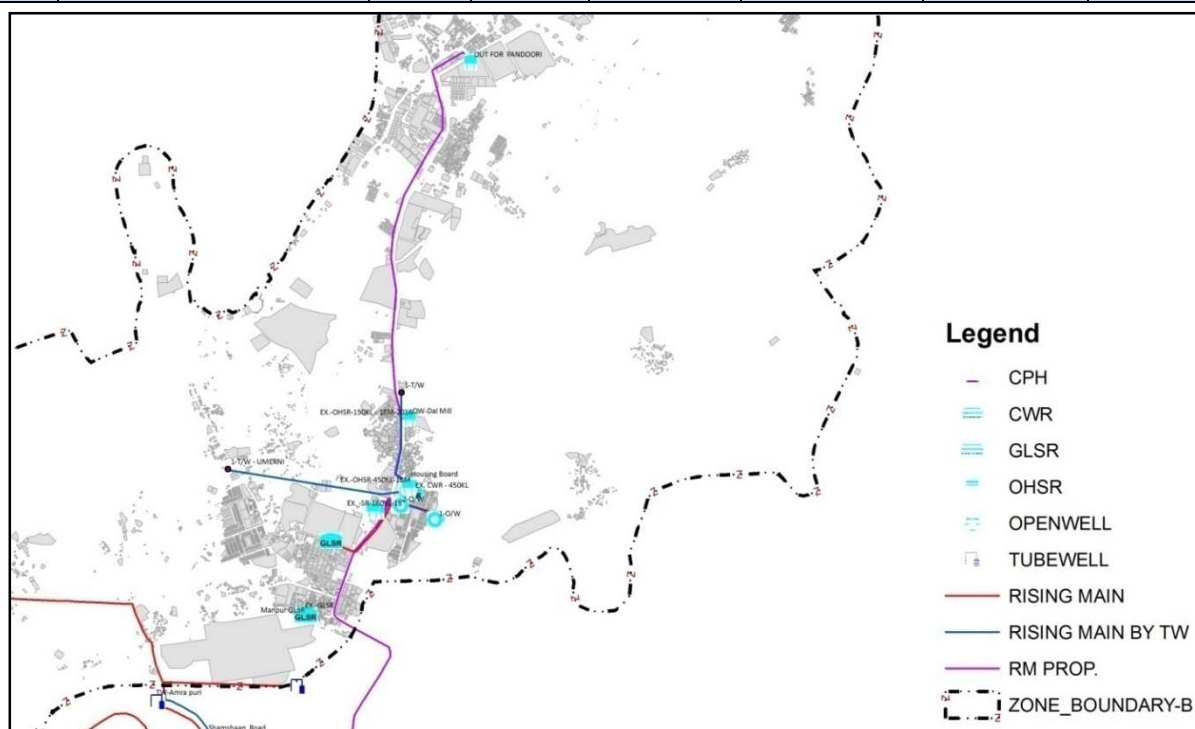
Water supply demand at present is 17.58 MLD and is projected to reach upto 28.45 MLD till the year 2025 for the town area of zone and Public Health Engineering Department will take-up necessary action plan to meet the required demand of water supply in the zone.

4.6.1 Water supply

Government of Rajasthan (GoR) has embarked upon a loan project with external funds from Asian Development Bank (ADB) to improve the water supply and sewerage systems of the district towns of the state. The towns have been categorized as Priority-1,2,3,4 towns and the work for Priority-1 to 3 towns has been commenced. Rajasthan Urban Infrastructure Development Project (RUIDP) is the nodal agency of GoR for implementing the program. Government of Rajasthan as applied for loan for project RUIDP Phase IV for 28 Towns, including Abu Road. Presently, Nagar Palika Abu Road has appointed M/s Cadcon Consultants Pvt. Ltd to prepare the DPR for the same.

Table 4.5: Use-wise Water Supply Requirement in Zone-B

S. No.	Sector	Standard Demand (Litres Per Capita per Day - Lpcd)	Water Requirement (Kilo Litres per Day - KLD)					
			2011 Population		2019 Population		2025 Population	
			6618 (Ward)	26306 (Village)	8094 (Ward)	32172 (Village)	13101 (Ward)	52077 (Village)
1	Domestic	135	893	3551	1093	4343	1769	7030
2	Public	20	132	526	162	643	262	1042
3	Industrial	30	199	789	243	965	393	1562
4	Commercial	10	66	263	81	322	131	521
5	Water Loss	20	132	526	162	643	262	1042
6	TOTAL		1423	5656	1740	6917	2817	11197
7	Fire Fighting	1% of total demand	14	57	17	69	28	112
8	GRAND TOTAL		1437	5712	1758	6986	2845	11309



Map 4.1: Showing Water Supply Network in Zone-B

4.6.2 Power supply

Power supply is available in the zone and proper supply system exists in urbanisable area of the zone, but for overall supply, villages need up gradation.

4.7 Recreational

Green / open spaces proposed in master plan-2025 have been retained and constitutes to a total of approximate area of 168.89 hectare, including a land parcel of approximate 19 hectares of area of charagh category is reserved near Rishikesh temple road under recreational use as park / opens spaces.

Additionally, 38.29 hectare of land proposed under fair/tourist facility/camping ground on road to Mount Abu and 0.96 hectare is under playgrounds.

4.8 Transportation

4.8.1 Road network

Major road network within the urbanisable area of the zone is optimized with the existing alignment of the roads and in case of development on the proposed alignments, modified road alignments are proposed. In the periphery control belt area of the zone, main existing linkages are observed and new roads proposals are given accordingly.

4.8.2 Rail linkages

Railway line is not crossing the Zone-B, thus nearest and main railway Station is in south at Zone-B.

4.9 Aabadi Extension Area

Abadi extension area is proportionately delineated around the notified village revenue abadi to accommodate immediate development of the village by allowing various social and physical infrastructure facilities and necessary requirements. Furthermore, permissions in this area shall be permissible as per prevalent government directions.

4.10 Plantation Belt / Corridor

Along the either sides of National Highways and State Highways, 30 meter wide Plantation belt / corridor have been provided after the limit of urbanisable area of zone and shall be maintained as no construction area. Tree plantation shall be encouraged in such belts along NH and SH.

Some of the parts along the ridge areas of the river Banas have also been determined as plantation areas to inherent the character of green areas along the major river and its low lying areas.

4.11 Proposal on the basis of Variations in Zone - B

Major variations in the zone include urban area boundary, which is approximately rectified by superimposing revenue maps and the existing and proposed roads shown in the Master Plan-2025. In addition, water bodies also have certain amount of variation and in the draft proposal profile of water bodies are updated with respect to revenue details and as per existing situation.

4.12 Proposal on the basis of Deviations in Zone - B

Compatibility of total deviations have been observed with reference to Master Plan Land use and compatible uses have been incorporated in the Zonal Development Plan proposal whereas, non-compatible uses are to be retained or strict administrative actions are needed.

5 ZONING REGULATIONS

The zoning regulation is usually developed in the form of a zoning ordinance, which is the text specifying land use of specific blocks and even each individual lot within a city block. Zoning regulations include specifications regarding lot size, density or bulk, height, and floor area ratio (FAR). The zoning ordinance is the formal categorization of land-use policies applicable to land within a municipality. It also sets the legal framework. The zoning ordinance establishes permitted land uses and distinguishes between different land use types. Further, it ensures that incompatible land uses are not located adjacent to one another. Regulations also define setbacks and can build on the city's safety and resilience by setting limitations on building in flood plains and wetlands. The zoning ordinance often also contains information relating to the need for a planning permit for a change of use or development proposal, subdivision of land, construction of new buildings and other changes to the land.

6 IMPLEMENTATION STRATEGY

6.1 Land Resource Mobilization Methods for Developing Social / Physical Infrastructure

Proposal of zonal development plan have included the outmost need of zonal level facilities, still if there is any further need or requirement in future then with gradual development process following implementation ways to fulfill the social and physical infrastructure requirement needsare :

- Land to be Reserved for Facility in Private Development
- Expression of Interest

6.2 Methods to Develop Land as per Master Plan / Zonal Plan Proposal

6.2.1 Land Acquisition

Land may be acquired as per prevailing land acquisition act for development of land as Master Plan / Zonal Development Plan proposals.

6.2.2 Mutual Agreement

All the local bodies and authorities are acquiring land by mutual agreement of giving away the land owner 20 percent residential & 5 percent commercial developed land in lieu of 100 percent undeveloped agricultural land for the purposes of development of major / sector roads, residential / commercial / institutional schemes etc.

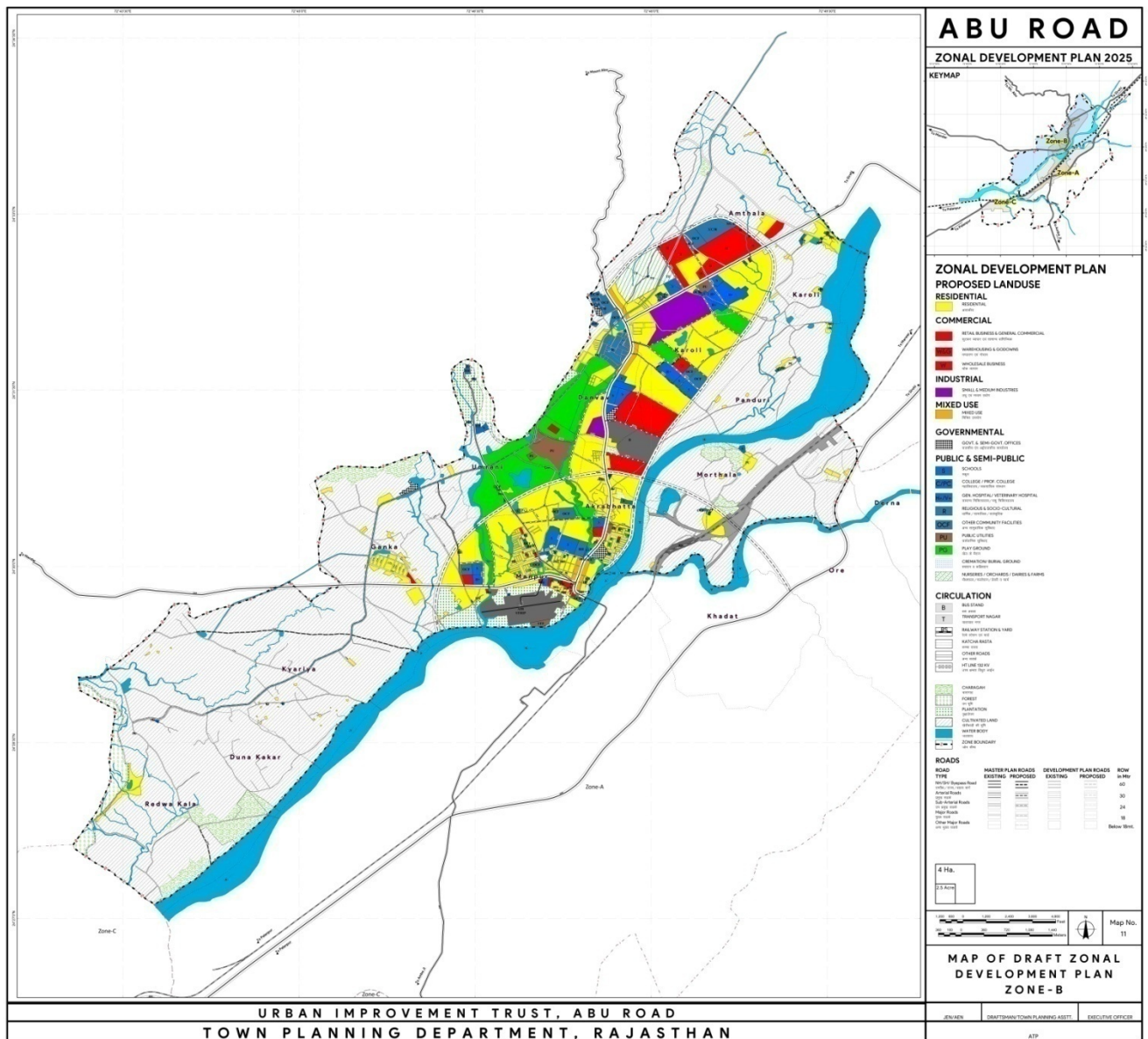
6.2.3 Land Pooling Method

Land pooling approach and redistribution scheme may be done in Rajasthan as per 'the Rajasthan Land Pooling Schemes Act – 2016' and rules.

6.2.4 Transferable Development Rights

Rajasthan state has 'Rajasthan Urban Area Transferable Development Rights (TDR) Policy – 2012' for the purpose of land development rights via Transferable Development Rights to be issued by Urban Local Bodies in the form of a certificate. Where the land has to be exclusively put to reserved use or where no building construction is possible like green spaces, Master Plan/sector plan roads, city level facilities, creating facility for public parking, slum rehabilitation etc., and then the local authority can allow the land owner to transfer his own rights to another land. Furthermore, additional to the above methods, other innovative methods may be explored for acquiring land.

7 CONCLUSION



Map 7.1: Showing Draft Zonal Development Plan – ZONE B

8 ANNEXURE– A

List of Maps:

Dwg. No.	Description of Work
1.	Urban Area Map showing Zone Boundaries
	b) Approved Urban Area Map showing Zone Boundaries
2.	Proposed Land use Map (2025) showing Zone Boundaries
3.	Base Map Showing Physical features and Property Level Details
	c) Base Map Showing Physical features and Property Level Details (1:4000 Scale)
	d) Base Map Showing Physical features and Property Level Details (1:4000 Scale)
4.	Map showing Existing Land use Commitments and Superimposition of Revenue Map
	c) Map showing Existing Land use Commitments and Superimposition of Revenue Map (1:4000 Scale)
	d) Map showing Existing Land use Commitments and Superimposition of Revenue Map (1:4000 Scale)
5.	Base Map Showing Social Infrastructure (Existing) in Zone
6.	Base Map Showing Physical Infrastructure (Existing) in Zone
7.	Map showing Existing Developments superimposed on Master Plan Land use
8.	Base Map Showing Traffic and Transportation (Existing) in Zone
9.	Map showing Variation in the Master Plan of Abu Road as per Ground-Truthing
10.	Deviation in Existing Land use from the Proposed Land use of Master Plan
11.	Map showing Draft Zonal Development Plan for Zone-B

9 ANNEXURE– B

Table 9.1: Details of Government Land Already in Use in Zone-B

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
1	Akra Bhatta	65	0.08
2	Akra Bhatta	58	0.33
3	Akra Bhatta	35	0.02
4	Akra Bhatta	34	0.66
5	Akra Bhatta	32	0.04
6	Akra Bhatta	31	0.04
7	Akra Bhatta	29	0.03
8	Akra Bhatta	30	0.03
9	Akra Bhatta	28	0.05
10	Akra Bhatta	54	0.77
11	Akra Bhatta	51	0.08
12	Akra Bhatta	52	0.04
13	Akra Bhatta	50	0.14
14	Akra Bhatta	49	0.01
15	Akra Bhatta	48	1.45
16	Akra Bhatta	2	3.41
17	Akra Bhatta	3	1.35
18	Akra Bhatta	83	0.58
19	Akra Bhatta	88	0.50
20	Akra Bhatta	93	0.36
21	Akra Bhatta	91	1.08
22	Akra Bhatta	100	0.83
23	Akra Bhatta	99	2.05
24	Akra Bhatta	17	0.65
25	Akra Bhatta	24	0.08
26	Akra Bhatta	25	1.52
27	Akra Bhatta	22	0.04
28	Akra Bhatta	26	1.12
29	Akra Bhatta	19	0.05
30	Akra Bhatta	21	0.03
31	Akra Bhatta	20	0.02
32	Akra Bhatta	23	9.54
33	Akra Bhatta	95	0.84
34	Akra Bhatta	101	3.19
35	Akra Bhatta	111	0.10
36	Akra Bhatta	112	0.16
37	Akra Bhatta	109	0.32
38	Akra Bhatta	108	0.30
39	Akra Bhatta	107	0.42
40	Akra Bhatta	106	0.08
41	Akra Bhatta	119	0.39
42	Akra Bhatta	116	1.14
43	Akra Bhatta	113	1.06
44	Akra Bhatta	128	0.81
45	Akra Bhatta	127	0.96
46	Akra Bhatta	125	0.65
47	Akra Bhatta	129	0.48
48	Akra Bhatta	130	0.78
49	Akra Bhatta	141	3.32
50	Akra Bhatta	135	0.06
51	Akra Bhatta	133	0.95
52	Akra Bhatta	134	0.07
53	Akra Bhatta	136	0.02
54	Akra Bhatta	138	0.31
55	Akra Bhatta	123	0.59
56	Akra Bhatta	124	0.83
57	Akra Bhatta	126	0.70
58	Akra Bhatta	115	0.75
59	Akra Bhatta	117	0.76
60	Akra Bhatta	118	1.66
61	Akra Bhatta	53	0.39
62	Akra Bhatta	55	0.27
63	Akra Bhatta	89	0.03
64	Akra Bhatta	90	0.01
65	Akra Bhatta	42	0.16
66	Akra Bhatta	45	0.46
67	Akra Bhatta	120	1.88

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
68	Akra Bhatta	68	0.04
69	Akra Bhatta	72	1.69
70	Akra Bhatta	81	1.21
71	Akra Bhatta	82	0.33
72	Akra Bhatta	96	0.24
73	Akra Bhatta	140	0.02
74	Akra Bhatta	139	0.27
75	Akra Bhatta	121	0.38
76	Akra Bhatta	122	0.69
77	Akra Bhatta	70	0.15
78	Akra Bhatta	143	1.64
79	Amthala	1030	0.07
80	Amthala	970	0.08
81	Amthala	1106	3.28
82	Amthala	744	0.80
83	Amthala	674	0.25
84	Amthala	676	0.29
85	Amthala	678	0.21
86	Amthala	679	0.22
87	Amthala	680	0.15
88	Amthala	682	0.14
89	Amthala	685	0.26
90	Amthala	681	0.02
91	Amthala	683	0.05
92	Amthala	684	0.05
93	Amthala	686	0.47
94	Amthala	721	0.06
95	Amthala	719	0.28
96	Amthala	722	0.22
97	Amthala	724	0.08
98	Amthala	723	0.17
99	Amthala	725	0.30
100	Amthala	726	0.45
101	Amthala	743	0.27
102	Amthala	734	0.27
103	Amthala	742	0.25
104	Amthala	741	0.92
105	Amthala	727	0.37
106	Amthala	728	0.40
107	Amthala	731	0.08
108	Amthala	732	0.17
109	Amthala	730	0.07
110	Amthala	729	0.14
111	Amthala	714	0.21
112	Amthala	715	0.22
113	Amthala	828	0.06
114	Amthala	822	0.38
115	Amthala	788	5.48
116	Amthala	783	5.44
117	Amthala	789	0.07
118	Amthala	792	1.52
119	Amthala	817	0.28
120	Amthala	798	0.63
121	Amthala	992	1.44
122	Amthala	1097	0.60
123	Amthala	867	0.13
124	Amthala	986	0.41
125	Amthala	982	0.42
126	Amthala	985	0.42
127	Amthala	701	0.28
128	Amthala	868	0.38
129	Amthala	1044	0.25
130	Amthala	1118	0.06
131	Amthala	690	0.17
132	Amthala	746	0.53
133	Amthala	769	2.61
134	Amthala	699	0.07
135	Amthala	720/1147	0.16
136	Amthala	720	0.28
137	Amthala	718	0.24
138	Amthala	717	0.25
139	Amthala	716	0.24

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
140	Amthala	1	0.04
141	Amthala	6	0.03
142	Amthala	7	0.18
143	Amthala	16	0.07
144	Amthala	32	0.11
145	Amthala	30	4.66
146	Amthala	243	0.04
147	Amthala	244	0.41
148	Amthala	120	0.18
149	Amthala	228	0.67
150	Amthala	106	0.28
151	Amthala	104	0.03
152	Amthala	105	0.32
153	Amthala	93	0.01
154	Amthala	52	0.17
155	Amthala	79	0.07
156	Amthala	77	0.01
157	Amthala	82	0.26
158	Amthala	209	3.03
159	Amthala	207	0.06
160	Amthala	131	0.16
161	Amthala	129	0.19
162	Amthala	183	0.02
163	Amthala	239	0.06
164	Amthala	238	0.05
165	Amthala	237	0.65
166	Danvav	2	1.40
167	Danvav	3	2.21
168	Danvav	31	0.24
169	Danvav	35	0.03
170	Danvav	45	2.08
171	Danvav	48	0.18
172	Danvav	252	27.73
173	Danvav	15	0.43
174	Danvav	61	1.73
175	Danvav	64	0.85
176	Danvav	96	0.08
177	Danvav	97	0.12
178	Danvav	100	2.26
179	Danvav	103	1.34
180	Danvav	109	1.08
181	Danvav	108	1.79
182	Danvav	111	2.37
183	Danvav	86	0.01
184	Danvav	154	0.05
185	Danvav	138	0.19
186	Danvav	136	0.83
187	Danvav	69	0.14
188	Danvav	76	0.04
189	Danvav	75	0.34
190	Danvav	70	0.58
191	Danvav	85	0.68
192	Danvav	238	0.71
193	Danvav	264	3.45
194	Danvav	261	6.60
195	Danvav	34	0.01
196	Danvav	92	0.01
197	Danvav	98	0.01
198	Danvav	254	3.83
199	Duna Kakar	128	0.30
200	Duna Kakar	163	21.18
201	Duna Kakar	153	2.65
202	Duna Kakar	161	0.24
203	Duna Kakar	155	0.41
204	Duna Kakar	154	1.19
205	Duna Kakar	3	0.34
206	Duna Kakar	162	4.22
207	Duna Kakar	9	0.25
208	Duna Kakar	166/150	0.34
209	Duna Kakar	18	1.36
210	Duna Kakar	19	0.61
211	Duna Kakar	61	0.02

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
212	Duna Kakar	62	0.52
213	Duna Kakar	65	0.22
214	Duna Kakar	73	0.01
215	Duna Kakar	74	0.86
216	Duna Kakar	82	0.02
217	Duna Kakar	71	0.82
218	Duna Kakar	79	0.25
219	Duna Kakar	136	0.03
220	Duna Kakar	90	0.26
221	Ganka	672	0.01
222	Ganka	673	0.46
223	Ganka	682	0.03
224	Ganka	679	2.54
225	Ganka	715	0.84
226	Ganka	711	1.65
227	Ganka	712	0.54
228	Ganka	713	0.20
229	Ganka	714	0.50
230	Ganka	691	0.27
231	Ganka	558	0.30
232	Ganka	560	0.14
233	Ganka	565	1.25
234	Ganka	566	1.71
235	Ganka	469	1.06
236	Ganka	608	0.52
237	Ganka	622	0.03
238	Ganka	621	1.17
239	Ganka	631	0.15
240	Ganka	414	0.92
241	Ganka	626	0.05
242	Ganka	627	0.08
243	Ganka	272	0.04
244	Ganka	273	1.36
245	Ganka	274	0.07
246	Ganka	276	0.02
247	Ganka	275	0.21
248	Ganka	739	6.91
249	Ganka	415	0.29
250	Ganka	416	1.04
251	Ganka	606	0.10
252	Ganka	604	0.46
253	Ganka	563	0.10
254	Ganka	562	0.30
255	Ganka	600	0.08
256	Ganka	599	0.19
257	Ganka	601	0.67
258	Ganka	602	0.28
259	Ganka	603	0.32
260	Ganka	605	0.39
261	Ganka	561	0.22
262	Ganka	564	0.27
263	Ganka	596	0.38
264	Ganka	595	0.43
265	Ganka	594	0.42
266	Ganka	593	0.40
267	Ganka	592	0.69
268	Ganka	597	0.29
269	Ganka	559	0.15
270	Ganka	552	0.06
271	Ganka	553	1.02
272	Ganka	283	0.02
273	Ganka	287	0.02
274	Ganka	299	0.24
275	Ganka	341	0.23
276	Ganka	832	0.08
277	Ganka	836	0.05
278	Ganka	829	0.02
279	Ganka	828	0.53
280	Ganka	694	0.15
281	Ganka	864	0.12
282	Ganka	865	4.12
283	Ganka	846	0.03

