

Government of Rajasthan
Urban Development & Housing Department

No.F.10(44)UDD/3/2009/Part-II

Dated: 24 OCT 2017

ORDER

Sub: Broad Guidelines for the preparation of Zonal Development Plan.

To implement the Master Plans in their right earnest spirit, to give a boost to planned development and in order to detail out the proposals pertaining to Master Plans, the State Government has taken a decision to prepare Zonal Development Plan for all towns of Rajasthan. These Plans will serve and provide opportunities of independent planning by putting focus on those sub objectives which is the uniqueness of that zone.

The Zonal Development Plan shall be prepared by the concerned local bodies/ authorities either through consultant or in-house within a given time frame in consultation with the Town Planning Department.

The Zonal Development Plan will detail out the proposals of the Master Plan and thus will act as a link between the Layout plans and Master Plans. It may contain a survey plan, land uses as per Master Plan, a road network plan and land reservations for water bodies, forests etc. and other specific provisions as per zone requirement if necessary.

The Zonal Development Plans for all the authorities will be prepared by themselves and notified under the relevant provisions of their concerning acts and for the local bodies/ UIT's will be prepared in supervision of Town Planning Department as per the following mentioned stages.

Stages for the preparation of Zonal Development Plan:

Stage	Stages for the preparation of Zonal Development Plan	Action by	Time Period (in working days)
Stage-1	Delineation of zone boundary (preferably as per planning zones of the Master Plan or planning zones may be sub divided further in more parts)	Concerned ULB in consultation with Town Planning Department	7
Stage-2	Preparation of detailed Zonal Base Map and collection of data.	Concerned ULB	15
Stage-3	Superimposition of all Commitments, Revenue Maps, Government Lands, natural/major physical features, etc. and superimposition of Municipal/ Ward boundary on the base map.	Concerned ULB	15
Stage-4	Ground verification of detailed Base Map.	Concerned ULB, Town Planning & Revenue Dept.	7
Stage-5	Finalisation of detailed Zonal Base Map	Town Planning Department	7
Stage-6	Superimposition of Master Plan & Preparation of Draft Zonal Development Plan.	Town Planning Department	15
Stage-7	Inviting Objections/ Suggestions on Draft ZDP.	Concerned ULB	15
Stage-8	Processing of Objections/ Suggestions.	Concerned ULB	15
Stage-9	Finalization of the Draft Zonal Development Plan.	Town Planning Department	15
Stage-10	Approval of the Zonal Development Plan by local authority	Concerned ULB	10
Stage-11	Publication of final Zonal Development Plan.	Concerned ULB	Immediately after approval
Total Period for Completion of the work			121 working days

The total work shall be completed in not more than 6 months.