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
284	Ganka	812	0.45
285	Ganka	353	0.02
286	Ganka	331	0.47
287	Ganka	330	0.05
288	Ganka	568	0.02
289	Ganka	567	0.02
290	Ganka	453	0.94
291	Ganka	43	19.33
292	Ganka	51	0.80
293	Ganka	52	0.03
294	Ganka	54	0.55
295	Ganka	412	0.25
296	Ganka	1	2.06
297	Ganka	5	0.98
298	Ganka	37	0.59
299	Ganka	44	0.37
300	Ganka	45	0.25
301	Ganka	46	0.31
302	Ganka	38	0.19
303	Ganka	42	0.20
304	Ganka	56	0.16
305	Ganka	60	0.68
306	Ganka	76	0.13
307	Ganka	77	0.26
308	Ganka	75	0.30
309	Ganka	111	0.37
310	Ganka	114	2.35
311	Ganka	81	0.47
312	Ganka	78	0.08
313	Ganka	80	0.30
314	Ganka	79	0.80
315	Ganka	106	0.27
316	Ganka	96	0.83
317	Ganka	82	0.45
318	Ganka	83	0.30
319	Ganka	312	0.04
320	Ganka	311	0.05
321	Ganka	324	0.19
322	Ganka	325	0.66
323	Ganka	349	0.10
324	Ganka	350	0.63
325	Ganka	351	0.03
326	Ganka	85	0.05
327	Ganka	84	0.22
328	Ganka	107	0.05
329	Ganka	543	0.06
330	Ganka	491	1.42
331	Ganka	482	0.38
332	Ganka	754	1.20
333	Ganka	752	0.02
334	Ganka	583	0.05
335	Ganka	584	0.05
336	Ganka	345	0.03
337	Ganka	225	0.18
338	Ganka	490	0.01
339	Ganka	753	0.05
340	Ganka	784	0.01
341	Karoli	57	0.15
342	Karoli	60	0.04
343	Karoli	181	1.71
344	Karoli	182	0.61
345	Karoli	183	2.05
346	Karoli	1	0.36
347	Karoli	20	0.19
348	Karoli	2	2.42
349	Karoli	4	0.02
350	Karoli	199	0.52
351	Karoli	198	0.54
352	Karoli	248	2.95
353	Karoli	3	0.01
354	Karoli	196	0.28
355	Karoli	197	0.34

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
356	Karoli	399	4.31
357	Karoli	402	1.99
358	Karoli	372	0.79
359	Karoli	354	0.12
360	Karoli	370	0.25
361	Karoli	368	0.52
362	Karoli	459	1.00
363	Karoli	311	0.04
364	Karoli	214	0.14
365	Karoli	25	1.31
366	Karoli	28	0.30
367	Karoli	26	0.22
368	Karoli	236	0.19
369	Karoli	424	0.22
370	Karoli	425	2.81
371	Karoli	419	0.02
372	Karoli	413	0.95
373	Karoli	414	0.14
374	Karoli	412	0.91
375	Karoli	410	0.02
376	Karoli	411	1.95
377	Karoli	347	0.93
378	Karoli	346	1.11
379	Karoli	306	0.13
380	Karoli	305	1.62
381	Karoli	252	0.65
382	Karoli	217	1.47
383	Karoli	219	0.28
384	Karoli	277	0.08
385	Karoli	315	3.90
386	Karoli	374	0.48
387	Karoli	384	0.11
388	Karoli	423	1.59
389	Karoli	385	0.60
390	Karoli	324	3.95
391	Karoli	364	0.10
392	Karoli	321	0.08
393	Karoli	356	0.05
394	Karoli	466	0.98
395	Khadat	20	0.39
396	Khadat	57	0.26
397	Khadat	44	0.03
398	Khadat	43	0.01
399	Khadat	145	1.41
400	Khadat	3	13.92
401	Khadat	12	0.23
402	Khadat	111	1.35
403	Khadat	110	0.08
404	Khadat	146	10.47
405	Khadat	1	0.96
406	Kyariya	638	0.48
407	Kyariya	619	1.45
408	Kyariya	134	1.66
409	Kyariya	129	1.37
410	Kyariya	128	1.27
411	Kyariya	133	1.48
412	Kyariya	112	4.28
413	Kyariya	299	3.29
414	Kyariya	765	0.08
415	Kyariya	764	0.18
416	Kyariya	807	1.30
417	Kyariya	804	0.46
418	Kyariya	819	0.28
419	Kyariya	780	0.03
420	Kyariya	779	0.63
421	Kyariya	629	0.16
422	Kyariya	746	1.60
423	Kyariya	498	0.16
424	Kyariya	502	0.05
425	Kyariya	504	0.13
426	Kyariya	501	3.16
427	Kyariya	500	0.01

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
428	Kyariya	89	0.48
429	Kyariya	7	0.47
430	Kyariya	6	0.02
431	Kyariya	29	1.07
432	Kyariya	34	0.63
433	Kyariya	47	0.09
434	Kyariya	32	2.01
435	Kyariya	210	0.44
436	Kyariya	49	0.15
437	Kyariya	54	0.10
438	Kyariya	55	0.41
439	Kyariya	63	0.04
440	Kyariya	73	0.04
441	Kyariya	161	0.32
442	Kyariya	155	2.95
443	Kyariya	545	0.28
444	Kyariya	139	0.42
445	Kyariya	31	0.01
446	Kyariya	120	0.72
447	Kyariya	211	0.67
448	Kyariya	209	0.57
449	Kyariya	208	0.61
450	Kyariya	280	0.54
451	Kyariya	261	0.39
452	Kyariya	259	1.51
453	Kyariya	365	0.05
454	Kyariya	356	0.20
455	Kyariya	359	0.05
456	Kyariya	485	0.57
457	Kyariya	448	1.10
458	Kyariya	384	0.50
459	Kyariya	393	0.03
460	Kyariya	373	0.05
461	Kyariya	408	0.04
462	Kyariya	414	0.03
463	Kyariya	416	0.07
464	Kyariya	422	0.15
465	Kyariya	428	0.05
466	Kyariya	717	3.78
467	Kyariya	716	11.13
468	Kyariya	687	0.18
469	Kyariya	705	0.17
470	Kyariya	702	0.57
471	Kyariya	839	15.58
472	Kyariya	840	11.29
473	Kyariya	838	1.38
474	Kyariya	771	0.18
475	Kyariya	774	0.29
476	Kyariya	789	0.04
477	Kyariya	816	0.04
478	Kyariya	810	0.65
479	Kyariya	484	0.02
480	Kyariya	474	0.27
481	Kyariya	825	0.14
482	Kyariya	798	0.04
483	Kyariya	799	0.64
484	Kyariya	491	0.10
485	Kyariya	706	0.68
486	Kyariya	699	0.72
487	Kyariya	698	0.67
488	Kyariya	826	0.02
489	Kyariya	785	0.02
490	Kyariya	767	0.04
491	Kyariya	100	2.65
492	Kyariya	678	0.05
493	Kyariya	680	24.00
494	Kyariya	691	0.13
495	Kyariya	689	0.38
496	Kyariya	688	0.49
497	Kyariya	682	18.68
498	Kyariya	613	0.23
499	Kyariya	612	0.44

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
500	Kyariya	541	0.34
501	Kyariya	584	0.01
502	Manpur	199	0.13
503	Manpur	201	0.33
504	Manpur	203	0.39
505	Manpur	227	0.04
506	Manpur	215	0.15
507	Manpur	220	0.03
508	Manpur	308	0.60
509	Manpur	318	0.17
510	Manpur	310	0.13
511	Manpur	309	0.27
512	Manpur	313	0.49
513	Manpur	316	0.05
514	Manpur	315	0.12
515	Manpur	314	0.28
516	Manpur	311	0.17
517	Manpur	194	0.18
518	Manpur	197	0.07
519	Manpur	196	0.04
520	Manpur	192	0.27
521	Manpur	193	0.19
522	Manpur	180	0.18
523	Manpur	181	0.14
524	Manpur	182	0.18
525	Manpur	622	0.58
526	Manpur	553	0.23
527	Manpur	545	0.48
528	Manpur	645	0.13
529	Manpur	646	0.01
530	Manpur	647	0.02
531	Manpur	649	0.35
532	Manpur	648	0.24
533	Manpur	636	0.08
534	Manpur	331	0.02
535	Manpur	332	0.09
536	Manpur	330	0.08
537	Manpur	329	0.20
538	Manpur	326	0.20
539	Manpur	325	0.43
540	Manpur	317	0.41
541	Manpur	324	0.11
542	Manpur	323	0.39
543	Manpur	322	0.10
544	Manpur	321	0.20
545	Manpur	319	0.48
546	Manpur	320	0.10
547	Manpur	183	0.35
548	Manpur	184	0.36
549	Manpur	186	0.15
550	Manpur	185	0.32
551	Manpur	260	0.33
552	Manpur	191	0.64
553	Manpur	387	0.18
554	Manpur	445	0.23
555	Manpur	441	0.28
556	Manpur	446	0.24
557	Manpur	437	0.39
558	Manpur	439	0.18
559	Manpur	429	0.18
560	Manpur	430	0.07
561	Manpur	433	0.09
562	Manpur	423	0.22
563	Manpur	424	0.43
564	Manpur	426	0.14
565	Manpur	425	0.18
566	Manpur	405	0.16
567	Manpur	406	0.32
568	Manpur	407	0.45
569	Manpur	398	2.01
570	Manpur	417	0.33
571	Manpur	416	0.38

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
572	Manpur	415	0.34
573	Manpur	410	0.03
574	Manpur	411	0.16
575	Manpur	414	0.36
576	Manpur	412	0.02
577	Manpur	413	0.54
578	Manpur	409	0.12
579	Manpur	408	0.17
580	Manpur	379	0.19
581	Manpur	380	0.31
582	Manpur	381	0.26
583	Manpur	382	0.37
584	Manpur	383	0.19
585	Manpur	385	0.40
586	Manpur	384	0.33
587	Manpur	386	0.60
588	Manpur	397	0.22
589	Manpur	404	0.09
590	Manpur	399	0.43
591	Manpur	400	0.18
592	Manpur	401	0.05
593	Manpur	402	0.76
594	Manpur	378	0.44
595	Manpur	392	0.58
596	Manpur	393	0.69
597	Manpur	356	0.64
598	Manpur	377	0.25
599	Manpur	358	0.69
600	Manpur	376	0.45
601	Manpur	359	0.58
602	Manpur	360	0.51
603	Manpur	372	0.12
604	Manpur	373	0.37
605	Manpur	374	0.28
606	Manpur	375	0.32
607	Manpur	369	0.16
608	Manpur	371	0.10
609	Manpur	370	0.06
610	Manpur	361	0.03
611	Manpur	368	0.28
612	Manpur	367	0.17
613	Manpur	366	0.19
614	Manpur	362	0.59
615	Manpur	363	0.23
616	Manpur	364	0.31
617	Manpur	365	0.15
618	Manpur	338	0.29
619	Manpur	357	0.44
620	Manpur	355	0.64
621	Manpur	349	0.19
622	Manpur	353	0.04
623	Manpur	354	1.11
624	Manpur	352	0.82
625	Manpur	350	0.23
626	Manpur	351	0.46
627	Manpur	347	0.18
628	Manpur	174	0.14
629	Manpur	169	0.20
630	Manpur	177	0.11
631	Manpur	178	0.18
632	Manpur	334	0.75
633	Manpur	335	0.02
634	Manpur	336	0.30
635	Manpur	337	0.38
636	Manpur	339	0.38
637	Manpur	340	0.52
638	Manpur	341	0.67
639	Manpur	170	0.15
640	Manpur	162	0.37
641	Manpur	168	0.14
642	Manpur	165	0.03
643	Manpur	348	0.40

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
644	Manpur	343	0.19
645	Manpur	345	0.19
646	Manpur	346	0.19
647	Manpur	344	0.28
648	Manpur	342	0.30
649	Manpur	171	0.56
650	Manpur	161	0.14
651	Manpur	157	0.21
652	Manpur	158	0.65
653	Manpur	132	0.96
654	Manpur	133	1.61
655	Manpur	160	0.27
656	Manpur	218	0.01
657	Manpur	422	0.00
658	Manpur	554	0.06
659	Manpur	564	1.65
660	Manpur	563	25.69
661	Manpur	483	0.66
662	Manpur	482	0.05
663	Manpur	481	0.87
664	Manpur	466	0.46
665	Manpur	465	0.12
666	Manpur	464	0.41
667	Manpur	469	0.31
668	Manpur	461	0.38
669	Manpur	458	0.25
670	Manpur	487	2.30
671	Manpur	490	1.23
672	Manpur	489	2.04
673	Manpur	503	0.19
674	Manpur	500	0.27
675	Manpur	499	0.41
676	Manpur	491	1.09
677	Manpur	492	1.19
678	Manpur	497	0.49
679	Manpur	528	0.04
680	Manpur	509	0.08
681	Manpur	562	0.09
682	Manpur	558	0.31
683	Manpur	557	0.04
684	Manpur	514	0.11
685	Manpur	513	0.18
686	Manpur	515	0.18
687	Manpur	511	0.07
688	Manpur	516	0.33
689	Manpur	518	0.13
690	Manpur	559	0.12
691	Manpur	540	0.39
692	Manpur	541	0.11
693	Manpur	543	0.11
694	Manpur	542	0.10
695	Manpur	530	0.20
696	Manpur	521	0.44
697	Manpur	524	0.34
698	Manpur	527	0.06
699	Manpur	529	0.16
700	Manpur	448	0.39
701	Manpur	449	0.25
702	Manpur	447	0.14
703	Manpur	450	0.10
704	Manpur	438	0.17
705	Manpur	107	0.29
706	Manpur	468	0.29
707	Manpur	484	0.00
708	Manpur	496	0.01
709	Manpur	676	8.70
710	Manpur	683	1.63
711	Manpur	678	0.04
712	Manpur	681	0.08
713	Manpur	671	0.05
714	Manpur	672	4.09
715	Manpur	653	0.18

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
716	Manpur	654	35.39
717	Manpur	667	0.02
718	Manpur	663	0.23
719	Manpur	625	1.81
720	Manpur	662	0.16
721	Manpur	661	0.23
722	Manpur	666	0.43
723	Manpur	659	0.92
724	Manpur	298	0.31
725	Manpur	299	0.49
726	Manpur	300	0.86
727	Manpur	301	0.40
728	Manpur	302	0.29
729	Manpur	303	0.48
730	Manpur	652	0.19
731	Manpur	651	0.15
732	Manpur	650	0.21
733	Manpur	644	1.30
734	Manpur	643	0.48
735	Manpur	642	0.43
736	Manpur	637	1.19
737	Manpur	630	0.07
738	Manpur	631	0.28
739	Manpur	632	0.30
740	Manpur	635	0.26
741	Manpur	634	0.43
742	Manpur	572	0.06
743	Manpur	581	0.12
744	Manpur	579	0.04
745	Manpur	576	0.44
746	Manpur	587	0.89
747	Manpur	605	3.73
748	Manpur	623	0.44
749	Manpur	624	0.28
750	Manpur	618	0.04
751	Manpur	620	0.50
752	Manpur	593	0.96
753	Manpur	594	0.42
754	Manpur	599	0.68
755	Manpur	602	0.10
756	Manpur	604	0.05
757	Manpur	590	0.11
758	Manpur	603	0.52
759	Manpur	592	0.33
760	Manpur	591	0.65
761	Manpur	595	0.41
762	Manpur	597	0.43
763	Manpur	606	0.23
764	Manpur	608	0.76
765	Manpur	609	0.09
766	Manpur	610	0.09
767	Manpur	679	0.01
768	Manpur	574	0.00
769	Manpur	277	0.66
770	Manpur	278	0.17
771	Manpur	238	0.05
772	Manpur	276	0.21
773	Manpur	259	0.10
774	Manpur	262	0.77
775	Manpur	258	0.30
776	Manpur	252	0.50
777	Manpur	235	0.04
778	Manpur	231	0.31
779	Manpur	233	0.01
780	Manpur	234	0.33
781	Manpur	388	0.00
782	Manpur	388	0.10
783	Manpur	92	0.45
784	Manpur	105	0.54
785	Manpur	93	0.22
786	Manpur	104	0.30
787	Manpur	103	0.75

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
788	Manpur	95	0.69
789	Manpur	102	0.31
790	Manpur	80	0.38
791	Manpur	112	0.02
792	Manpur	106	0.39
793	Manpur	85	0.99
794	Manpur	476	34.34
795	Manpur	477	0.28
796	Manpur	565	0.14
797	Manpur	568	0.11
798	Manpur	570	1.09
799	Manpur	571	1.85
800	Manpur	567	8.54
801	Manpur	583	0.25
802	Manpur	284	0.15
803	Manpur	60	0.55
804	Morthala	167	3.38
805	Morthala	166	0.01
806	Morthala	296	0.09
807	Morthala	292	0.09
808	Morthala	291	0.02
809	Morthala	283	0.08
810	Morthala	284	0.43
811	Morthala	172	3.03
812	Morthala	273	2.60
813	Morthala	251	0.08
814	Morthala	252	4.40
815	Morthala	249	0.09
816	Morthala	174	0.75
817	Morthala	271	0.01
818	Morthala	294	0.02
819	Morthala	285	0.61
820	Morthala	288	0.00
821	Morthala	290	0.16
822	Morthala	297	0.02
823	Morthala	24	0.04
824	Morthala	19	0.04
825	Morthala	94	0.07
826	Morthala	5	0.03
827	Morthala	58	0.02
828	Morthala	225	35.59
829	Morthala	276	1.18
830	Morthala	228	0.12
831	Morthala	266	13.01
832	Morthala	215	0.34
833	Morthala	214	0.18
834	Morthala	223	0.22
835	Morthala	198	0.04
836	Morthala	200	1.80
837	Morthala	189	0.08
838	Morthala	226	6.54
839	Morthala	176	2.61
840	Morthala	267	0.70
841	Morthala	265	0.53
842	Morthala	250	0.08
843	Morthala	269	6.89
844	Morthala	161	0.53
845	Morthala	256	0.90
846	Morthala	59	1.16
847	Ore	59	0.38
848	Ore	60	0.34
849	Ore	64	0.27
850	Ore	65	1.00
851	Ore	70	1.57
852	Ore	73	0.38
853	Ore	85	1.20
854	Ore	87	0.77
855	Ore	89	0.09
856	Ore	91	0.06
857	Ore	86	2.67
858	Ore	102	0.03
859	Ore	301	0.74

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
860	Ore	285	0.47
861	Ore	299	1.07
862	Ore	283	0.11
863	Ore	150	0.30
864	Ore	84	10.47
865	Panduri	302	1.32
866	Panduri	235	0.24
867	Panduri	301	0.36
868	Panduri	236	0.02
869	Panduri	254	1.32
870	Panduri	259	1.36
871	Panduri	260	0.21
872	Panduri	9	0.22
873	Panduri	13	0.69
874	Panduri	10	0.01
875	Panduri	311	0.14
876	Panduri	321	0.42
877	Panduri	329	0.92
878	Panduri	331	1.53
879	Panduri	355	0.62
880	Panduri	184	0.42
881	Panduri	174	1.09
882	Panduri	246	0.15
883	Panduri	307	2.00
884	Panduri	120	0.04
885	Panduri	242	0.01
886	Panduri	248	0.22
887	Panduri	286	0.67
888	Panduri	288	0.68
889	Panduri	238	0.19
890	Panduri	241	1.05
891	Panduri	3	1.53
892	Panduri	186	0.09
893	Panduri	81	0.08
894	Redwa Kala	426	0.07
895	Redwa Kala	428	0.02
896	Redwa Kala	427	0.06
897	Redwa Kala	422	0.01
898	Redwa Kala	423	0.10
899	Redwa Kala	411	0.07
900	Redwa Kala	425	0.04
901	Redwa Kala	476	0.02
902	Redwa Kala	429	9.25
903	Redwa Kala	16	5.83
904	Redwa Kala	25	0.19
905	Redwa Kala	14	1.29
906	Redwa Kala	15	0.48
907	Redwa Kala	12	0.01
908	Redwa Kala	7	0.12
909	Redwa Kala	9	0.41
910	Redwa Kala	18	4.13
911	Redwa Kala	31	0.59
912	Redwa Kala	345	0.13
913	Redwa Kala	325	0.02
914	Redwa Kala	902	35.04
915	Redwa Kala	276	0.04
916	Redwa Kala	274	0.02
917	Redwa Kala	252	0.54
918	Redwa Kala	186	0.34
919	Redwa Kala	221	0.03
920	Redwa Kala	118	0.41
921	Redwa Kala	674	0.04
922	Redwa Kala	521	1.02
923	Redwa Kala	34	0.04
924	Redwa Kala	36	0.03
925	Redwa Kala	75	0.36
926	Redwa Kala	505	46.13
927	Redwa Kala	517	0.01
928	Redwa Kala	518	0.01
929	Redwa Kala	415	0.05
930	Redwa Kala	416	0.08
931	Redwa Kala	659	0.02

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
932	Redwa Kala	642	0.88
933	Redwa Kala	495	0.02
934	Redwa Kala	493	0.02
935	Redwa Kala	492	0.05
936	Redwa Kala	491	0.04
937	Redwa Kala	527	0.01
938	Redwa Kala	520	0.04
939	Redwa Kala	519	0.06
940	Redwa Kala	1033	2.78
941	Redwa Kala	935	16.30
942	Redwa Kala	815	0.07
943	Redwa Kala	751	3.51
944	Redwa Kala	901	8.31
945	Redwa Kala	913	0.10
946	Redwa Kala	914	1.88
947	Redwa Kala	912	0.57
948	Redwa Kala	908	0.65
949	Redwa Kala	907	2.92
950	Redwa Kala	931	1.31
951	Redwa Kala	942	0.36
952	Redwa Kala	917	0.33
953	Redwa Kala	963	0.07
954	Redwa Kala	682	0.23
955	Umrani	380	0.24
956	Umrani	486	0.12
957	Umrani	195	0.77
958	Umrani	479	0.11
959	Umrani	473	0.09
960	Umrani	472	0.10
961	Umrani	169	0.02
962	Umrani	172	0.12
963	Umrani	289	0.68
964	Umrani	349	0.33
965	Umrani	352	0.15
966	Umrani	358	0.49
967	Umrani	355	0.06
968	Umrani	369	0.06
969	Umrani	367	0.58
970	Umrani	199	0.83
971	Umrani	205	0.25
972	Umrani	224	0.06
973	Umrani	67	0.37
974	Umrani	65	0.01
975	Umrani	66	0.60
976	Umrani	328	0.03
977	Umrani	346	0.07
978	Umrani	179	0.06
979	Umrani	185	0.08
980	Umrani	187	0.05
981	Umrani	175	0.04
982	Umrani	234	0.07
983	Umrani	334	0.07
984	Umrani	397	0.43
985	Umrani	395	0.50
986	Umrani	207	0.33
987	Umrani	394	0.18
988	Umrani	452	0.07
989	Umrani	280	0.08
990	Umrani	153	0.15
991	Umrani	214	0.25
992	Umrani	230	0.62
993	Umrani	118	0.06
994	Umrani	86	0.12
995	Umrani	100	0.06
996	Umrani	31	0.19
997	Umrani	34	0.58
998	Umrani	48	0.01
999	Umrani	69	0.08
1000	Umrani	193	0.48

Table 9.2: Details of Government Vacant Land of Zone-B

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
1	Akra Bhatta	42	0.16	Vacant
2	Akra Bhatta	45	0.46	Vacant
3	Akra Bhatta	120	1.88	Vacant
4	Akra Bhatta	68	0.04	Vacant
5	Akra Bhatta	72	1.69	Vacant
6	Akra Bhatta	81	1.21	Vacant
7	Akra Bhatta	82	0.33	Vacant
8	Akra Bhatta	96	0.24	Vacant
9	Akra Bhatta	140	0.02	Vacant
10	Akra Bhatta	139	0.27	Vacant
11	Akra Bhatta	121	0.38	Vacant
12	Akra Bhatta	122	0.69	Vacant
13	Akra Bhatta	70	0.15	Vacant
14	Akra Bhatta	143	1.64	Peripheral Control Belt
15	Amthala	992	1.44	Vacant
16	Amthala	1097	0.60	Vacant
17	Amthala	867	0.13	Vacant
18	Amthala	986	0.41	Vacant
19	Amthala	982	0.42	Vacant
20	Amthala	985	0.42	Vacant
21	Amthala	701	0.28	Vacant
22	Amthala	868	0.38	Vacant
23	Amthala	1044	0.25	Peripheral Control Belt
24	Amthala	1118	0.06	Peripheral Control Belt
25	Amthala	690	0.17	Peripheral Control Belt
26	Amthala	746	0.53	Peripheral Control Belt
27	Amthala	769	2.61	Peripheral Control Belt
28	Amthala	699	0.07	Peripheral Control Belt
29	Amthala	720/1147	0.16	Peripheral Control Belt
30	Amthala	720	0.28	Peripheral Control Belt
31	Amthala	718	0.24	Peripheral Control Belt
32	Amthala	717	0.25	Peripheral Control Belt
33	Amthala	716	0.24	Peripheral Control Belt
34	Amthala	1	0.04	Peripheral Control Belt
35	Amthala	6	0.03	Peripheral Control Belt
36	Amthala	7	0.18	Peripheral Control Belt
37	Amthala	16	0.07	Peripheral Control Belt
38	Amthala	32	0.11	Peripheral Control Belt
39	Amthala	30	4.66	Peripheral Control Belt
40	Amthala	243	0.04	Peripheral Control Belt
41	Amthala	244	0.41	Peripheral Control Belt
42	Amthala	120	0.18	Peripheral Control Belt
43	Amthala	228	0.67	Peripheral Control Belt
44	Amthala	106	0.28	Peripheral Control Belt
45	Amthala	104	0.03	Peripheral Control Belt
46	Amthala	105	0.32	Peripheral Control Belt
47	Amthala	93	0.01	Peripheral Control Belt
48	Amthala	52	0.17	Peripheral Control Belt
49	Amthala	79	0.07	Peripheral Control Belt
50	Amthala	77	0.01	Peripheral Control Belt
51	Amthala	82	0.26	Peripheral Control Belt
52	Amthala	209	3.03	Peripheral Control Belt
53	Amthala	207	0.06	Peripheral Control Belt
54	Amthala	131	0.16	Peripheral Control Belt
55	Amthala	129	0.19	Peripheral Control Belt
56	Amthala	183	0.02	Peripheral Control Belt
57	Amthala	239	0.06	Peripheral Control Belt
58	Amthala	238	0.05	Peripheral Control Belt
59	Amthala	237	0.65	Peripheral Control Belt
60	Danvav	254	3.83	Vacant
61	Duna Kakar	128	0.30	Peripheral Control Belt
62	Duna Kakar	163	21.18	Peripheral Control Belt
63	Duna Kakar	153	2.65	Peripheral Control Belt
64	Duna Kakar	161	0.24	Peripheral Control Belt
65	Duna Kakar	155	0.41	Peripheral Control Belt
66	Duna Kakar	154	1.19	Peripheral Control Belt

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
67	Duna Kakar	3	0.34	Peripheral Control Belt
68	Duna Kakar	162	4.22	Peripheral Control Belt
69	Duna Kakar	9	0.25	Peripheral Control Belt
70	Duna Kakar	166/150	0.34	Peripheral Control Belt
71	Duna Kakar	18	1.36	Peripheral Control Belt
72	Duna Kakar	19	0.61	Peripheral Control Belt
73	Duna Kakar	61	0.02	Peripheral Control Belt
74	Duna Kakar	62	0.52	Peripheral Control Belt
75	Duna Kakar	65	0.22	Peripheral Control Belt
76	Duna Kakar	73	0.01	Peripheral Control Belt
77	Duna Kakar	74	0.86	Peripheral Control Belt
78	Duna Kakar	82	0.02	Peripheral Control Belt
79	Duna Kakar	71	0.82	Peripheral Control Belt
80	Duna Kakar	79	0.25	Peripheral Control Belt
81	Duna Kakar	136	0.03	Peripheral Control Belt
82	Duna Kakar	90	0.26	Peripheral Control Belt
83	Ganka	864	0.12	Vacant
84	Ganka	865	4.12	Vacant
85	Ganka	846	0.03	Vacant
86	Ganka	812	0.45	Vacant
87	Ganka	353	0.02	Peripheral Control Belt
88	Ganka	331	0.47	Peripheral Control Belt
89	Ganka	330	0.05	Peripheral Control Belt
90	Ganka	568	0.02	Peripheral Control Belt
91	Ganka	567	0.02	Peripheral Control Belt
92	Ganka	453	0.94	Peripheral Control Belt
93	Ganka	43	19.33	Peripheral Control Belt
94	Ganka	51	0.80	Peripheral Control Belt
95	Ganka	52	0.03	Peripheral Control Belt
96	Ganka	54	0.55	Peripheral Control Belt
97	Ganka	412	0.25	Peripheral Control Belt
98	Ganka	1	2.06	Peripheral Control Belt
99	Ganka	5	0.98	Peripheral Control Belt
100	Ganka	37	0.59	Peripheral Control Belt
101	Ganka	44	0.37	Peripheral Control Belt
102	Ganka	45	0.25	Peripheral Control Belt
103	Ganka	46	0.31	Peripheral Control Belt
104	Ganka	38	0.19	Peripheral Control Belt
105	Ganka	42	0.20	Peripheral Control Belt
106	Ganka	56	0.16	Peripheral Control Belt
107	Ganka	60	0.68	Peripheral Control Belt
108	Ganka	76	0.13	Peripheral Control Belt
109	Ganka	77	0.26	Peripheral Control Belt
110	Ganka	75	0.30	Peripheral Control Belt
111	Ganka	111	0.37	Peripheral Control Belt
112	Ganka	114	2.35	Peripheral Control Belt
113	Ganka	81	0.47	Peripheral Control Belt
114	Ganka	78	0.08	Peripheral Control Belt
115	Ganka	80	0.30	Peripheral Control Belt
116	Ganka	79	0.80	Peripheral Control Belt
117	Ganka	106	0.27	Peripheral Control Belt
118	Ganka	96	0.83	Peripheral Control Belt
119	Ganka	82	0.45	Peripheral Control Belt
120	Ganka	83	0.30	Peripheral Control Belt
121	Ganka	312	0.04	Peripheral Control Belt
122	Ganka	311	0.05	Peripheral Control Belt
123	Ganka	324	0.19	Peripheral Control Belt
124	Ganka	325	0.66	Peripheral Control Belt
125	Ganka	349	0.10	Peripheral Control Belt
126	Ganka	350	0.63	Peripheral Control Belt
127	Ganka	351	0.03	Peripheral Control Belt
128	Ganka	85	0.05	Peripheral Control Belt
129	Ganka	84	0.22	Peripheral Control Belt
130	Ganka	107	0.05	Peripheral Control Belt
131	Ganka	543	0.06	Peripheral Control Belt
132	Ganka	491	1.42	Peripheral Control Belt
133	Ganka	482	0.38	Peripheral Control Belt
134	Ganka	754	1.20	Peripheral Control Belt
135	Ganka	752	0.02	Peripheral Control Belt

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
136	Ganka	583	0.05	Peripheral Control Belt
137	Ganka	584	0.05	Peripheral Control Belt
138	Ganka	345	0.03	Peripheral Control Belt
139	Ganka	225	0.18	Peripheral Control Belt
140	Ganka	490	0.01	Peripheral Control Belt
141	Ganka	753	0.05	Peripheral Control Belt
142	Ganka	784	0.01	Peripheral Control Belt
143	Karoli	311	0.04	Vacant
144	Karoli	214	0.14	Vacant
145	Karoli	25	1.31	Vacant
146	Karoli	28	0.30	Vacant
147	Karoli	26	0.22	Vacant
148	Karoli	236	0.19	Vacant
149	Karoli	424	0.22	Vacant
150	Karoli	425	2.81	Vacant
151	Karoli	419	0.02	Vacant
152	Karoli	413	0.95	Vacant
153	Karoli	414	0.14	Vacant
154	Karoli	412	0.91	Vacant
155	Karoli	410	0.02	Vacant
156	Karoli	411	1.95	Vacant
157	Karoli	347	0.93	Vacant
158	Karoli	346	1.11	Vacant
159	Karoli	306	0.13	Vacant
160	Karoli	305	1.62	Vacant
161	Karoli	252	0.65	Vacant
162	Karoli	217	1.47	Vacant
163	Karoli	219	0.28	Vacant
164	Karoli	277	0.08	Vacant
165	Karoli	315	3.90	Peripheral Control Belt
166	Karoli	374	0.48	Peripheral Control Belt
167	Karoli	384	0.11	Peripheral Control Belt
168	Karoli	423	1.59	Peripheral Control Belt
169	Karoli	385	0.60	Peripheral Control Belt
170	Karoli	324	3.95	Peripheral Control Belt
171	Karoli	364	0.10	Peripheral Control Belt
172	Karoli	321	0.08	Peripheral Control Belt
173	Karoli	356	0.05	Peripheral Control Belt
174	Karoli	466	0.98	Peripheral Control Belt
175	Khadat	145	1.41	Peripheral Control Belt
176	Khadat	3	13.92	Peripheral Control Belt
177	Khadat	12	0.23	Peripheral Control Belt
178	Khadat	111	1.35	Peripheral Control Belt
179	Khadat	110	0.08	Peripheral Control Belt
180	Khadat	146	10.47	Peripheral Control Belt
181	Khadat	1	0.96	Peripheral Control Belt
182	Kyariya	638	0.48	Peripheral Control Belt
183	Kyariya	619	1.45	Peripheral Control Belt
184	Kyariya	134	1.66	Peripheral Control Belt
185	Kyariya	129	1.37	Peripheral Control Belt
186	Kyariya	128	1.27	Peripheral Control Belt
187	Kyariya	133	1.48	Peripheral Control Belt
188	Kyariya	112	4.28	Peripheral Control Belt
189	Kyariya	299	3.29	Peripheral Control Belt
190	Kyariya	765	0.08	Peripheral Control Belt
191	Kyariya	764	0.18	Peripheral Control Belt
192	Kyariya	807	1.30	Peripheral Control Belt
193	Kyariya	804	0.46	Peripheral Control Belt
194	Kyariya	819	0.28	Peripheral Control Belt
195	Kyariya	780	0.03	Peripheral Control Belt
196	Kyariya	779	0.63	Peripheral Control Belt
197	Kyariya	629	0.16	Peripheral Control Belt
198	Kyariya	746	1.60	Peripheral Control Belt
199	Kyariya	498	0.16	Peripheral Control Belt
200	Kyariya	502	0.05	Peripheral Control Belt
201	Kyariya	504	0.13	Peripheral Control Belt
202	Kyariya	501	3.16	Peripheral Control Belt
203	Kyariya	500	0.01	Peripheral Control Belt
204	Kyariya	89	0.48	Peripheral Control Belt

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
205	Kyariya	7	0.47	Peripheral Control Belt
206	Kyariya	6	0.02	Peripheral Control Belt
207	Kyariya	29	1.07	Peripheral Control Belt
208	Kyariya	34	0.63	Peripheral Control Belt
209	Kyariya	47	0.09	Peripheral Control Belt
210	Kyariya	32	2.01	Peripheral Control Belt
211	Kyariya	210	0.44	Peripheral Control Belt
212	Kyariya	49	0.15	Peripheral Control Belt
213	Kyariya	54	0.10	Peripheral Control Belt
214	Kyariya	55	0.41	Peripheral Control Belt
215	Kyariya	63	0.04	Peripheral Control Belt
216	Kyariya	73	0.04	Peripheral Control Belt
217	Kyariya	161	0.32	Peripheral Control Belt
218	Kyariya	155	2.95	Peripheral Control Belt
219	Kyariya	545	0.28	Peripheral Control Belt
220	Kyariya	139	0.42	Peripheral Control Belt
221	Kyariya	31	0.01	Peripheral Control Belt
222	Kyariya	120	0.72	Peripheral Control Belt
223	Kyariya	211	0.67	Peripheral Control Belt
224	Kyariya	209	0.57	Peripheral Control Belt
225	Kyariya	208	0.61	Peripheral Control Belt
226	Kyariya	280	0.54	Peripheral Control Belt
227	Kyariya	261	0.39	Peripheral Control Belt
228	Kyariya	259	1.51	Peripheral Control Belt
229	Kyariya	365	0.05	Peripheral Control Belt
230	Kyariya	356	0.20	Peripheral Control Belt
231	Kyariya	359	0.05	Peripheral Control Belt
232	Kyariya	485	0.57	Peripheral Control Belt
233	Kyariya	448	1.10	Peripheral Control Belt
234	Kyariya	384	0.50	Peripheral Control Belt
235	Kyariya	393	0.03	Peripheral Control Belt
236	Kyariya	373	0.05	Peripheral Control Belt
237	Kyariya	408	0.04	Peripheral Control Belt
238	Kyariya	414	0.03	Peripheral Control Belt
239	Kyariya	416	0.07	Peripheral Control Belt
240	Kyariya	422	0.15	Peripheral Control Belt
241	Kyariya	428	0.05	Peripheral Control Belt
242	Kyariya	717	3.78	Peripheral Control Belt
243	Kyariya	716	11.13	Peripheral Control Belt
244	Kyariya	687	0.18	Peripheral Control Belt
245	Kyariya	705	0.17	Peripheral Control Belt
246	Kyariya	702	0.57	Peripheral Control Belt
247	Kyariya	839	15.58	Peripheral Control Belt
248	Kyariya	840	11.29	Peripheral Control Belt
249	Kyariya	838	1.38	Peripheral Control Belt
250	Kyariya	771	0.18	Peripheral Control Belt
251	Kyariya	774	0.29	Peripheral Control Belt
252	Kyariya	789	0.04	Peripheral Control Belt
253	Kyariya	816	0.04	Peripheral Control Belt
254	Kyariya	810	0.65	Peripheral Control Belt
255	Kyariya	484	0.02	Peripheral Control Belt
256	Kyariya	474	0.27	Peripheral Control Belt
257	Kyariya	825	0.14	Peripheral Control Belt
258	Kyariya	798	0.04	Peripheral Control Belt
259	Kyariya	799	0.64	Peripheral Control Belt
260	Kyariya	491	0.10	Peripheral Control Belt
261	Kyariya	706	0.68	Peripheral Control Belt
262	Kyariya	699	0.72	Peripheral Control Belt
263	Kyariya	698	0.67	Peripheral Control Belt
264	Kyariya	826	0.02	Peripheral Control Belt
265	Kyariya	785	0.02	Peripheral Control Belt
266	Kyariya	767	0.04	Peripheral Control Belt
267	Kyariya	100	2.65	Peripheral Control Belt
268	Kyariya	678	0.05	Peripheral Control Belt
269	Kyariya	680	24.00	Peripheral Control Belt
270	Kyariya	691	0.13	Peripheral Control Belt
271	Kyariya	689	0.38	Peripheral Control Belt
272	Kyariya	688	0.49	Peripheral Control Belt
273	Kyariya	682	18.68	Peripheral Control Belt

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
274	Kyariya	613	0.23	Peripheral Control Belt
275	Kyariya	612	0.44	Peripheral Control Belt
276	Kyariya	541	0.34	Peripheral Control Belt
277	Kyariya	584	0.01	Peripheral Control Belt
278	Manpur	92	0.45	Vacant
279	Manpur	105	0.54	Vacant
280	Manpur	93	0.22	Vacant
281	Manpur	104	0.30	Vacant
282	Manpur	103	0.75	Vacant
283	Manpur	95	0.69	Vacant
284	Manpur	102	0.31	Vacant
285	Manpur	80	0.38	Vacant
286	Manpur	112	0.02	Vacant
287	Manpur	106	0.39	Vacant
288	Manpur	85	0.99	Vacant
289	Manpur	476	34.34	Vacant
290	Manpur	477	0.28	Vacant
291	Manpur	565	0.14	Vacant
292	Manpur	568	0.11	Vacant
293	Manpur	570	1.09	Vacant
294	Manpur	571	1.85	Vacant
295	Manpur	567	8.54	Vacant
296	Manpur	583	0.25	Vacant
297	Manpur	284	0.15	Vacant
298	Manpur	60	0.55	Peripheral Control Belt
299	Morthala	24	0.04	Peripheral Control Belt
300	Morthala	19	0.04	Peripheral Control Belt
301	Morthala	94	0.07	Peripheral Control Belt
302	Morthala	5	0.03	Peripheral Control Belt
303	Morthala	58	0.02	Peripheral Control Belt
304	Morthala	225	35.59	Peripheral Control Belt
305	Morthala	276	1.18	Peripheral Control Belt
306	Morthala	228	0.12	Peripheral Control Belt
307	Morthala	266	13.01	Peripheral Control Belt
308	Morthala	215	0.34	Peripheral Control Belt
309	Morthala	214	0.18	Peripheral Control Belt
310	Morthala	223	0.22	Peripheral Control Belt
311	Morthala	198	0.04	Peripheral Control Belt
312	Morthala	200	1.80	Peripheral Control Belt
313	Morthala	189	0.08	Peripheral Control Belt
314	Morthala	226	6.54	Peripheral Control Belt
315	Morthala	176	2.61	Peripheral Control Belt
316	Morthala	267	0.70	Peripheral Control Belt
317	Morthala	265	0.53	Peripheral Control Belt
318	Morthala	250	0.08	Peripheral Control Belt
319	Morthala	269	6.89	Peripheral Control Belt
320	Morthala	161	0.53	Peripheral Control Belt
321	Morthala	256	0.90	Peripheral Control Belt
322	Morthala	59	1.16	Peripheral Control Belt
323	Ore	70	1.57	Peripheral Control Belt
324	Ore	73	0.38	Peripheral Control Belt
325	Ore	85	1.20	Peripheral Control Belt
326	Ore	87	0.77	Peripheral Control Belt
327	Ore	89	0.09	Peripheral Control Belt
328	Ore	91	0.06	Peripheral Control Belt
329	Ore	86	2.67	Peripheral Control Belt
330	Ore	102	0.03	Peripheral Control Belt
331	Ore	301	0.74	Peripheral Control Belt
332	Ore	285	0.47	Peripheral Control Belt
333	Ore	299	1.07	Peripheral Control Belt
334	Ore	283	0.11	Peripheral Control Belt
335	Ore	150	0.30	Peripheral Control Belt
336	Ore	84	10.47	Peripheral Control Belt
337	Panduri	311	0.14	Vacant
338	Panduri	321	0.42	Vacant
339	Panduri	329	0.92	Vacant
340	Panduri	331	1.53	Vacant
341	Panduri	355	0.62	Vacant
342	Panduri	184	0.42	Peripheral Control Belt

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
343	Panduri	174	1.09	Peripheral Control Belt
344	Panduri	246	0.15	Peripheral Control Belt
345	Panduri	307	2.00	Peripheral Control Belt
346	Panduri	120	0.04	Peripheral Control Belt
347	Panduri	242	0.01	Peripheral Control Belt
348	Panduri	248	0.22	Peripheral Control Belt
349	Panduri	286	0.67	Peripheral Control Belt
350	Panduri	288	0.68	Peripheral Control Belt
351	Panduri	238	0.19	Peripheral Control Belt
352	Panduri	241	1.05	Peripheral Control Belt
353	Panduri	3	1.53	Peripheral Control Belt
354	Panduri	186	0.09	Peripheral Control Belt
355	Panduri	81	0.08	Peripheral Control Belt
356	Redwa Kala	16	5.83	Peripheral Control Belt
357	Redwa Kala	25	0.19	Peripheral Control Belt
358	Redwa Kala	14	1.29	Peripheral Control Belt
359	Redwa Kala	15	0.48	Peripheral Control Belt
360	Redwa Kala	12	0.01	Peripheral Control Belt
361	Redwa Kala	7	0.12	Peripheral Control Belt
362	Redwa Kala	9	0.41	Peripheral Control Belt
363	Redwa Kala	18	4.13	Peripheral Control Belt
364	Redwa Kala	31	0.59	Peripheral Control Belt
365	Redwa Kala	345	0.13	Peripheral Control Belt
366	Redwa Kala	325	0.02	Peripheral Control Belt
367	Redwa Kala	902	35.04	Peripheral Control Belt
368	Redwa Kala	276	0.04	Peripheral Control Belt
369	Redwa Kala	274	0.02	Peripheral Control Belt
370	Redwa Kala	252	0.54	Peripheral Control Belt
371	Redwa Kala	186	0.34	Peripheral Control Belt
372	Redwa Kala	221	0.03	Peripheral Control Belt
373	Redwa Kala	118	0.41	Peripheral Control Belt
374	Redwa Kala	674	0.04	Peripheral Control Belt
375	Redwa Kala	521	1.02	Peripheral Control Belt
376	Redwa Kala	34	0.04	Peripheral Control Belt
377	Redwa Kala	36	0.03	Peripheral Control Belt
378	Redwa Kala	75	0.36	Peripheral Control Belt
379	Redwa Kala	505	46.13	Peripheral Control Belt
380	Redwa Kala	517	0.01	Peripheral Control Belt
381	Redwa Kala	518	0.01	Peripheral Control Belt
382	Redwa Kala	415	0.05	Peripheral Control Belt
383	Redwa Kala	416	0.08	Peripheral Control Belt
384	Redwa Kala	659	0.02	Peripheral Control Belt
385	Redwa Kala	642	0.88	Peripheral Control Belt
386	Redwa Kala	495	0.02	Peripheral Control Belt
387	Redwa Kala	493	0.02	Peripheral Control Belt
388	Redwa Kala	492	0.05	Peripheral Control Belt
389	Redwa Kala	491	0.04	Peripheral Control Belt
390	Redwa Kala	527	0.01	Peripheral Control Belt
391	Redwa Kala	520	0.04	Peripheral Control Belt
392	Redwa Kala	519	0.06	Peripheral Control Belt
393	Redwa Kala	1033	2.78	Peripheral Control Belt
394	Redwa Kala	935	16.30	Peripheral Control Belt
395	Redwa Kala	815	0.07	Peripheral Control Belt
396	Redwa Kala	751	3.51	Peripheral Control Belt
397	Redwa Kala	901	8.31	Peripheral Control Belt
398	Redwa Kala	913	0.10	Peripheral Control Belt
399	Redwa Kala	914	1.88	Peripheral Control Belt
400	Redwa Kala	912	0.57	Peripheral Control Belt
401	Redwa Kala	908	0.65	Peripheral Control Belt
402	Redwa Kala	907	2.92	Peripheral Control Belt
403	Redwa Kala	931	1.31	Peripheral Control Belt
404	Redwa Kala	942	0.36	Peripheral Control Belt
405	Redwa Kala	917	0.33	Peripheral Control Belt
406	Redwa Kala	963	0.07	Peripheral Control Belt
407	Redwa Kala	682	0.23	Peripheral Control Belt
408	Umrani	328	0.03	Vacant
409	Umrani	346	0.07	Vacant
410	Umrani	179	0.06	Vacant
411	Umrani	185	0.08	Vacant

S.No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
412	Umrani	187	0.05	Vacant
413	Umrani	175	0.04	Vacant
414	Umrani	234	0.07	Vacant
415	Umrani	334	0.07	Vacant
416	Umrani	397	0.43	Vacant
417	Umrani	395	0.50	Vacant
418	Umrani	207	0.33	Vacant
419	Umrani	394	0.18	Vacant
420	Umrani	452	0.07	Vacant
421	Umrani	280	0.08	Vacant
422	Umrani	153	0.15	Peripheral Control Belt
423	Umrani	214	0.25	Peripheral Control Belt
424	Umrani	230	0.62	Peripheral Control Belt
425	Umrani	118	0.06	Peripheral Control Belt
426	Umrani	86	0.12	Peripheral Control Belt
427	Umrani	100	0.06	Peripheral Control Belt
428	Umrani	31	0.19	Peripheral Control Belt
429	Umrani	34	0.58	Peripheral Control Belt
430	Umrani	48	0.01	Peripheral Control Belt
431	Umrani	69	0.08	Peripheral Control Belt
432	Umrani	193	0.48	Peripheral Control Belt

Zonal Development Plan Abu Road

Horizon year 2025

Zone - C



TOWN PLANNING DEPARTMENT

Urban Development and Housing,
Government of Rajasthan

PREFACE

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter 482 kms from state capital Jaipur and about 248kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple is approx. 19 kms from town, which makes it an important stay destination for tourists and pilgrims.

The population of the town as per Census of India, 1901 was 6,661, which has increased to 55,595 by the year 2011 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

With the increasing population of urban areas, the Department of Urban Development and Housing, Government of Rajasthan maintains pace and keeps framing various Plans & Schemes through its Town Planning Department.

For wholistic development of Abu Road town, Master plan was prepared and notified on 1 June 2012 with notified urban area comprising of 27 villages including Abu Road for the horizon year 2025. Master plan of a city or town is a broad vision document, which guides the future development of the settlement. It dealt with tentative steps to achieve the vision so created, however, to implement that vision every master plan requires zonal level detailing in form of plans and regulations. Therefore, Department of Urban Development & Housing, Government of Rajasthan released guidelines for Zonal Plan preparation and subsequently detailed plans of various zones of Abu Road Urban area are prepared.

The Zonal Development Plan (Draft) for Abu Road includes maps & plans along with detailed report is been published for inviting objection/suggestions from the public and various government & private organizations.

Signature

Executive Officer

Municipal Board, Abu Road

ACKNOWLEDGEMENT

We here by acknowledge following Government officials, departments, agencies and consulatant in preparation of Zonal Development Plan of Abu Road.

Office of the Chief Town Planner, Governmenr of Rajasthan

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UIT, Abu Road

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Nagarpalika, Abu Road

RIICO

Housing Board

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M/S N K Buildcon Pvt. Ltd, Jaipur (Rajasthan)

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1 INTRODUCTION

1.1 Regional Settings

Abu Road is an important Industrial and commercial town located in the Sirohi district in the southwestern region of Rajasthan State near Banas riverbank, National Highway 14 and 11. Town is surrounded by Aravali hill range and about 72 kms towards south from the district headquarter, 482 kms from state capital Jaipur and about 248 kms from Jodhpur City. Its railway station is an important stop on the main Indian Railways line between Delhi and Ahmedabad.

Town lies southeast of Mount Abu, which is approx. 27 km up the hill and an important tourist destination. In addition, famous Ambaji temple in Gujarat State is approx 19 kms from the town.

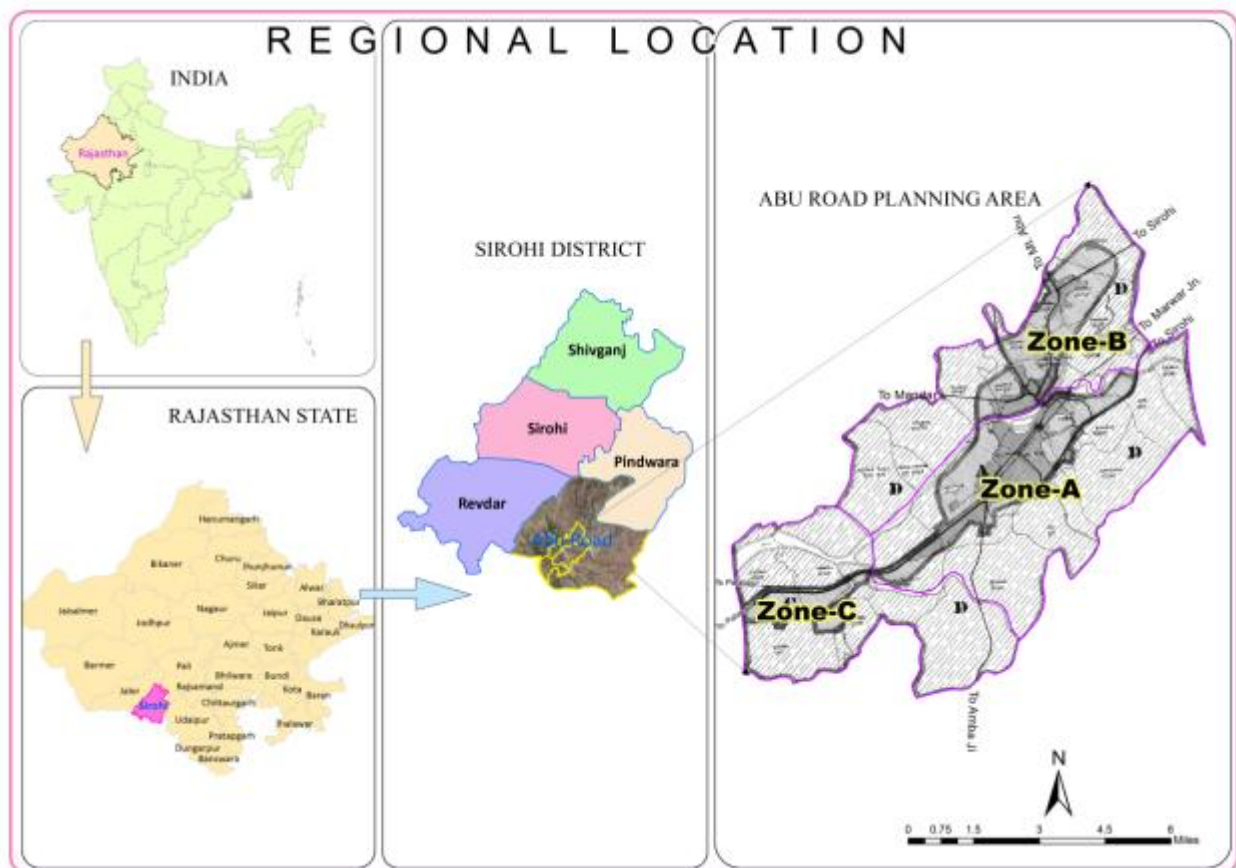


Figure 1.1: Regional Map of Abu Road

1.1.1 Physiography and Climate

Abu Road town is located in south west of Rajasthan state at 24°27' to 24°33' North Latitude and 72°41' to 77°49' East Longitude and 320 meters above mean sea-level.

Climate of Abu Road remain extreme hot in summer season, extreme cold in winter season and moderate during rainy season. Temperature can reach up to 44.3°C during summers and 2.1°C in winters. Average rainfall of Abu Road remains around 870 mm.

Slope of the town is towards Southeast direction and is mainly plain area. Agricultural land in the Hinterland of town is very fertile and thus, the town owes agriculture and its byproducts as a main economic sector.

1.2 About the Town

Town is a new developing town with major development done by RIICO and is of equal importance to be a tourist transit and pilgrimage town. The Town has a good connectivity via rail and road making it an important town of Jodhpur district. Brahmakumaris is major contributor in other community facility development of the town and making it spiritual center. Mount Abu is a major tourist destination in state of Rajasthan, which is up the hill, makes it a perfect tourist transit place and Abu Road is along the way to Mount Abu. As a result, major commercial development in form of resorts, motels and tourist hotels has come up here.

1.2.1 Demography of Town – Growth Trends

The population of the town as per Census of India, 1901 was 6,661, In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 as per census data, which is projected to be 1,30,000 by the year 2025 as per Master Plan 2025 report.

Table 1.1: Population Growth of Urbanisable Area (1951-2011)

S.No.	Year	Population	Difference	Growth Rate %
1	1901	6661		
2	1911	7180	519	7.79
3	1921	8199	1019	14.19
4	1931	9725	1526	18.61
5	1941	9935	210	2.16
6	1951	12544	2609	26.26
7	1961	17728	5184	41.33
8	1971	25331	7603	42.89
9	1981	31280	5949	23.49
10	1991	39802	8522	27.24
11	2001	47623	7821	19.65
12	2011	65000*	17377	36.49
13	2021	85000*	20000	30.77
14	2025	100000*	15000	17.65
15	Extra estimated Population of Village Domiciles and Industrial Growth	30000*		
	Total Population 2025	130000*		

Source: Abu Road Master Plan, 2025

As of the 2011 India census, Abu Road had a population of 55,595 of which males constitute 52% of the population and females 48%. In 1901, Population of town was merely 6661, which increased to 39,802 in year 1991 and 55,595 in 2011. The highest decadal growth rate of 42.89% was observed during 1961 to 1971 while it was only 19.65% in 1991-2001 and 20.45% in 2011. Abu Road has an average literacy rate of 80.81%, higher than the state average of 66.11% from which 89.63% of the males and 70.97% of females are literate.

S.No.	Year	Population	Difference	Growth Rate %
1	2001	47623	7821	19.65
2	2011	55599	7976	16.75
3	* 2019	68000	12401	22.30
4	* 2021	70000	2000	0.59
5	* 2025	110000	40000	22.86

Source: Abu Road Master Plan, 2025, Census of India and Projection

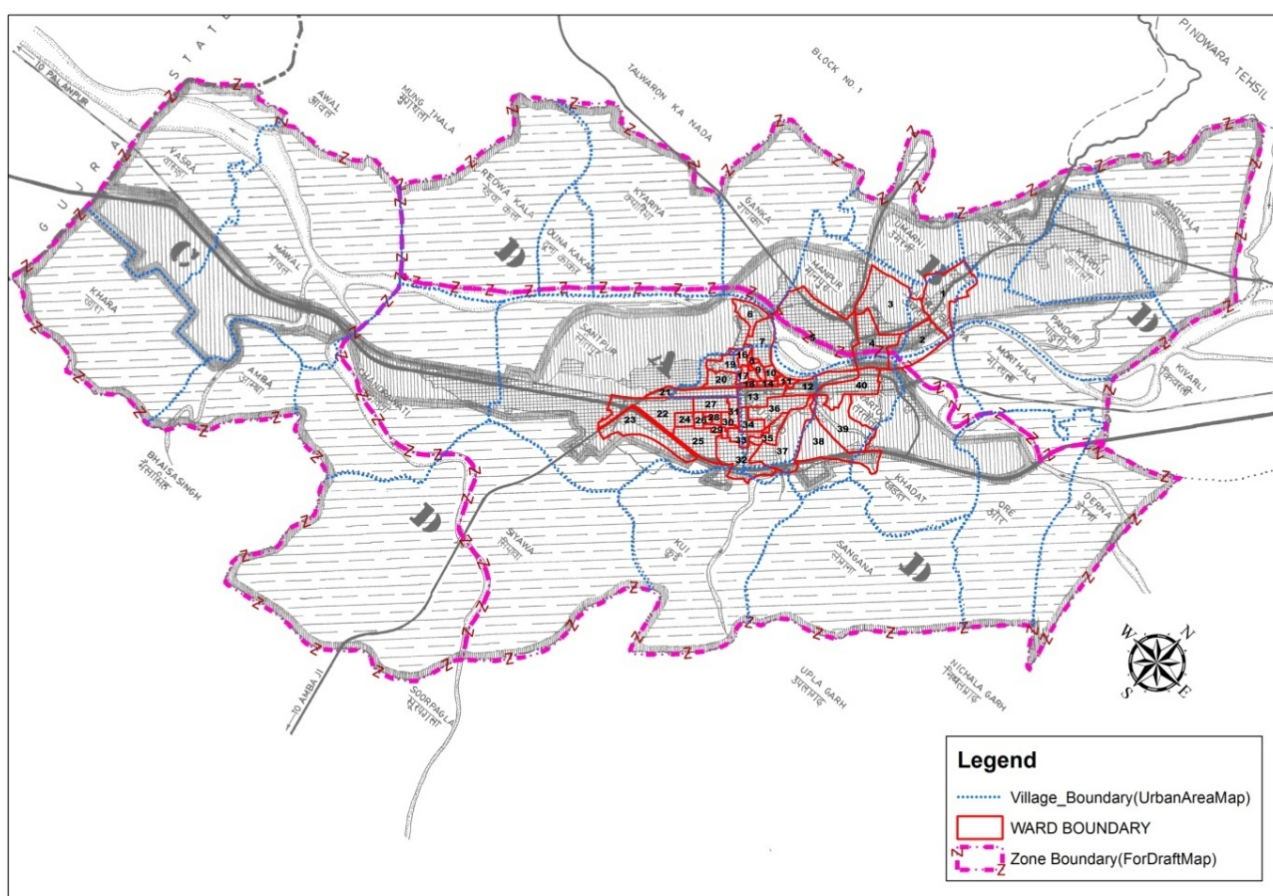
* Projected Population

1.2.1.1 Municipal Area

Abu Road Municipal area comprises of 40 wards, wherein zone A and amongst the wards, ward no. 5 is the largest in area followed by ward no 3 & 1 and ward no. 8, 18, 15, 14 are smaller as compared to others.

Zone-A includes majority of wards i.e., ward no. 6 to 40 completely and ward 4 & 5 partly sharing with Zone-A and Zone-B includes ward no.1, 2 & 3 completely, while Zone-C does not contain any municipal ward.

Map 1.1: Showing Ward and Village Boundaries in Abu Road Urban Area



Furthermore, population projection for the horizon year is based on census data for the year 2011 and included 30 wards, almost covering the same area.

1.2.1.2 Urban Agglomeration Area

Abu Road Notified Urban Area consists of total 27 villages as Abu Road, Santpur, Khadat, Manpur, Kyariya, Redwa, Kala, Kesarganj, Chandrawati, Kui, Tartoli, Akarabhatta, Ganka, Duna Kakar, Sangana, Siyawa, Vasra, Mawal, Danwav, Amthala, Karoli, Amba, Umarni, Panduri, Morthala, Khara, Ore and Derna. They cover total area 39,300 Acres out of which 8552 Acres is Urbanisable Area i.e. 21.76% of total, including 30 wards of Abu Road Municipal area (as per Master plan 2025 report).

Table 1.2: Population of Urban Area

		1991	2001	2011	* 2019	* 2021	* 2025
1	Abu Road *	38982	47640	55599	68000	70000	110000
2	Akrabhatta	1622	2059	-	-	-	-
3	Amba	256	534	630	770	970	1247
4	Amthala	2112		2811	3438	4328	5565
5	Chandrawati	975	1649	1831	2239	2819	3625

6	Danvav	402	1481	3236	3958	4983	6406
7	Derna	948	1200	962	1177	1481	1904
8	Duna Kakar	267	399	547	669	842	1083
9	Ganka	965	1283	1748	2138	2691	3460
10	Karoli	949	1468	2283	2792	3515	4520
11	Kesarganj	-	-	-	-	-	-
12	Khadat	1255	1448	1649	2017	2539	3264
13	Khara	661	1153	1661	2031	2558	3288
14	Kui	1183	1587	2172	2656	3344	4300
15	Kyariya	673	1123	1638	2003	2522	3243
16	Manpur (rural)	1291	1910	1082	1323	1666	2142
17	Mawal	1784	2593	3674	4493	5657	7273
18	Morthala	1169	1478	1715	2097	2641	3395
19	Ore	2104	2599	3307	4044	5092	6547
20	Panduri	509	752	1090	1333	1678	2158
21	Redwa Kala	1355	1976	2460	3009	3788	4870
22	Sangna	1174	1689	1240	1517	1909	2455
23	Santpur (rural)	4153	7248	9186	11234	14144	18185
24	Siyawa	2565	3721	4599	5625	7081	9104
25	Tartoli (Rural)	1011	1204	1331	1628	2049	2635
26	Umrani	587	870	1078	1318	1660	2134
27	Vasra	1869	2346	3419	4181	5264	6768
		70821	91410	110948	135692	155224	219573

Source: Census of India and Projections

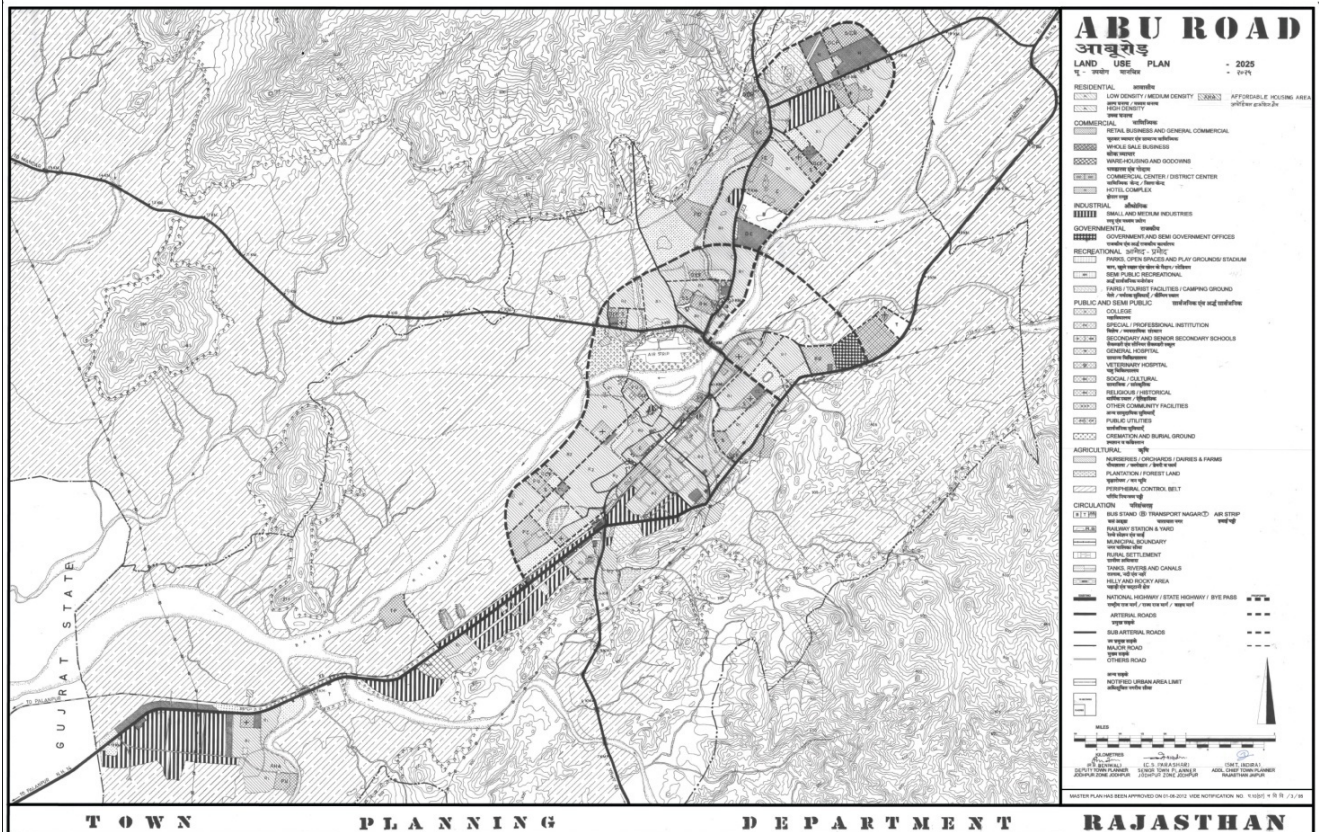
* Consists of Municipal Area as per census 2011 i.e. 30 wards.

1.3 Master Plan – 2025

The Abu Road Master Plan was prepared by the Town Planning Department, Government of Rajasthan and was notified under section-7, of Rajasthan Urban Improvement Act, 1959 and commenced from 01.06.2012

Table 1.3: Proposed Land Use Classification as per Master Plan – 2025

S. No.	Land Use	Area (in Acre)	Area (in Hectare)	Percentage of Urbanisable Area (%)	Percentage of Urban Area (%)
1	Residential	3267	1124.58	40.85	38.20
2	Commercial	568	148.34	7.10	6.64
3	Industrial	1103	103.77	13.79	12.89
4	Government/Semi-Government	78	42.01	0.97	0.91
5	Recreational	937	68.93	11.72	10.96
6	Public Semi Public	1058	213.82	13.23	12.37
7	Circulation	987	456.46	12.34	11.54
Urbanisable Area		7998	2157.91	100.00%	
8	Water bodies /Nalah	230	5477.00		2.69
9	Plantation	324	14.55		3.80
Total Urbanisable Area		8552	7649.45		100.00%



Map 1.2: Proposed Land Use Plan as per Master Plan 2025

1.4 Zonal Development Plan

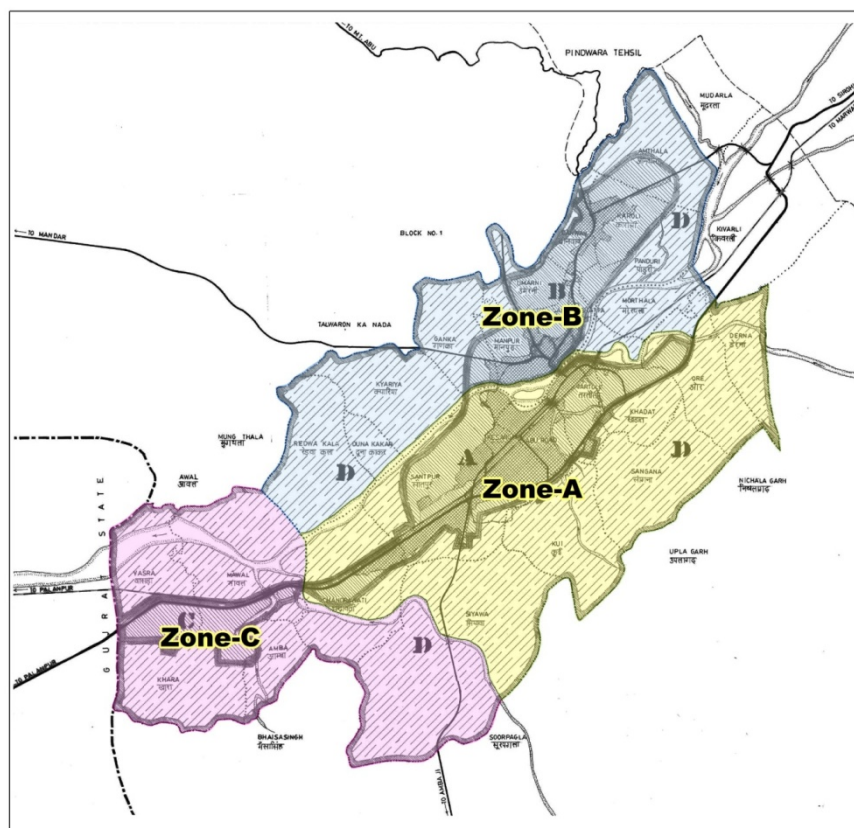
The Master Plan 2025 for Abu Road Urban Area was notified vide notification no. क्रमांक: प. 10(57)न.वि.वि./3/95 dated 01.06.2012 containing the Land Use Plan – 2025, which shows the proposed land uses required at the city level based on the population projection for the horizon year 2025. However, in the absence of proposals for zonal level land uses and zoning regulations the requirement of zone level facilities is not ensured while approving layout plans. It is therefore, felt necessary to prepare Zonal Development Plan in order to provide proper infrastructure and urban facilities in accordance with the requirements of the growing population of the zone and to ensure a healthy environment for the public. Urban Development Housing department and Local Self Government department, Government of Rajasthan have issued the detailed guidelines for the preparation of Zonal Development Plans which will detail out the proposals of Master Plan and thus will act as a link between the layout plans and Master Plan, containing a zonal base map, existing land use map, land uses as per Master Plan, land use, facilities, road network plan required at zone level and land reservations for water bodies & forests etc. as per revenue record and other specific provisions as per zone requirement, if necessary. The Zoning Regulations will further ensure the zone level social infrastructure facilities and will also provide guidelines to permit various uses / activities in the proposed use zones of Zonal Development Plan.

1.4.1 Delineation of Zone

Urban Area Limit of Abu Road Master Plan has been divided into three zones i.e. Zone A, B and C. The zone boundaries delineation is done in reference to division of Urban Area, based on physical boundaries (road/railway line/river etc.) such as Banas river dividing Zone A and Zone B in North and south direction respectively and Sewaran tributary of Banas river delineating Zone C, located in south west direction of Urban area.

Table 1.4: Zonal Development Plan Boundaries

S.no.	Zone	Boundaries	Villages/Wards	Area
1.	Zone – A (Southern side)	Urban area boundary in south & east, Banas river in north and Sewaran tributary of Banas river in west direction.	Ward no. 6 to 40 completely and ward 4 & 5 partly of Abu Road Municipality	6053.16
2.	Zone – B (Northern side)	Urban area boundary in north & east, Mawal village boundary in west and Banas river in south direction.	Ward no. 1 to 3 completely and ward 4 & 5 partly of Abu Road Municipality	4689.72
3.	Zone – C (South - west side)	Urban area boundary in north, Mawal village boundary in east direction, urban area boundary in west and Gujarat state in south direction.	Vasra, Mawal, Khara, Amba (completely) Chandrawati and Siyawa (Partly) No Municipal wards of Abu Road Municipality	4255.53



Map 1.3: Zonal Development Boundaries on Notified Urban Area Map

2 ANALYSIS OF ZONE C

2.1 Physical Features

Zone-C is located on south-west of urban area with zone boundaries as urban area boundary in north, Mawal village boundary in east direction, urban area boundary in west and Gujarat state in south direction. The Sewaran tributary of Banas River majorly divides the zone-C from zone-A and Zone-B and zone-C is bifurcated by village boundaries of Mawal and Redwa Kala.

The total area of zone-C is 4255.53 hectares, which includes villages of Vasra, Mawal, Khara, and Amba completely, and Chandrawati and Siyawa (partly).

RIICO has developed an industrial growth center in this zone to the south of NH-14, with a proposal of establishing industrial units and their ancillary residential and facility areas. Abu road municipal area does comprise of this zone, as no ward comes in this zone area.

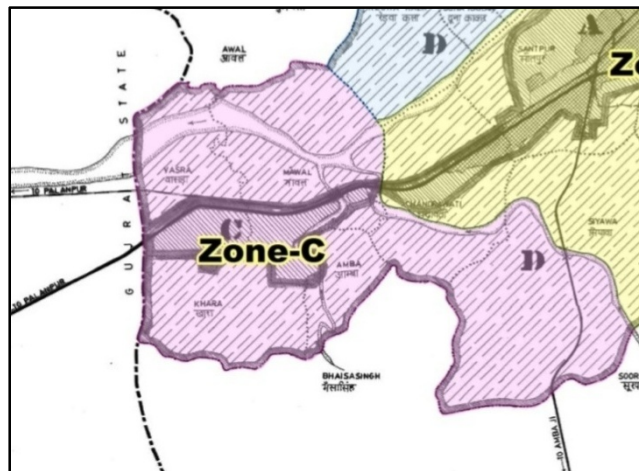


Figure 2.1: Zone-C Boundary on Urban Area Map

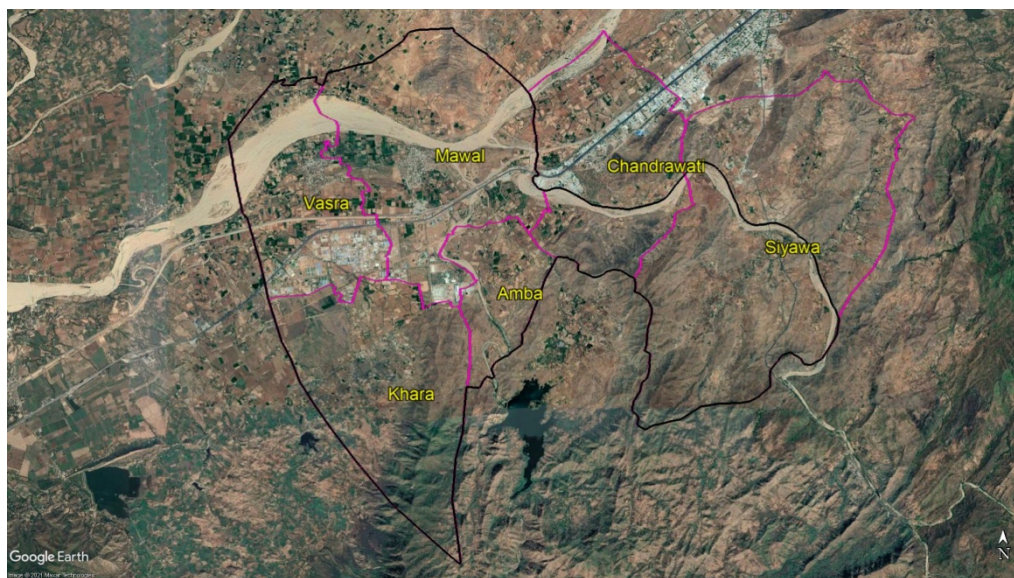


Figure 2.2: Showing Zone-C in Satellite Image

2.2 Demography

As per census data for the year 2011 population for zone-C is summed to 12365 considering the population of villages situated in the zone and similarly projecting for the year 2019 & 2021 to 15122 & 19038 and for 2025 horizon year to 24478 with gross density of 65 persons per hectare.

Table 2.1: Population growth of town / villages in Zone-C

Town / villages	1991	2001	2011	* 2019	* 2021	* 2025
Amba	256	534	630	770	970	1247
Chandrawati	297	503	558	683	860	1105
Khara	661	1153	1661	2031	2558	3288

Mawal	1784	2593	3674	4493	5657	7273
Siyawa	1351	1960	2422	2962	3730	4795
Vasra	1869	2346	3419	4181	5264	6768
TOTAL	6218	9089	12365	15122	19038	24478

2.3 Land use analysis as per Master plan

As per Proposed Land Use Plan – 2025 industrial use is the predominant use of the zone-C and rest other major proposed uses are residential, commercial, truck terminal, green spaces, and public utility.

Table 2.2: Proposed Land Use Classification of Zone-C (as per Master Plan –2025)

S. No.	Land Use	Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)
		(In Ha.)		
1	Residential	91.09	20.47%	2.14%
2	Commercial	36.74	8.26%	0.86%
3	Industrial	183.7	41.28%	4.32%
4	Government/Semi-Government	0	0.00%	0.00%
5	Recreational	27.45	6.17%	0.65%
6	Public & Semi-Public	18.76	4.22%	0.44%
7	Circulation	87.24	19.61%	2.05%
Urbanisable Area		444.98	100.00%	10.46%
8	Water bodies/River /Nalah	453.85		10.66%
9	Hill Land	726.55		17.07%
10	Periphery Control Belt Area	2630.15		61.81%
Urban Area		4255.53		100.00%

2.4 Land use analysis as per Existing Conditions

Zone level Base Map and existing land use map has been prepared using Dronography with ground surveys, digitizing all buildings along with their existing use, roads, railway lines, water bodies, culverts, bridges, high/low tension lines, parks, playgrounds, wetlands, important landmarks, heritage buildings, vacant lands etc.

RIICO has developed this Zone majorly into Industrial hub. Mawal Railway Station is located in this zone. Various industries, hotel complexes, fuel-filling stations are majorly located in the zone. While other important land marks of Zone-C are L&T Truck Lay, Uttam Prakash Agarwal college of commerce & economics, Sadguru ITI College, Ummed International School, 132 KV & 11/33 KV Grid Sub Stations, etc. along with two main village settlements of Mawal and Vasra constituting of their educational and other facilities etc

The total area of Zone-C is 4255.53 hectare of land, under which just 384.05 hectare area is developed i.e., 9.02 % of total area of Zone.

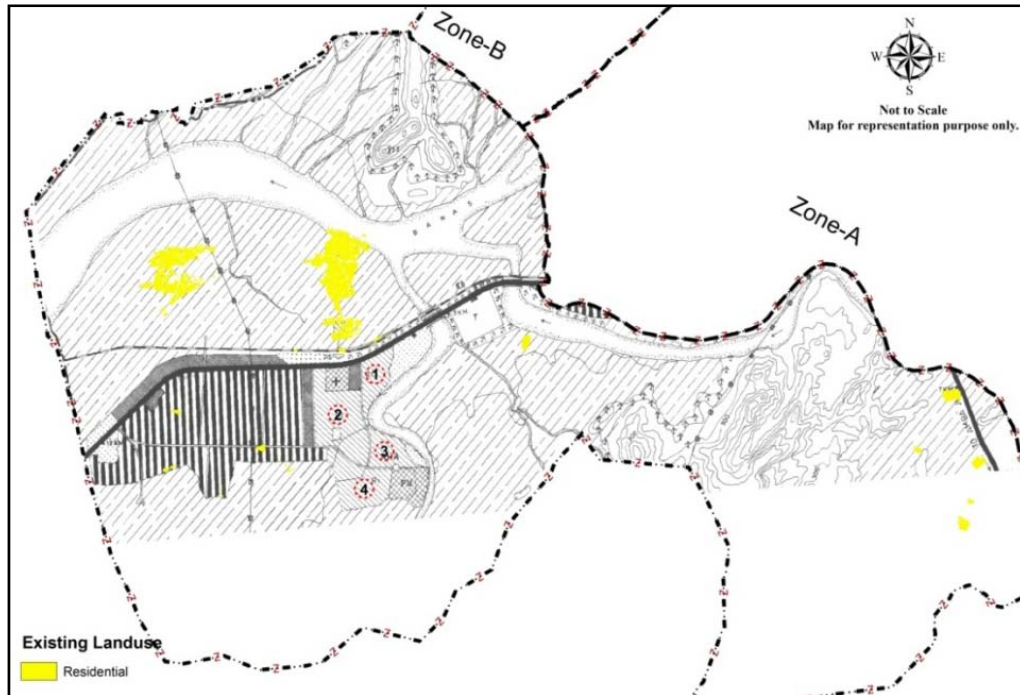
In Zone-C, major part of the developed area is under industrial use contributing to 32.29% (124.00 ha.) of total developed area, whereas residential use as 11.90% (45.72ha.) and commercial use as 9.85% (37.86ha.) only. In addition to that, total of all category of Public/Semi Public Uses contribute to 7.33% (28.17 ha.) of total developed area. The detailed classification of generalized existing land use of zone-C is as below:

Table 2.3: Generalized Existing Land Use Classification of Zone-C

S. No.	Landuse		Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)	
			(In Ha.)			
1	Residential		Residential	45.72	11.90%	1.07%
2	Commercial		Retail Business and General Commercial	31.05	8.08%	0.73%
			Warehousing and Godowns	6.81	1.77%	0.16%
			Wholesale Business	0.00	0.00%	0.00%
3	Mixed Use		Mixed Use	2.26	0.59%	0.05%
4	Industrial		Small & Medium Industries	124.00	32.29%	2.91%
5	Government		Government& Semi-Government Office	0.42	0.11%	0.01%
6	Recreational		Parks / Open Space/ Green Belt	5.44	1.42%	0.13%
			Stadium	2.44	0.64%	0.06%
7	Public – Semi Public	Social Infrastru cture	Educational	15.73	4.10%	0.37%
			Health Care	0.18	0.05%	0.00%
			Religious / Social-Cultural	0.45	0.12%	0.01%
			Cremation	1.28	0.33%	0.03%
			Other Community Facilities	0.00	0.00%	0.00%
		Physical Infrastru cture	Public Utilities	7.33	1.91%	0.17%
			Others	0.73	0.19%	0.02%
8	Circulation		Railway Station / Bus Stand	27.57	7.18%	0.65%
			Roads	112.61	29.32%	2.65%
Developed Area				384.05	100.00%	9.02%
9	Hill Land / Plantation			1378.77		32.40%
10	Agricultural / Open Land			2024.46		47.57%
11	Water bodies / River /Nalah			468.26		11.00%
Total				4255.53		100.00%

2.4.1 Residential

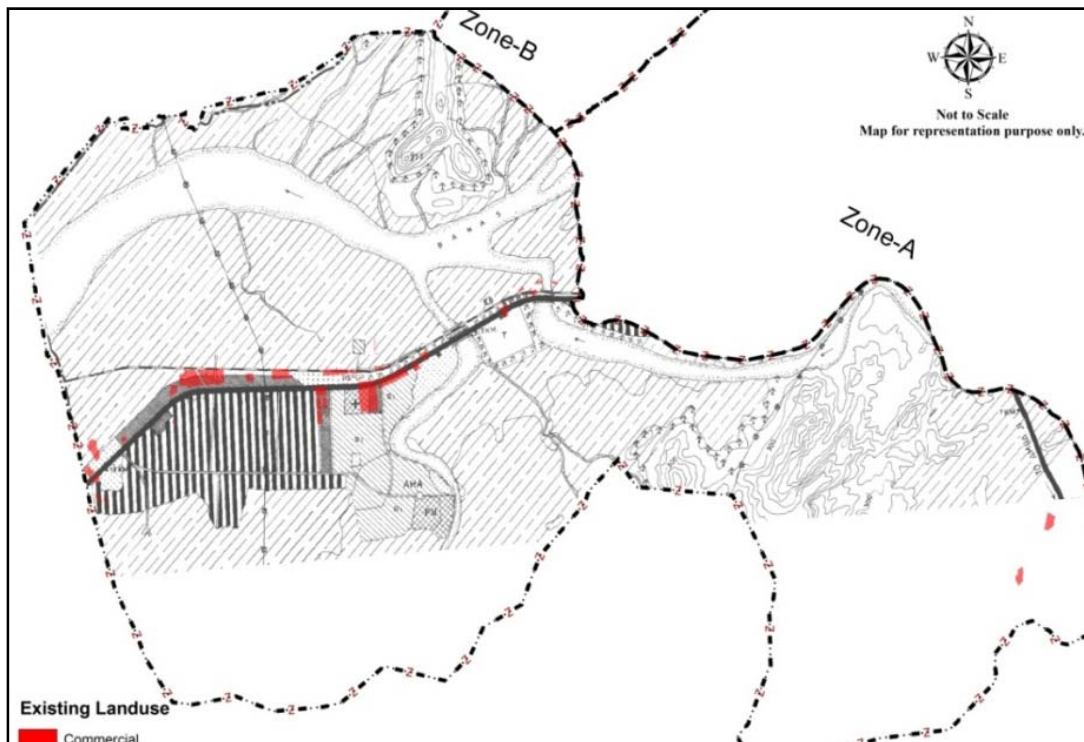
Residential Use accounts to 45.72 hectare of area, making it 11.90% of the developed area of the zone-C, which majorly includes settlements of Mawal and Vasra Village, where in approved residential schemes, are almost none in the zone.



Map 2.1: Showing Existing Residential Use Development on Master Plan-2025

2.4.2 Commercial

Commercial use shares 9.85% of the developed area of the zone-C, contributing to 37.86hectare of land. Mainly retail commercial of the zone is located on the NH-14 road to Palanpur and area between railway line&NH-14. Zone has a various hotel complexes, godowns, fuel filling stations, other business establishments and L&T tuck lay.



Map 2.2: Showing Existing Commercial Use Development on Master Plan-2025

Table 2.4: Existing Commercial Land Use

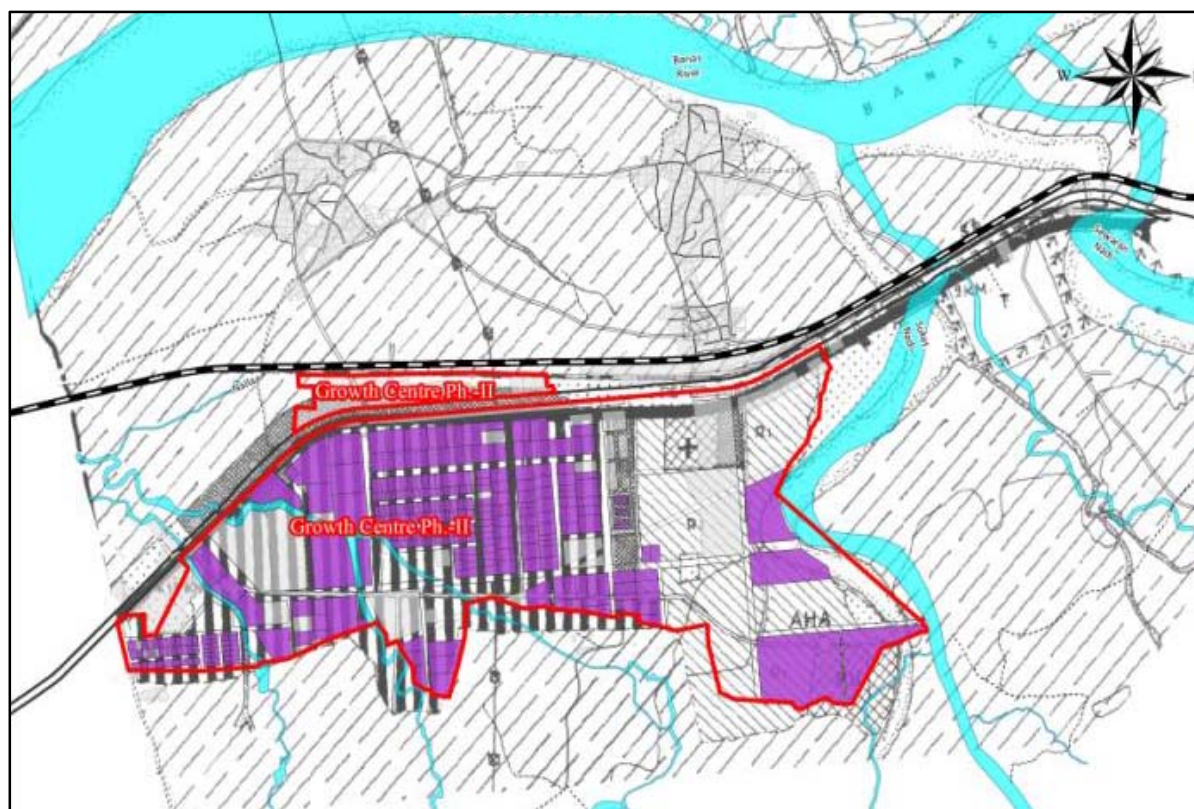
S.No.	Name of Activity	Number	Area (Ha.)
1	Retail Commercial	86	9.76
4	Commercial Complex	2	5.69
5	Fuel Station	8	4.07
6	Hotel	8	7.60
7	Resort / Motel	1	0.51
9	Wholesale & Godown	5	6.81
Total		110	34.43

2.4.3 Mixed Land Use

Zone has few mixed land uses constituting to 2.26 ha i.e., 0.59% of developed area and has developed mainly on the NH-14.

2.4.4 Industrial

Industrial activities in this zone are mostly due to RIICO industrial area consists of almost 300 plots. As per existing land use, Industrial land use comprises of 124.00-hectare land i.e., 32.29% of the total developed area of the Zone-C.



Map 2.3: Showing Existing Industrial Use superimposed on Master Plan-2025

2.4.5 Government and Semi-Government

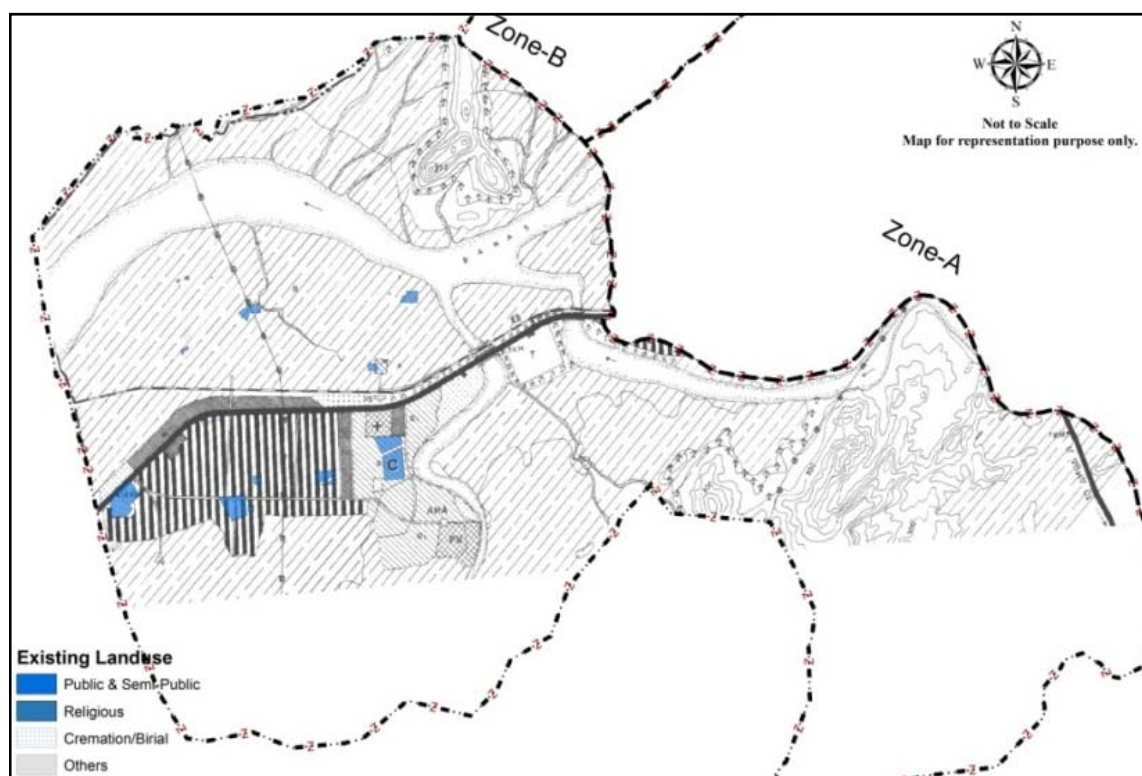
Only Gram Panchayat office, Rajiv Gandhi Kendra and Regional Transport Office contribute to Government and Semi-Government use in the zone.

2.4.6 Public Semi-Public

The public semi-public land use in the zone occupies 28.17 ha. area of land, which is 7.33% of the total developed area and includes social and physical infrastructure facilities present in zone-C.

2.4.6.1 Social Infrastructure

Social infrastructure refers to the educational, healthcare, social-cultural-religious and other community facilities serving a city / town.



Map2.4: Showing Existing Social Infrastructure Facilities on Master Plan-2025

2.4.6.1.1 Educational

Educational facilities make a total of 15.73 hectare i.e., 4.10% of the total developed area whereas, 55.86% of the total public and semi-public use of the zone. Educational facilities include government primary & upper primary schools, along with secondary schools and senior secondary schools and private educational institutions like Uttam Prakash Agarwal college of commerce & economics, Sadguru ITI College, Ummed International School, Professional college etc.

Table 2.5: Existing Educational Facilities in Zone-C

Category for Educational facilities	Units in Zone	Area (Ha.)
Primary School / Upper Primary School	1	0.82
Secondary School / Senior Secondary School	4	0.06
		0.55
		1.47
		2.60
ITI College	1	2.59
College / Professional College	2	4.62
		3.03
Total	7	15.73

2.4.6.1.2 Healthcare

Area towards Healthcare Facilities contribute to a least of 0.05 % of public and semi-public use of the developed area of the zone and 0.18 hectare area of land, having primary and upper primary health centers, private Dhanvantari hospital and one ayurvedic hospital.

Table 2.6: Existing Healthcare Facilities in Zone-C

S.No.	Name of Activity	Number	Area (Ha.)
1	Primary / Upper Primary Health Centre	2	0.0676
			0.0252
2	Hospital	1	0.0776
3	Others	1	0.0121
Total		4	0.1825

2.4.6.1.3 Social, Cultural and Religious

Social, Cultural and Religious facilities together contribute to 0.12% of the total developed area of the zone having an area of 0.47 hectare including one anganwadi, religious places and various temples such as Pipleshvar Mahadev temple, Baba Ram Dev temple, Amarnath Mahadev temple etc.

Table 2.7: Existing Social, Cultural & Religious Facility

S.No.	Name of Activity	Number	Area (Ha.)
1	Social (anganwadi)	1	0.0218
2	Cultural	-	-
3	Religious	6	0.4505
Total		7	0.4723

2.4.6.1.4 Other Community Requirements

- **Cremation / Burial Ground**

There are two cremations / burial Ground grounds in zone having a total area of 1.28 hectare and are located Mawal and Vasra village.

- **Police**

There is one traffic police post located on NH-14 towards the west near zone boundary, measuring an area of 1200.90 square meter.

- **Safety management – Fire**

There is one fire station located in Zone-B, which is serving the town as a whole.

2.4.6.2 Physical infrastructure

Physical infrastructure refers to the basic physical structures required for a city / town to function and survive such as a water supply network, power grid station, drainage, sewerage and solid waste disposal systems.

2.4.6.2.1 Water supply

Currently zone does not have a water supply network while tube wells and overhead tanks fulfill it separately. Water supply storages in the zone are at six different locations. Out of these six locations, in the northern part two are at Mawal village settlement having two tube wells and overhead service reservoirs and similarly, Vasra village settlement also has two overhead service reservoirs serving water supply separately to the village. Remaining two is located at RIICO industrial area having water supply systems and overhead service reservoirs serving the industrial area.

2.4.6.2.2 Power supply

One 133 KV and one 11/33 KV Grid Sub-Station are serving the electrical supply in Zone-C as well as other zone-A & B too and these grid sub-stations are located in RIICO industrial area.

2.4.6.2.3 Drainage and Sewerage System

There is no proper drainage network system in the northern part of the zone i.e., Mawal and Vasra village settlement whereas RIICO industrial area does has its own drainage system and network for the southern part of zone.

2.4.7 Recreational

Recreational areas are the basic requirements for a residential area but there are no dedicated parks in zone. Instead of that, green belts measuring up to the width of 25 to 30 meter are proposed and developed along the side of NH-14 in RIICO industrial area providing a good green buffer of 5.44 hectare of land. In addition to this, a playground of 2.44 hectare near Mawal village settlement is also there in the zone, but it is also an informal ground and not developed properly.



Map2.5: Showing recreational land use on Master Plan-2025

2.4.8 Transportation

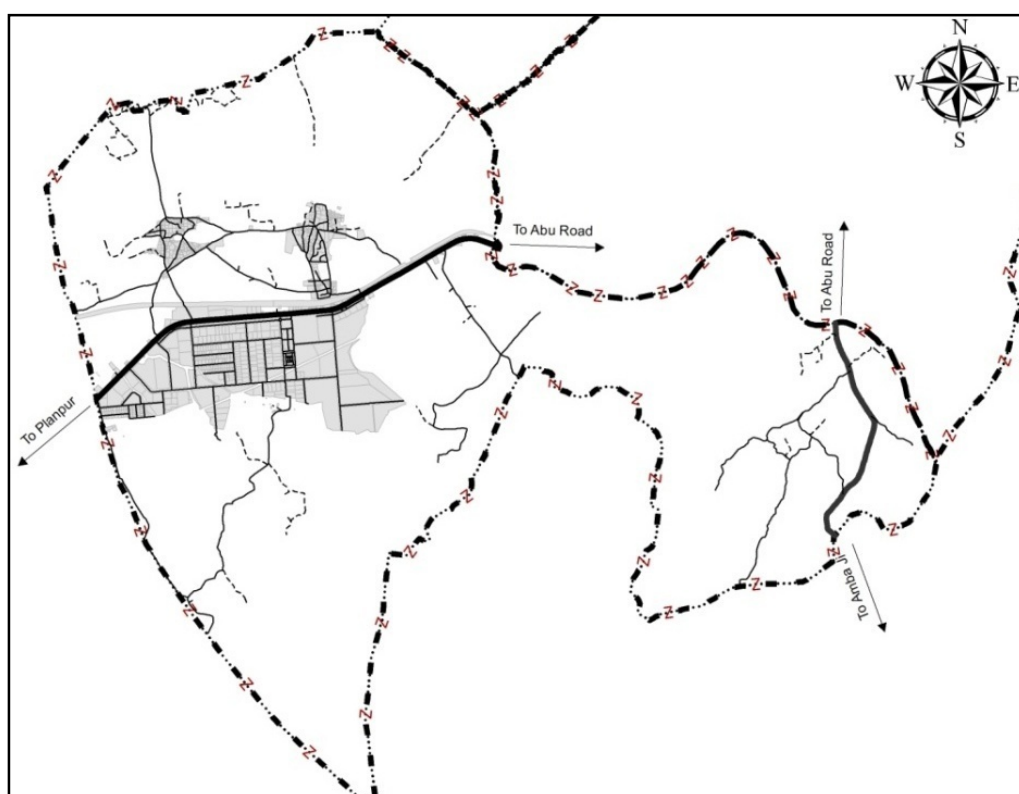
Circulation is one of the important components, which comes under major land use category. Roads are occupying major share in circulation land use followed by accessibility within the zone is via National Highway-27, Road towards Palanpur as the only major road.

2.4.8.1 Road and Railway

The transportation area in the zone is 27.57 hectare i.e., 7.18 % of the total developed area of the zone, contributing to railway station and bus stand and 29.32% contributing towards roads. Jaipur-Ahmedabad line passes through Mawal Railway station is located in the Zone and approaching main railway station is located at Abu Road.

Table 2.8: Length of Road according to width in Zone-C

S. No.	Road ROW (in m)	Length of Road (in Kms)
1	Cart Track	16.22
2	Less than 9m	20.74
3	9m – 12m	16.65
4	12m – 18m	10.21
5	18m – 24m	0.90
6	24m – 30m	6.59
7	More than 30m	14.21
Total		85.52



Map2.6: Showing existing road Network in Zone-C

2.4.8.2 Terminal Facilities – Bus Stand etc.

A bus stand is located in the industrial area on National Highway-14 to Palampur serving the zone-C.

2.4.8.3 Public Transportation – Bus Services, Auto-rickshaw, Cycle etc.

Private mini bus services and auto-rickshaw services are the means of public transportation in the zone and in the town too. These services work without identified established routes and do not properly manage traffic demand.

2.4.9 Forest, Hills and Water Bodies

Abu Road city has developed mainly along the sides of national highway-14 and surrounded by hills and dense mixed jungle having majority of land in the periphery control belt area land use measuring 1349.72-hectare land under the ownership of forest department.

City development is flowing along the river Banas having area of 236.48 hectare of land in the zone-C. Two more rivers connecting Banas River as tributaries are Sewaran Nadi and Suket nadi having 94.26 hectare and 43.09 hectare respectively. Sewaran Nadi connects Banas River from the flow of Bhaisa Singh Dam located outside and in the south of the Zone-C.

2.5 Analysis of Existing Zone Level Facilities

In the absence of present year population data, population data from census 2011 is used to project population and projected population for the horizon year 2025 is 24478 persons for the Zone-B.

Table 2.9: Existing Zone Level Facilities of Zone-C

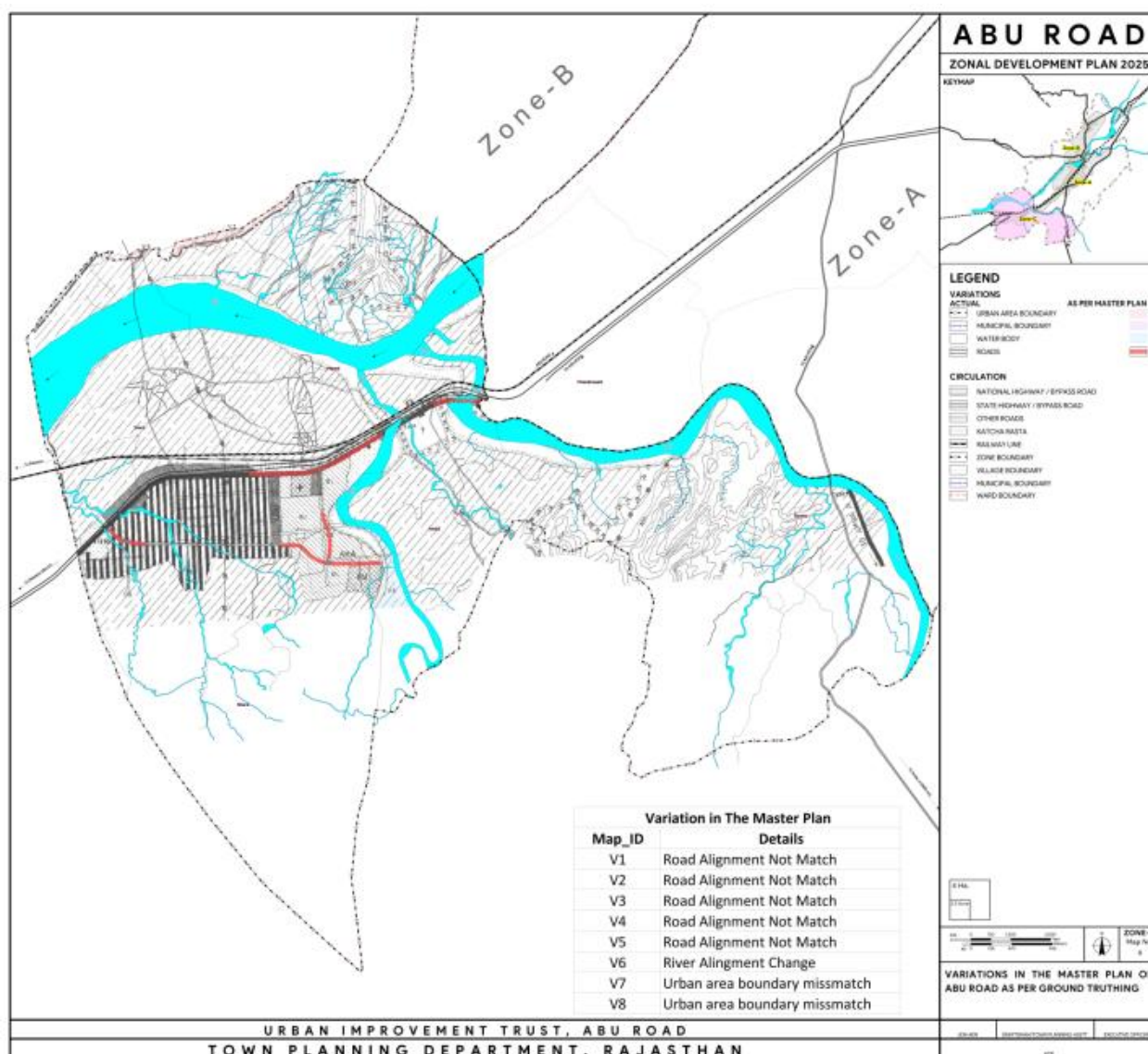
S. No.	Category of facilities		Norms / Guidelines	Required	Existing	Deficiency (if any)
	Main Type	Sub Type				
1.	Educational Facilities	Primary	One for 5,000 Population	5	1	4
		Secondary and Senior Secondary	One for 7,500 Population	3	4	Nil
		Degree College/Professional College	One for 80,000 to 1 Lakh Population	1 or 2	2	Nil
2	Medical Facilities	Health Centre	One for 15,000 population	1	2	Nil
		Child Welfare	One for 45,000 population	2	1	1
		General Hospital	One for 1,00,000 population	1 or 2	1	-
3	Telecom Facilities and other services	Sub-Post Office	One for 10,000 population			
		Telecom exchange	One for 100,000 population	-	-	-
		Police Station	One for up to 50,000 Population	-	-	-
		Police Post	One for up to 15,000 Population	1	1	Nil
4	Distribution service	L.P.G. godown /Gas godown	One for each 40,000-50,000 population	-	-	-

2.6 Variations in Land Use Plan

Major variations in the zone consist of zone boundary, five major roads of master plan and river alignment. With reference to the below map table shows the details of 08 identified variations in proposed land use plan 2025.

Table 2.10: Variation in Land Use Plan 2025 of Zone-C

S.No.	Location	Reason
1	V_1	Road alignment is not matching
2	V_2	Road alignment is not matching
3	V_3	Road alignment is not matching
4	V_4	Road alignment is not matching
5	V_5	Road alignment is not matching
6	V_6	River alignment change
7	V_7	Urban area boundary difference
8	V_8	Urban area boundary difference



Map 2.7: Showing Variations in Land Use Plan – 2025 of Zone-C

2.7 Deviations in Proposed Land Use Plan

Identification of deviations in Proposed Land Use Plan-2025 of Abu Road is done based on superimposing present existing land use. With reference to the below map table shows the details of 39 identified deviations in proposed land use plan 2025. Compatible and non-compatible land uses also shown in table, which after finalization by competent authority will become part of final proposal.

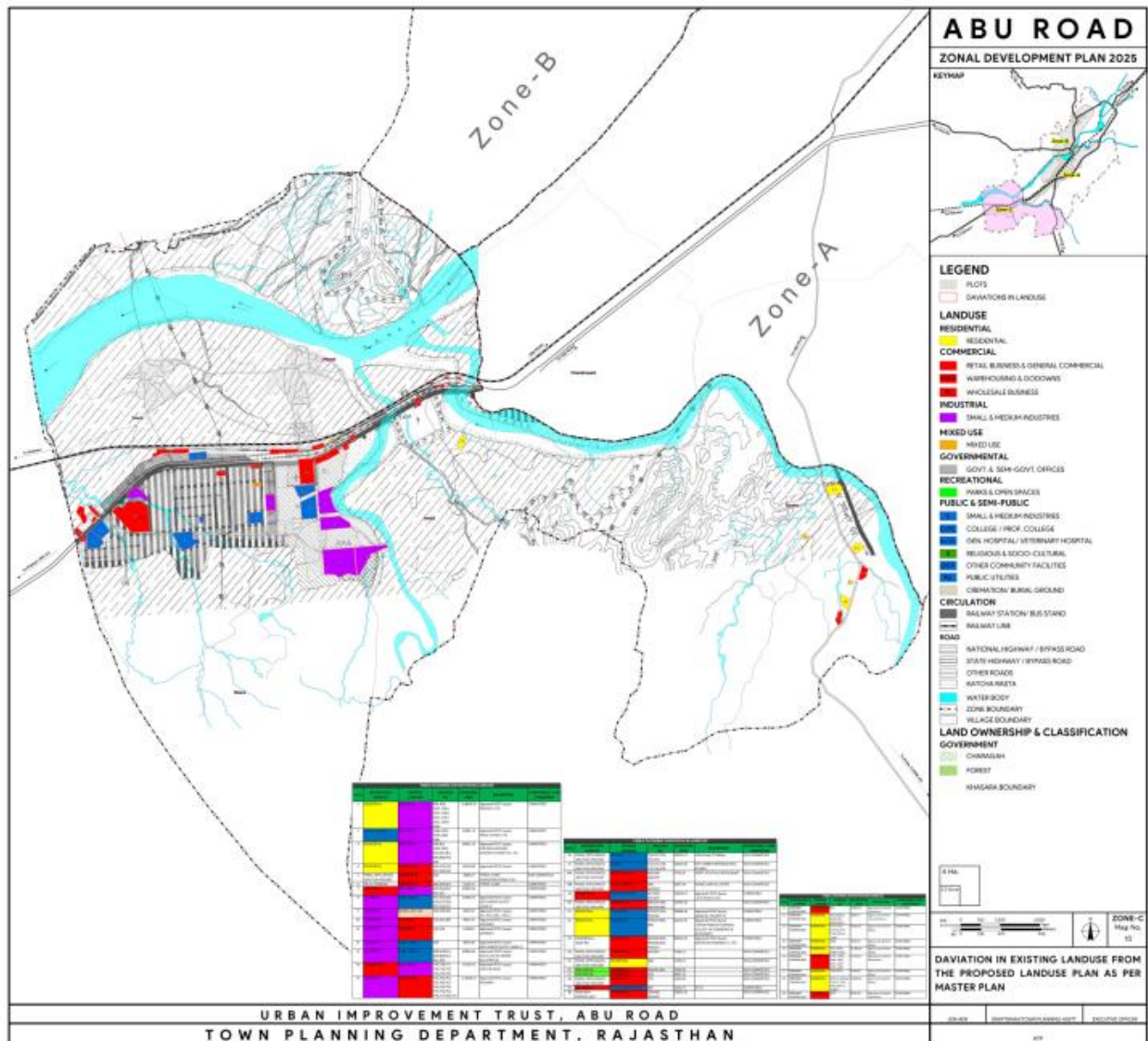
Table given below shows the total 39 deviations in zone:

Table 2.11: Deviations in Land Use Plan 2025 of Zone-C

S. No.	Master Plan Landuse	Existing Landuse	Khasara No.	Deviation Area	Compatible / Non-Compatible
1	Residential	Industrial	999, 996, 1015, 1014, 1013, 1010, 1011, 1012, 1017, 1018, 1016	114069.54	Non- Compatible
2	Public Utilities	Industrial	1044, 1035, 1036, 1042, 1041	53091.15	Compatible
3	Residential	Industrial	998, 993, 1024, 1022, 992, 991, 981, 982, 980, 974, 634	91421.53	Non-Compatible

4	Residential	Commercial	963,635,629, 627,626,630	26109.86	Compatible
5	Parks, Open Spaces And Play Ground	Commercial	624	3886.67	Non Compatible
6	Truck Terminal	Commercial	446,454,543	5228.33	Compatible
7	Commercial	Industrial	923,916,917,922,921	19697.61	Compatible
8	Industrial	Public Utilities	551,552,550,926,927,993,9 32,934,555	22960.71	Compatible
9	Industrial	Mixed Land Use	536,539,538	4962.29	Compatible
10	Industrial	Godowns	526,907,908	4962.70	Compatible
11	Industrial	Godowns	513,518	6130.01	Compatible
12	Industrial	Public Utilities	569	4822.49	Compatible
13	Industrial	Public Utilities	808,818,811,810,809,812, 801,,802	43886.41	Compatible
14	Commercial	Industrial	719,718,717,714,713,712, 716,715,710	21360.71	Compatible
15	Industrial	Commercial	723,724,753,755,766,767, 764,768,769,775,776,754, 778,777,780,774	113204.27	Compatible
16	Parks,	College	734,737,733,731,732	30255.52	Special Area
17	Open	School	732,731,730,727,729,728	26047.68	Special Area
18 a	Spaces And Play	Hotel Complex	649,648,640,650	9756.92	Special Area
18 b	Ground	Hotel Complex	646 ,647/832	5997.34	Special Area
19	Commercial	Transportation	472,828,473,476	18418.67	Compatible
20	Parks, Open Spaces And Play Ground	Commercial	886,647, 646,645, 643,643	15070.29	Special Area
21	Residential	Education	975,972,974,955,956	25088.34	Compatible
22	Residential	Education	978,979,983,984	44123.39	Compatible
23	Commercial Hospital	Commercial	964,960,958,959,969,963, 970,972	48670.29	Compatible
24	Parks,	Commercial	642,641	7244.22	Special Area
25	Open Spaces And Play Ground	Residential	640	2178.31	Special Area
26	Plantation	Commercial	444,442,441	2568.50	Special Area
27	Plantation	Commercial	436	4095.19	Special Area
28	Parks, Open Spaces And Play Ground	Commercial	735	4132.49	Special Area
29	Commercial	Public & Semi- Public	687	1333.77	Compatible
30	Periphery	Commercial	599,468,469,470	19833.18	Non-Compatible
31	Control Belt	Commercial	641	13982.12	Compatible
32		Residential	492/1,490/2,1106/490, 490/3,492/2	9946.97	Compatible

33	Residential	1772,1773,1774/1, 1775,1778,1779 &1780	19107.84	Compatible
34	Residential	1978	3716.53	Compatible
35	Residential	1677,1678,1680 &1681	11288.18	Compatible
36	Commercial	2559 , 2560,2561, 2562, 2563, 2564, 2565, 2566	11109.82	Compatible
37	Residential	2523/2734,	2556.68	Compatible
38	Residential	2537/3,2543/1,2542/2,2543 ,2544,2547 &2548/1	12403.64	Compatible
39	Commercial	2472	8474.60	Compatible



Map 2.8: Showing Deviations on Land Use Plan -2025

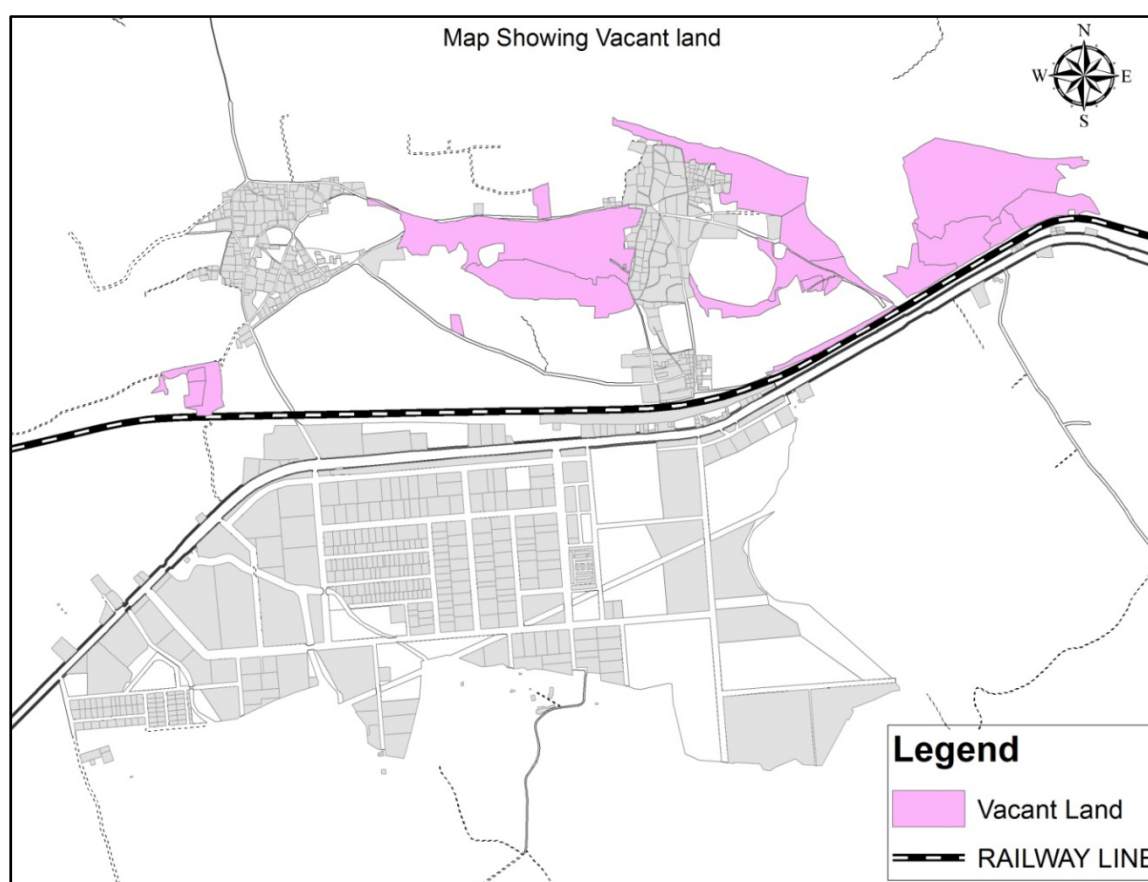
2.8 Analysis of Vacant Land

2.8.1 Land Use Analysis of Government land

As per existing land use map of the zone, available government vacant land is of 85.25 Ha.

Table 2.12: Village wise Analysis of Government Land of Zone-C

S. No.	Village	Area (Ha.)	
		Land use as per Master Plan	
		Already in Use	Peripheral Control Belt
1	Mawal	156.30	81.60
2	Vasra	184.93	3.65
	Grand Total	341.23	85.25



Map 2.9: Showing Vacant Government land Parcels in the Zone-C

2.8.2 Land Use Analysis of Vacant Land within Urbanisable Area

Table 2.13: Revenue land category wise Government Vacant Land of Zone-C

S. No.	Land Use	Urbanised Area as per Existing Survey 2018-19 (Ha.)	Urbanisable Land Available for future Development (Ha.)
1	Charagah	-	44.09
2	Gai. Mum. Abadi	-	19.44
3	Gochar	-	21.02
4	RIICO	-	0.69

3 PLANNING POLICES AND PARAMETERS

In order to have planned, balanced and integrated development of the zone, proposals for the Zonal Development Plan are given while considering the basic planning parameters as the guideline.

3.1 Residential

Planned residential development in Rajasthan is mainly governed by some policies like Rajasthan Township Policy-2010, Chief Minister's Jan Awas Yojana – 2015 under Affordable Housing Policy, Rajasthan Urban Areas (Subdivision, Reconstitution & Improvement of Plots) Rules-1975, Rajasthan Land Pooling Schemes Act – 2016, Rajasthan Building Bylaws etc. and their amendments.

3.2 Commercial

3.2.1 Commercial, wholesale, warehousing

It is recommended that single plot depth or 1.5 times of the road width, whichever is less could be considered for commercial development on commercial roads with right of way 18m or above and in case of old city or developed areas, it will be as per prevalent Building Bylaws.

Table 3.1: Hierarchy and Norms for Commercial Centers

Planning unit	Category	Area (Ha.)	Population	No. of Shops
Housing Area	Convenience Shopping	0.15	5000	1-110 persons
Neighbourhood	Local Shopping Centre	0.46	15,000	1-200 persons
Community	Weekly Market	0.40	1 or 2 Place per 1 Lakh	As per requirement
	Informal Spaces / Vending Zone	As per requirement	On the basis of survey	1 per 10 plots
	Milk distribution centre / Dairy Booth	As per requirement	As per requirement	As per requirement

3.2.2 Urban Street Vendors

The informal and un-organized sector is a major source of employment in the economic fabric of the city for which the following approach is proposed:

- Earmarking of 'Hawking' and 'No Hawking' Zones at neighborhood and cluster levels.
- New areas for informal retail shops to be developed and integrated with housing, commercial, institutional and industrial areas.
- Provision of common basic services like toilets, water points, etc.
- Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Bank ATM, Restaurant etc. may be provided.
- Provisions for informal retail units and weekly market to be made, wherever necessary by the local body / development authority.
- Vegetable markets are to be earmarked by the local body/ development authority / at neighborhood level.

The township policy makes provisions for informal sector in upcoming township schemes. As per norms 6 % commercial area is to be earmarked in townships and accordingly

- 2% area from 6% commercial to be set apart for convenient shopping/ Kiosks / informal sector and wherein, minimum of 10 shops per 100 plots shall be provided for informal commercial.
- Colonies developed by Jaipur Development Authority/ RHB/ provides for 2% towards informal sector.

- Residential complex provides for 1.5% plinth area reserved for informal sector (Kiosk) on stilt level. The space shall be allotted at concessional price.

3.2.2.1 Norms for Urban Street Vendors:

The informal sector retail commercial activities should be incorporated in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of building plans / layout plans as per the norms given in the Table.

Table 3.2: Norms for Informal Shops / units for Urban Street Vendors

S. No.	Use Zone/Use Premises	No. of Informal Shops /Units
(i)	District Centre, Community Centre, Convenience Shopping Centre,	2 to 3 units per 10 formal shops (to be provided in informal bazaar/service market components)
(ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
(iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
(iv)	Hospital	3 to 4 units per 100 beds
(v)	Bus Terminal	1 unit for two bus bay
(vi)	Secondary/Senior Secondary	2-3 units
(vii)	Parks: Community Park District Park	2 to 3 units 3 to 4 units at each major entry
(viii)	Residential	1 unit/10 plots
(ix)	Industrial	5 to 6 units per 1000 employees

3.3 Industrial

Buffer of 30m shall be provided between land uses adjoining to any industrial use.

3.3.1 Hazardous

When specifically planning for an industrial area / scheme / any hazardous industry, etc.; service villages, hamlets and rural settlements to be provided with a buffer of 100-300 meter for the expansion of the settlements, for healthy environment & safety issues.

Any Brick Kiln / Lime Kiln / Gas Godown / Stone Crusher etc. should be not have any electrical line, power transmission line, telephone line and petrol pump at a buffer distance of minimum 100 meter.

Industries that are subject to compulsory licensing, to produce any of the following items in India are:

- Distillation and brewing of alcoholic drinks;
- Cigars and cigarettes of tobacco and manufactured tobacco substitutes;
- Electronics and aerospace and defense equipment;
- Industrial explosives including detonating fuses, safety fuses, gun powder, nitrocellulose and matches; and
- Hazardous chemicals including items hazardous to human safety and health and thus fall for mandatory licensing.

In case of typical industrial town, its periphery control belt / urbanisable area may be much restricted than that of the other types of town. An intrusive industrial town may not have the full range of public facilities appropriate of its size, so that these missing functions will be supplied from other centers, thus not making it a zone of influence for urban development.

3.3.2 Non-hazardous

The location of Non-hazardous industrial units is subject to appropriate local zoning, land use regulations, as well as environmental regulations and may be allowed within the urbanisable area as per Master Plan, in order to maintain ecological discipline.

- Industries manufacturing electronics, computer software and printing, or any other industry that may be classified as a 'non-polluting industry'; or
- Industries located in an area designated as an 'industrial area'.

The agriculture sector has given tremendous opportunities for the establishment of potentially profitable agro-processing units in Rajasthan. State is promoting this industry under 'Rajasthan Agro-Processing and Agri-Marketing Promotion Scheme, 2015', wherein, Agro Food Parks are being promoted and developed in Kota, Jodhpur, Sriganganagar and Alwar for development of agriculture based industries.

3.4 Social infrastructure

Location of social infrastructure should be decided by taking into account of preferable 300m – 800m walkable distance (located within 5-15 minutes' walk) in each neighborhood level. Thus, neighborhood level facility requirement can be derived by taking maximum of 800 m distance buffer to the existing facilities of neighborhood.

3.4.1 Educational

Determination of Educational facilities should not only be made based on threshold population given in the table below, but also by considering literacy rate, In and dropout rate of pupils.

Table 3.3: Hierarchy and Norms for Educational Facilities

Planning unit	Category for Educational facilities	Area (Ha.)	Population
Housing Area	Primary School / Upper Primary	0.2 – 0.30	5000
Neighbourhood	Secondary School / Senior Secondary School	0.40 – 0.80	7500
Community	School for Specially Abled	0.2 – 0.40	As per requirement

3.4.2 Healthcare

As per the recommendations made in URDPFI guidelines, considering the Indian Public Health Standards, the calculation of number of beds is recommend as 4 beds per 15,000 population and category-wise details of area of various Healthcare Facilities with respect to population are given below as per URDPFI guidelines:

Table 3.4: Hierarchy and Norms for Healthcare Facilities

Planning unit	Category for Healthcare Facilities	Area (Ha.)	Population
Neighbourhood	Dispensary / Sub-Health Centre / Nursing Home / Small Hospital (25-50 beds)	0.05 – 0.45	5000 - 15000
Community	Hospital (more than 50 beds)	0.08	15000

3.4.3 Social, Cultural and Religious

Table 3.5: Hierarchy and Norms for Socio-cultural and Religious Facilities

Planning unit	Category for Socio-Cultural and Religious	Area (Ha.)	Population
Neighbourhood	Anganwadi / Child Care Centre / Crèche	0.02 to 0.03	As per requirement
	Multi-purpose Community Room	0.1	5000
	Community Hall (Barat Ghar)	0.2	15000
	Religious Facility	0.04	As per requirement

3.4.4 Other Community Requirements

3.4.4.1 Cremation / Burial Ground

Cremation and Burial Grounds are preferred to be proposed in the periphery control belt and these facilities may include ancillary facilities like place of worship, open area, public utility facilities, etc. within the premises.

Table 3.6: Norms for Cremation and Burial Ground

Category for Distribution Services	Area (Ha.)	Population
Cremation Ground/ Burial Ground	0.40	As per requirement

3.4.4.2 Police

Table 3.7: Norms for Police Facilities

Category for Distribution Services	Area (Ha.)	Population
Police Post	0.05	50,000
Police Station	0.20	1 Lakh
Traffic Police Control Room	As per site	As per requirement

3.4.4.3 Safety management

Table 3.8: Norms for Safety Facilities

Planning unit	Category for Distribution Services	Area (Ha.)	Distribution or Population
Neighbourhood	Sub-Fire Station / Fire post	0.60	Within 2-4km radius
Community	Fire Station	1.0	2 Lakh / within 5-7 km radius

Fire stations should be located so that the team of fire tenders is able to reach any disaster site within a reasonable time and should be located on the corners plots of main roads having minimum two entries / exits far as possible.

In new layouts, concept of underground pipelines for fire hydrants on the periphery exclusive for fire fighting services should be considered and necessary provision for laying underground/ over ground fire fighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.

3.4.5 Distribution Services

Table 3.9: Norms for Distribution Services

Planning unit	Category for Distribution Services	Area (Ha.)		Population
Neighbourhood	Petrol / Diesel Filling and Service Centre	As per prevailing Bylaws and Government Orders		As per requirement
	Compressed Natural Gas (CNG) Filling Centre	0.108 (36mX30m)		As per requirement
	Milk Distribution / Dairy Booth	As per requirement		As per requirement
Community	LPG / Cooking Gas Godown	Gas Godown Capacity (in kg)	Area of Plot (Sq.m.)	As per requirement except in Residential Areas
		2000-10000	1000	
		10000-12000	1200	
		12000-15000	1500	
		15000-20000	2000	
		20000 above	2500	

3.5 Physical infrastructure

3.5.1 Water supply

The recommended maximum water supply level as per the CPHEEO standards, for cities provided with piped water supply where sewerage system is existing / contemplated is 135 lpcd, whereas in metropolitan and mega cities with same system is 150 lpcd and in towns provided with piped water supply without sewerage system is 70 lpcd.

3.5.2 Power supply

Low voltage lines (less than 11kv)- a minimum horizontal clear distance of 1.2 m from nearest conductor of low voltage electrical lines having capacity less than 11 KV shall be mandatory from any structure or projected part of a building including balcony.

The minimum safety corridor shall be marked as “NO CONSTRUCTION ZONE” in layout plan and no road, pathway, hoardings or signage or plantation or any other construction shall be permissible into the minimum safety corridor. Along with it, provision of Grid Sub-station shall follow given standards:-

Table 3.10: Norms for Proposing Power Grid Sub-Station

S. No.	Voltage Level (KV)	Grid Sub-Station		Minimum Width of one dimension of Plot (meter)
		Loading Capacity	Area Requirement (Hectare)	
1	33	Up to 15 MVA	0.42 Ha.	60
2	132	Up to 50 MVA	3.5 Ha.	175
3	220	50-300 MVA	6.0 Ha.	200
4	400	Above 300 MVA	20.0 Ha.	400

Table 3.11: Standards for Safety Corridor along Electrical Lines

Voltage level	Line width	Horizontal clearance from the outermost conductor on either side	Safe EHV line corridor (Minimum safety corridor - No Construction Zone)	Minimum Vertical clearance from the lowest conductor	ROW of line
Medium & High voltage lines (11kv & 33kv)					
11kv	1.1 m	1.2m	3.5m	6.1m	
33kv	1.6m	2.0m	5.6m	6.1m	
Extra high voltage lines (132kv & above)					
132kv	8m	2.9m	13.8m	6.1m	27m
220kv	11m	3.8m	18.6m	7.0m	35m
400kv	22m	5.6m	33.2m	8.84m	52m

3.5.3 Drainage System

As per CPHEEO manual on Sewerage and Sewage Treatment System, sanitary sewers are not expected to receive storm water. Strict inspection, vigilance, proper design and construction of sewers and manholes should eliminate this flow or bring it down to a very insignificant quantity. Therefore, it is evident to plan a separate system to carry storm water.

3.5.4 Sewerage System

As per *Central Public Health and Environmental Engineering Organization (CPHEEO)* manual, 80% of the water supply is expected to reach the sewers. However, it recommends designing the system by considering a minimum flow of 100liters per capita per day as wastewater.

Least water intensive sanitation and sewerage systems with decentralized sewage treatment plants should be encouraged with incentives and emphasis on reuse the sewage from the urban and semi-urban areas for a variety of non-potable uses shall be made, thus reducing the demand on the potable water supply.

3.5.5 Solid waste management

Municipal Solid Waste Management (MSWM) refers to systematic process that comprises of waste segregation and storage at source, primary collection, secondary storage & transportation, secondary segregation, resource recovery, processing, treatment and final disposal of solid waste.

Zero Landfill for Solid Waste Management projects to maintain environmental sustainability. In fact, each project should aim to improve in the environment, rather than on 'minimizing the damage'. Measures to be taken for recycling and reuse in the solid waste management system.

3.5.6 Others – Public Facilities

Public toilets in public areas / open areas, parks, plazas, parking areas, fuel stations etc. shall be provided at every 1 km and shall be disabled-friendly and in 50-50 ratio of male-female, along with proper signage, helpline numbers, modes – pay and use or free and proper maintenance.

3.6 Recreational

3.6.1 Organized Green Spaces / Sports Facilities

Considering open spaces, including recreational space, organized green and other common open spaces, all require provision of minimum 10 to 12 Sq.m. per person as a desirable area for small towns, 14 to 16 Sq.m. for medium towns and 12 to 14 Sq.m. for large and metropolitan cities, whereas in the built up areas minimum norms as per National Building Code suggests 3.0 Sq.m. per person. Along with the above-mentioned norms, category-wise organized green space area requirement is detailed out in the table given below:

Table 3.12: Hierarchy and Norms for Organized Green Spaces

S.no.	Category	Population per Planning unit	Number of Organized Green Spaces	Area Requirement (Ha.)
1	Housing Cluster Park	10000-15000	1 or 2 parks of 0.50 ha.	1.0
2	Housing Cluster Playground	10000-15000	1 or 2 playgrounds of 0.50 ha.	1.0

In addition to the above norms and standards, any recreational space shall have minimum area of 450.00 Sq.m., its minimum average dimension shall not be less than 7.5 meter, and length shall not exceed 2.5 times the average width. In addition, if at all any building line is lining close to the recreational space then shall be at least 3 meter away from the boundary of the recreational open space.

Table 3.13: Hierarchy and Norms for Sports Facilities

S.no.	Category	Population per Planning unit	Area Requirement (Ha.)
1	Housing Cluster Play area	5000	0.50
2	Neighbourhood Play area	15000	1.50
3	Community Sports Centre	1 Lakh	8.0
4	City / District Sports Centre	10 Lakh	20.0

3.7 Transportation

Road right of way norms are given below for different hierarchy of roads:-

3.7.1 Road

Table 3.14: Minimum Standard for ROW of various road widths

S.no.	Category	Minimum Right of Way (m)
1	National Highw-9-ay	60 ROW and 30m Plantation Corridor on either side of ROW
2	State Highway	
3	Arterial Road	30-36
4	Sub Arterial Road	24-30
5	Major /Collector Road	18-24
6	Local Street / Road	12-18
7	Internal Road	09-12

4 ZONAL DEVELOPMENT PLAN PROPOSALS OF ZONE-C

Proposing Zonal Development Plan proposal, the process includes detailed analysis of already prepared Master Plan proposal with respect to the present land use developments, available infrastructure facilities and their future requirements.

Zone-C has not developed as a part of natural growing town, as it has a unique feature of RIICO industrial area occupying major part of the urbanisable part of the zone and neighboring village settlements – Mawal and Vasra are assumed as the major habitable areas in and around the zone. Here in this situation, both the RIICO industrial area and village settlements act as supporting pillars for the functioning of the zone.

Table 4.1: Proposed Land Use Classification of Zone-C

S. No .	Landuse		Area	Percentage of Developed Area (%)	Percentage of Urbanisable Area (%)	
			(In Ha.)			
1	Residential	Residential	4.79	0.56%	0.11%	
		Abadi Area	55.46	6.50%	1.30%	
2	Commercial	Retail Business and General Commercial	30.70	3.60%	0.72%	
		Warehousing and Godowns	8.15	0.95%	0.19%	
		Wholesale Business	0.00	0.00%	0.00%	
3	Mixed Use	Mixed Use	0.00	0.00%	0.00%	
4	Industrial	Small & Medium Industries	198.20	23.22%	4.66%	
5	Government	Government& Semi-Government Office	0.22	0.03%	0.01%	
6	Recreational	Parks / Open Space	30.52	3.58%	0.72%	
		Stadium	2.36	0.28%	0.06%	
7	Public – Semi Public	Social Infrastructure	Educational	15.60	1.83%	0.37%
			Health Care	6.68	0.78%	0.16%
			Religious / Social-Cultural	0.37	0.04%	0.01%
			Cremation	2.21	0.26%	0.05%
			Other Community Facilities	0.70	0.08%	0.02%
	Physical Infrastructure	Public Utilities	29.53	3.46%	0.69%	
		Others	0.61	0.07%	0.01%	
8	Circulation	Railway Station / Bus Stand	40.99	4.80%	0.96%	
		Roads	126.89	14.87%	2.98%	
9	Other	Abadi Extension	293.39	34.37%	6.89%	
		Charagah	6.19	0.72%	0.15%	
Developed Area			853.56	100.00%	20.06%	
9	Hill Land / Plantation		1373.33		32.27%	
10	Periphery Control Belt		1571.36		36.93%	
11	Water bodies / River /Nalah		457.28		10.75%	
Total			4255.53		100.00%	

4.1 Residential

Residential of actual urbanisable area proposed in the Master Plan contributes to only 4.79 hectare i.e., 0.88% of the total developed area of this zone. While considering the fact the neighboring village settlements supporting the industrial town and industrial area providing various well-developed social and physical infrastructure facilities in the zone, the village settlement of Mawal & Vasra (Abadi Area) is included in the zone's developed area making the residential area to 60.25 hectare i.e., 11.09% of the total developed area of this zone. Furthermore, considering the fact of village development along with the industrial area and as per government norm, 'Abadi Extension Area' is proposed almost 500 meter buffer to the village abadi.

4.2 Commercial

The RIICO industrial scheme area has already included the commercial land use proposed in the Master Plan-2025. Wherein, its development has also started prominently on the major road to Palanpur (NH-14). Thus, zonal development proposal does not include additional commercial land use in the zone, as it is sufficient looking at the peculiar characteristics of zone and constitutes to 38.85 hectare i.e., 7.15% of the total developed area of this zone.

4.3 Industrial

Land under RIICO possession as per revenue land record and approved as RIICO industrial scheme, occupies major part of the urbanisable area, proposed in master. Thus industrial land use in Zone-C occupies 198.20 hectare of land making it 36.5% of the total developed area proposed in the zone. Thus, further additional industrial land use proposals are not given in zone-C.

4.4 Public and Semi-Public

Considering 24478 people as the projected population of the zone-C for the year 2025, various aspects relating to social and physical infrastructure have been analyzed and accordingly deficiency is tried to overcome by way of proposing the same.

4.4.1 Social infrastructure

4.4.1.1 Educational

Well-developed educational facilities are present in the zone, especially in the RIICO area, but primary, upper primary, secondary and senior secondary schools are available in zone. Primary/upper primary schools are deficient in required number of units and area as per parameters but can be considered

Table 4.2: Detailed Analysis of Educational Facilities in Zone-C

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Educational facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Primary School / Upper Primary	0.2 – 0.30	5000	5	1	0.82	4	0.8	Need proposal
Secondary School / Senior Secondary School	0.40 – 0.80	7500	3	4	0.06	-	-	Area of 1 unit is too less as required but is considerable.
					0.55			
					1.47			
					2.60			
School for Specially Abled	0.2 – 0.40	As per requirement	-	-	-	-	-	-
College	2.0 – 5.0	125000	-	1	3.03	-	-	Not Required
Professional College / ITI	4.0	10 Lakh	-	2	4.62	-	-	Not Required
					2.59			

4.4.2 Healthcare

As per the recommendations and standards given in the chapter 5 of norms and standards, one additional hospital measuring an area of 1.0 hectare near Mawal village settlement is proposed to the requirements of zonal level medical facilities.

Table 4.3: Detailed Analysis of Healthcare Facilities in Zone-C

Requirement as per Parameter				Existing		Deficiency		Remarks
Category for Healthcare facilities	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Dispensary / Sub-Health Centre / Nursing Home / Small	0.05 – 0.45	5000 - 15000	2-5	2	0.0676	-	-	Area of one unit is too less as required but is considerable.
	0.0252							
Hospital (25-50 beds)	0.08	15000	1-2	2	0.078	1	1.0	Considering lesser area of existing one is proposed
					0.012			

4.4.3 Social, Cultural and Religious

Zone-C lacks in community facilities, thus looking to the present scenario of industrial development in the southern part, one land of 0.595 hectare is proposed for the development of multi-purpose community hall on a land of government ownership.

Table 4.4: Detailed Analysis of Socio-cultural and Religious Facilities in Zone-C

Requirement as per Parameter				Existing		Deficiency		Remarks
Category	Area (Ha.)	Population	Units for zone	Unit	Area (Ha.)	Unit	Area (Ha.)	
Anganwadi / Child Care Centre / Crèche	0.02 to 0.03	As per requirement	-	1	0.0066	-	-	Area of one unit is too less as required
Multi-purpose Community Room	0.1	5000	5	0	0	1	0.565	A land reserved near existing playground at village Mawal.
Community Hall (Barat Ghar)	0.2	15000	1-2	-	-			
Religious Facility	0.04	As per requirement	-	6	0.4505	-	-	-

4.4.4 Other Community Requirements

4.4.4.1 Cremation / Burial Ground

Cremation and Burial Grounds in zone-C are sufficiently available having 2.21 hectare of land i.e., 0.41% of total developed area of the zone.

4.4.4.2 Police

One police post on national highway-14 is required for area surveillance and avoiding any havoc in case of an accident.

4.4.4.3 Safety management

Fire stations should be located so that the team of fire tenders is able to reach any disaster site within a reasonable time and should be located on the corners plots of main roads having minimum two entries / exits as far as possible.

In new layouts, concept of underground pipelines for fire hydrants on the periphery exclusive for firefighting services should be considered and necessary provision for laying underground/ over ground firefighting measures, water lines, hydrants etc. may be kept wherever provision of fire station is not possible.

4.4.4.4 Distribution Services

Two oil / Gas pipelines passes through the zone, one is of GAIL India Limited and other one is of IOCL Limited. Minimum safety corridors from the center of these pipelines shall be maintained as No Construction Zones in any kind of approval of schemes / layouts etc.

4.5 Physical infrastructure

4.5.1 Water supply

Water supply demand at present is 32.83 MLD and is projected to reach up to 53.15 MLD until the year 2025 and Public Health Engineering Department will take-up necessary action plan to meet the required demand of water supply in the zone.

Table 4.5: Use-wise Water Supply Requirement in Zone-C

S. No.	Sector	Standard Demand (Litres Per Capita per Day - Lpcd)	Water Requirement (Millions of Litres per Day - MLD)		
			2011	2019	2025
			0.1236 lakh census population	0.1512 lakh population	0.24478 lakh projected population
1	Domestic	135	16.686	20.412	33.0453
2	Public	20	2.472	3.024	4.8956
3	Industrial	30	3.708	4.536	7.3434
4	Commercial	10	1.236	1.512	2.4478
5	Water Loss	20	2.472	3.024	4.8956
6	TOTAL		26.574	32.508	52.6277
7	Fire Fighting	1% of total demand	0.26574	0.32508	0.52628
8	GRAND TOTAL		26.83974	32.83308	53.154

4.5.2 Power supply

Power supply is available in the zone and proper supply system exists in southern part of zone i.e., RIICO area via their electric grid sub-stations and village settlement areas have solar generated electric supply, but for overall supply, villages need up gradation.

4.6 Recreational

Presently, only 7.88 hectare of land developed as green / open spaces in the zone, including the green belt along RIICO industrial area and a playground at village Mawal. Zone-C requires approximately 34 hectare of land under recreational use, considering a minimum of 14 Sq.m. per person parameters for open spaces in medium towns, including recreational space, organized green and other common open spaces.

Other green / open spaces have been retained, proposed as per master plan-2025, existing constitutes to a total of approximate area of 30 hectare, including a land of 0.70 hectare proposed in Vasra village as park / open spaces. Thus, additionally a land parcel of approximate 2.94 hectares of area of charagah category is reserved near Mawal village under recreational use as park / opens spaces.

4.7 Transportation

4.7.1 Road network

Road network is majorly developed in the southern part of zone of RIICO area and in the remaining area road network has been proposed, considering the road hierarchy, traffic inflow & outflow, need of connectivity etc.

4.8 Abadi Extension Area

Abadi extension area is proportionately delineated around the notified village revenue abadi to accommodate immediate development of the village by allowing various social and physical infrastructure facilities and necessary requirements. Furthermore, permissions in this area shall be permissible as per prevalent government directions.

4.9 Plantation Belt / Corridor

Along the either sides of National Highways and State Highways, 30-meter wide Plantation belt / corridor have been provided after the limit of urbanisable area of zone and shall be maintained as no construction area. Tree plantation shall be encouraged in such belts along NH and SH.

Some of the parts along the ridge areas of the river Banas have also been determined as plantation areas to inherent the character of green areas along the major river and its low-lying areas.

4.10 Proposal on the basis of Variations in Zone - C

Major variations in the zone include urban area boundary, which is approximately rectified by superimposing revenue maps and the existing and proposed roads shown in the Master Plan-2025. In addition, water bodies also have certain amount of variation and in the draft proposal profile of water bodies are updated with respect to revenue details and as per existing situation.

4.11 Proposal on the basis of Deviations in Zone - C

Compatibility of total deviations have been observed with reference to Master Plan Land use and compatible uses have been incorporated in the Zonal Development Plan proposal whereas, non-compatible uses are to be retained or strict administrative actions are needed.

5 ZONING REGULATIONS

The zoning regulation is usually developed in the form of a zoning ordinance, which is the text specifying land use of specific blocks and even each individual lot within a city block. Zoning regulations include specifications regarding lot size, density or bulk, height, and floor area ratio (FAR). The zoning ordinance is the formal categorization of land-use policies applicable to land within a municipality. It also sets the legal framework. The zoning ordinance establishes permitted land uses and distinguishes between different land use types. Further, it ensures that incompatible land uses are not located adjacent to one another. Regulations also define setbacks and can build on the city's safety and resilience by setting limitations on building in flood plains and wetlands. The zoning ordinance often also contains information relating to the need for a planning permit for a change of use or development proposal, subdivision of land, construction of new buildings and other changes to the land.

6 IMPLEMENTATION STRATEGY

6.1 Land Resource Mobilization Methods for Developing Social / Physical Infrastructure

Proposal of zonal development plan have included the outmost need of zonal level facilities, still if there is any further need or requirement in future then with gradual development process following implementation ways to fulfill the social and physical infrastructure requirement needs are :

- Land to be Reserved for Facility in Private Development
- Expression of Interest

6.2 Methods to Develop Land as per Master Plan / Zonal Plan Proposal

6.2.1 Land Acquisition

Land may be acquired as per prevailing land acquisition act for development of land as Master Plan / Zonal Development Plan proposals.

6.2.2 Mutual Agreement

All the local bodies and authorities are acquiring land by mutual agreement of giving away the land owner 20 percent residential & 5 percent commercial developed land in lieu of 100 percent undeveloped agricultural land for the purposes of development of major / sector roads, residential / commercial / institutional schemes etc.

6.2.3 Land Pooling Method

Land pooling approach and redistribution scheme may be done in Rajasthan as per 'the Rajasthan Land Pooling Schemes Act – 2016' and rules.

6.2.4 Transferable Development Rights

Rajasthan state has 'Rajasthan Urban Area Transferable Development Rights (TDR) Policy – 2012' for the purpose of land development rights via Transferable Development Rights to be issued by Urban Local Bodies in the form of a certificate. Where the land has to be exclusively put to reserved use or where no building construction is possible like green spaces, Master Plan/sector plan roads, city level facilities, creating facility for public parking, slum rehabilitation etc., and then the local authority can allow the landowner to transfer his own rights to another land.

Furthermore, additional to the above methods, other innovative methods may be explored for acquiring land.

8 ANNEXURE– A

List of Maps:

S. No.	Description
1.	Urban Area Map showing Zone Boundaries
	b) Approved Urban Area Map showing Zone Boundaries
2.	Proposed Land use Map (2025) showing Zone Boundaries
3.	Base Map Showing Physical features and Property Level Details
	b) Base Map Showing Physical features and Property Level Details (1:4500 Scale)
4.	Map showing Existing Land use Commitments and Superimposition of Revenue Map
	b) Map showing Existing Land use Commitments and Superimposition of Revenue Map (1:4500 Scale)
5.	Base Map Showing Social Infrastructure (Existing) in Zone
6.	Base Map Showing Physical Infrastructure (Existing) in Zone
7.	Map showing Existing Developments superimposed on Master Plan Land use
8.	Base Map Showing Traffic and Transportation (Existing) in Zone
9.	Map showing Variation in the Master Plan of Abu Road as per Ground-Truthing
10.	Deviation in Existing Land use from the Proposed Land use of Master Plan
11.	Map showing Draft Zonal Development Plan for Zone-C

9 ANNEXURE– B

Table 9.1: Details of Government Land Already in Use in Zone-C

S.No.	Land Already in use		
	Village	Khasra No	Area (Ha.)
1	Mawal	1016	1.53
2	Mawal	933	0.92
3	Mawal	938	0.89
4	Mawal	944	0.55
5	Mawal	934	1.27
6	Mawal	935	1.86
7	Mawal	889	0.40
8	Mawal	961	0.32
9	Mawal	962	0.27
10	Mawal	627	0.94
11	Mawal	626	1.34
12	Mawal	631	1.32
13	Mawal	629	1.48
14	Mawal	630	0.59
15	Mawal	625	1.20
16	Mawal	955	0.04
17	Mawal	1003	0.11
18	Mawal	1004	0.50
19	Mawal	999	2.23
20	Mawal	1015	0.81
21	Mawal	1014	1.42
22	Mawal	1006	0.61
23	Mawal	1013	0.96
24	Mawal	1012	1.08
25	Mawal	1011	0.81
26	Mawal	1020	0.38
27	Mawal	746	0.43
28	Mawal	748	1.01
29	Mawal	743	0.02
30	Mawal	735	0.20
31	Mawal	734	0.57
32	Mawal	845	0.59
33	Mawal	738	5.52
34	Mawal	739	0.02
35	Mawal	740	2.25
36	Mawal	738	0.08
37	Mawal	651	1.16
38	Mawal	656	0.92
39	Mawal	663	0.30
40	Mawal	733	6.28
41	Mawal	731	0.75
42	Mawal	713	2.68
43	Mawal	421	0.06
44	Mawal	895	0.15
45	Mawal	888	0.03
46	Mawal	890	0.20
47	Mawal	737	0.02
48	Mawal	732	0.02
49	Mawal	937	0.64
50	Mawal	902	0.12
51	Mawal	903	0.17
52	Mawal	906	0.48
53	Mawal	904	0.45
54	Mawal	905	0.41
55	Mawal	908	1.15
56	Mawal	910	0.24
57	Mawal	909	0.81
58	Mawal	912	0.63
59	Mawal	913	0.09
60	Mawal	914	0.69
61	Mawal	911	1.88
62	Mawal	898	0.67
63	Mawal	897	0.41
64	Mawal	915	2.05
65	Mawal	916	1.28
66	Mawal	632	1.51
67	Mawal	633	1.71

68	Mawal	634	2.47
69	Mawal	1009	1.53
70	Mawal	1010	0.26
71	Mawal	1008	0.46
72	Mawal	1007	0.45
73	Mawal	1005	0.27
74	Mawal	1002	0.99
75	Mawal	1001	1.71
76	Mawal	1000	0.59
77	Mawal	987	2.16
78	Mawal	986	1.09
79	Mawal	989	1.35
80	Mawal	985	2.25
81	Mawal	977	0.08
82	Mawal	975	1.61
83	Mawal	979	0.47
84	Mawal	984	0.66
85	Mawal	983	1.17
86	Mawal	963	0.33
87	Mawal	966	0.43
88	Mawal	964	0.48
89	Mawal	965	0.58
90	Mawal	969	0.40
91	Mawal	968	0.29
92	Mawal	967	0.75
93	Mawal	972	0.89
94	Mawal	973	1.37
95	Mawal	925	0.42
96	Mawal	917	0.49
97	Mawal	918	0.05
98	Mawal	920	0.36
99	Mawal	922	0.67
100	Mawal	924	0.08
101	Mawal	926	0.29
102	Mawal	927	0.71
103	Mawal	923	1.36
104	Mawal	928	0.53
105	Mawal	929	0.51
106	Mawal	932	0.26
107	Mawal	931	0.10
108	Mawal	930	0.14
109	Mawal	891	0.36
110	Mawal	957	1.08
111	Mawal	954	1.35
112	Mawal	948	0.53
113	Mawal	947	0.32
114	Mawal	953	1.53
115	Mawal	952	0.99
116	Mawal	949	1.25
117	Mawal	951	1.15
118	Mawal	946	0.53
119	Mawal	945	0.89
120	Mawal	940	0.86
121	Mawal	941	0.70
122	Mawal	939	0.96
123	Mawal	942	0.92
124	Mawal	943	0.16
125	Mawal	950	0.51
126	Mawal	974	1.07
127	Mawal	980	1.85
128	Mawal	982	0.47
129	Mawal	981	1.67
130	Mawal	990	1.16
131	Mawal	991	0.91
132	Mawal	992	1.12
133	Mawal	988	1.08
134	Mawal	998	2.42
135	Mawal	993	1.14
136	Mawal	994	0.69
137	Mawal	997	0.96
138	Mawal	996	1.14
139	Mawal	995	1.22
140	Mawal	960	1.00
141	Mawal	958	1.97

142	Mawal	1017	0.46
143	Mawal	1046	0.17
144	Mawal	1045	0.33
145	Mawal	1044	1.13
146	Mawal	1035	2.63
147	Mawal	1036	0.87
148	Mawal	1042	0.86
149	Mawal	1039	0.18
150	Mawal	1038	0.47
151	Mawal	1041	1.01
152	Mawal	1034	3.07
153	Mawal	1033	1.33
154	Mawal	1023	1.49
155	Mawal	1022	0.93
156	Mawal	1040	1.13
157	Mawal	1030	0.09
158	Mawal	1032	0.19
159	Mawal	1029	1.10
160	Mawal	1024	1.04
161	Mawal	1028	1.43
162	Mawal	1027	0.52
163	Mawal	1026	0.00
164	Mawal	1026	0.30
165	Mawal	1025	0.31
166	Mawal	907	1.03
167	Mawal	971	0.01
168	Mawal	976	0.01
169	Mawal	900	0.61
170	Mawal	970	0.09
171	Mawal	956	3.70
172	Mawal	712	0.81
173	Mawal	712	1.51
174	Vasra	823	0.42
175	Vasra	824	0.63
176	Vasra	825	0.66
177	Vasra	822	0.86
178	Vasra	803	1.48
179	Vasra	809	0.54
180	Vasra	311	0.08
181	Vasra	312	1.19
182	Vasra	349	0.51
183	Vasra	601	0.10
184	Vasra	599	1.36
185	Vasra	600	1.25
186	Vasra	603	0.55
187	Vasra	588	0.27
188	Vasra	587	1.82
189	Vasra	595	0.28
190	Vasra	596	0.06
191	Vasra	593	0.23
192	Vasra	597	0.23
193	Vasra	592	0.20
194	Vasra	591	0.30
195	Vasra	495	0.58
196	Vasra	489	1.39
197	Vasra	490	0.44
198	Vasra	491	0.45
199	Vasra	492	0.57
200	Vasra	493	1.13
201	Vasra	537	0.38
202	Vasra	526	0.77
203	Vasra	527	0.29
204	Vasra	528	0.20
205	Vasra	530	0.26
206	Vasra	529	0.20
207	Vasra	525	0.15
208	Vasra	524	0.49
209	Vasra	523	0.64
210	Vasra	531	0.32
211	Vasra	522	0.49
212	Vasra	513	1.44
213	Vasra	521	0.62
214	Vasra	517	0.81
215	Vasra	516	0.17

216	Vasra	515	0.23
217	Vasra	514	0.76
218	Vasra	472	1.03
219	Vasra	468	1.44
220	Vasra	469	0.37
221	Vasra	471	0.05
222	Vasra	470	0.93
223	Vasra	474	0.62
224	Vasra	475	0.79
225	Vasra	473	0.94
226	Vasra	476	1.29
227	Vasra	477	0.39
228	Vasra	480	1.05
229	Vasra	478	0.70
230	Vasra	479	0.79
231	Vasra	487	0.04
232	Vasra	486	0.04
233	Vasra	485	0.10
234	Vasra	484	0.13
235	Vasra	481	0.99
236	Vasra	483	0.33
237	Vasra	482	0.35
238	Vasra	323	0.78
239	Vasra	340	0.54
240	Vasra	382	0.82
241	Vasra	380	0.73
242	Vasra	381	0.77
243	Vasra	549	5.14
244	Vasra	347	7.05
245	Vasra	424	3.18
246	Vasra	406	0.41
247	Vasra	594	0.08
248	Vasra	710	5.30
249	Vasra	810	0.37
250	Vasra	808	0.42
251	Vasra	815	0.48
252	Vasra	812	0.33
253	Vasra	814	0.08
254	Vasra	804	0.46
255	Vasra	818	0.64
256	Vasra	807	0.20
257	Vasra	806	0.21
258	Vasra	805	0.53
259	Vasra	794	0.86
260	Vasra	800	1.14
261	Vasra	801	1.48
262	Vasra	811	0.22
263	Vasra	813	0.32
264	Vasra	817	0.46
265	Vasra	821	0.39
266	Vasra	816	0.69
267	Vasra	826	0.52
268	Vasra	793	0.16
269	Vasra	796	0.07
270	Vasra	795	0.21
271	Vasra	799	0.18
272	Vasra	798	0.22
273	Vasra	511	1.24
274	Vasra	557	1.14
275	Vasra	552	0.67
276	Vasra	550	0.56
277	Vasra	554	0.98
278	Vasra	553	0.92
279	Vasra	555	1.69
280	Vasra	558	0.27
281	Vasra	559	0.30
282	Vasra	560	0.75
283	Vasra	563	0.10
284	Vasra	556	0.60
285	Vasra	561	0.80
286	Vasra	562	0.62
287	Vasra	570	0.16
288	Vasra	564	3.48
289	Vasra	569	3.13

290	Vasra	567	0.04
291	Vasra	566	0.70
292	Vasra	565	0.81
293	Vasra	502	1.47
294	Vasra	505	1.34
295	Vasra	506	2.08
296	Vasra	545	0.58
297	Vasra	546	0.92
298	Vasra	547	0.62
299	Vasra	548	0.85
300	Vasra	507	0.62
301	Vasra	551	0.66
302	Vasra	496	1.85
303	Vasra	508	0.97
304	Vasra	544	0.56
305	Vasra	535	0.23
306	Vasra	536	0.62
307	Vasra	542	0.25
308	Vasra	539	0.28
309	Vasra	541	0.30
310	Vasra	540	0.49
311	Vasra	538	0.88
312	Vasra	532	0.33
313	Vasra	534	0.53
314	Vasra	543	0.65
315	Vasra	519	0.42
316	Vasra	520	0.71
317	Vasra	518	2.15
318	Vasra	503	0.54
319	Vasra	510	0.90
320	Vasra	512	1.15
321	Vasra	494	0.68
322	Vasra	497	0.59
323	Vasra	498	0.10
324	Vasra	499	0.48
325	Vasra	584	0.96
326	Vasra	586	1.42
327	Vasra	585	1.51
328	Vasra	583	0.09
329	Vasra	582	0.46
330	Vasra	580	0.49
331	Vasra	579	0.68
332	Vasra	574	1.10
333	Vasra	572	0.29
334	Vasra	573	0.07
335	Vasra	575	2.22
336	Vasra	576	2.28
337	Vasra	578	1.15
338	Vasra	577	0.53
339	Vasra	708	0.84
340	Vasra	715	0.58
341	Vasra	719	0.20
342	Vasra	716	0.66
343	Vasra	718	0.31
344	Vasra	717	0.17
345	Vasra	709	1.41
346	Vasra	714	0.24
347	Vasra	713	0.33
348	Vasra	711	0.35
349	Vasra	581	0.28
350	Vasra	741	1.39
351	Vasra	742	0.60
352	Vasra	743	0.45
353	Vasra	789	0.65
354	Vasra	788	1.31
355	Vasra	727	1.69
356	Vasra	783	0.14
357	Vasra	786	0.47
358	Vasra	787	0.05
359	Vasra	779	0.37
360	Vasra	782	0.71
361	Vasra	346	2.80
362	Vasra	772	0.34
363	Vasra	773	0.70

364	Vasra	785	0.80
365	Vasra	781	0.43
366	Vasra	780	0.57
367	Vasra	739	0.67
368	Vasra	736	0.76
369	Vasra	737	1.27
370	Vasra	738	1.02
371	Vasra	734	0.58
372	Vasra	733	0.36
373	Vasra	732	0.45
374	Vasra	745	0.24
375	Vasra	746	0.14
376	Vasra	747	0.30
377	Vasra	722	0.77
378	Vasra	723	0.98
379	Vasra	726	1.17
380	Vasra	728	0.60
381	Vasra	729	0.61
382	Vasra	731	1.05
383	Vasra	724	0.55
384	Vasra	725	0.95
385	Vasra	753	0.20
386	Vasra	748	0.76
387	Vasra	750	0.78
388	Vasra	749	0.85
389	Vasra	778	0.60
390	Vasra	774	0.65
391	Vasra	771	0.19
392	Vasra	759	2.21
393	Vasra	765	0.46
394	Vasra	766	0.48
395	Vasra	751	0.25
396	Vasra	752	0.27
397	Vasra	767	0.54
398	Vasra	754	0.59
399	Vasra	768	0.50
400	Vasra	777	0.67
401	Vasra	776	1.57
402	Vasra	775	1.05
403	Vasra	770	0.47
404	Vasra	760	0.67
405	Vasra	758	1.96
406	Vasra	769	0.69
407	Vasra	764	0.72
408	Vasra	762	0.37
409	Vasra	763	0.85
410	Vasra	757	0.51
411	Vasra	756	1.02
412	Vasra	761	0.28
413	Vasra	819	0.13
414	Vasra	509	0.93
415	Vasra	501	0.02
416	Vasra	504	0.45
417	Vasra	500	1.16
418	Vasra	827	0.15

Table 9.2: Details of Government Vacant Land of Zone-C

S. No.	Vacant Land			
	Village	Khasra No	Area (Ha.)	Land Use as per Master Plan
1	Mawal	694	0.16	Peripheral Control Belt
2	Mawal	962	0.36	Peripheral Control Belt
3	Mawal	836	8.99	Peripheral Control Belt
4	Mawal	780	0.88	Peripheral Control Belt
5	Mawal	696	0.34	Peripheral Control Belt
6	Mawal	694	0.31	Peripheral Control Belt
7	Mawal	716	2.60	Peripheral Control Belt
8	Mawal	714	0.03	Peripheral Control Belt
9	Mawal	717	1.94	Peripheral Control Belt
10	Mawal	695	0.06	Peripheral Control Belt
11	Mawal	682	1.27	Peripheral Control Belt
12	Mawal	712	9.55	Peripheral Control Belt
13	Mawal	711	3.68	Peripheral Control Belt

14	Mawal	710	1.22	Peripheral Control Belt
15	Mawal	384	18.02	Peripheral Control Belt
16	Mawal	418	2.72	Peripheral Control Belt
17	Mawal	423	3.84	Peripheral Control Belt
18	Mawal	419	4.93	Peripheral Control Belt
19	Mawal	420	1.25	Peripheral Control Belt
20	Mawal	744	19.44	Peripheral Control Belt
21	Vasra	266	0.24	Peripheral Control Belt
22	Vasra	272	0.41	Peripheral Control Belt
23	Vasra	271	0.78	Peripheral Control Belt
24	Vasra	273	2.22	Peripheral Control Belt