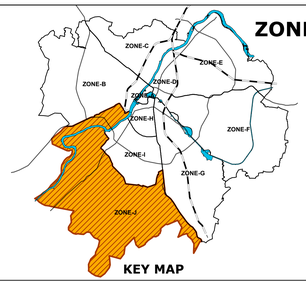
K O T A

ZONAL DEVELOPMENT PLAN-2031



KEY MAP

ZONE-B

ZONE-I

ZONE-G

TO RUNDI ROAD
TO PANWARA (NH-27)
CHAMBAL RIVER
KISHOREPURA
SAKATPURA
SHEOPURA
DAULATGANJ URF NAYAGAON
ROJHARI
ANWALI
GHATOPURA_URF FOOTA TALAB
RATHKANKRA
TCS
PU
TO KAWABHATA (NH-52)
BANDA
O.C.F. CHAKRANPURA
LAKHAWA
ANANTPURA
PC
OE
TO RAILWAY STATION
TO KOTA
TO BARAN
KHERA JAGPURA
UMMEDPURA
BHIMPURA_CH
ROOPARAIL
KOTLA TADU
ROOPPURA
VIJAYPURA
NSIC
TO JHALAWAR (NH-52)
TO BHIMGANJ
RANPUR TALAB
DHAKADIPURA TALAB
DHAKADIPURA
RANPUR
MAJOR CANAL-2
PATHAN KUI
250 K.V. RAPP SIC
250 K.V. RAPP DH
132 K.V. B.P.S. JS
220 KV DEVLIYA UJJAINIYA LINE

LEGEND
LANDUSES

RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITYRESIDENTIAL
- HIGH DENSITYRESIDENTIAL
- VERY HIGH DENSITYRESIDENTIAL

RURAL SETTLEMENT
- RURAL SETTLEMENT

COMMERCIAL
- RETAIL BUSINESS AND GENERAL COMMERCIAL/HOTEL /PP
- DISTRICT CENTER / SUB CITY CENTER
- WHOLESALE BUSINESS
- WARE HOUSING AND GODOWNS

MIXED LANDUSE
- MIXED USE

INDUSTRIAL
- LARGE AND EXTENSIVE
- SMALL AND MEDIUM

GOVERNMENTAL
- GOVERNMENT AND SEMI GOVERNMENT OFFICE
- GOVERNMENT RESERVED

RECREATIONAL
- PARK/OPEN SPACES/PLAY GROUND / STADIUM(S)

ECO-SENSITIVE ZONE
- BIOLOGICAL PARK

TOURISM
- TOURISM FACILITY

PUBLIC AND SEMI - PUBLIC
- UNIVERSITY
- COLLEGE
- SPECIAL/PROFESSIONAL/RESEARCH AND OTHER INSTITUTION
- SECONDARY (S) / SENIOR SECONDARY SCHOOL (SS)
- GENERAL HOSPITAL / DISPENSARY / AYURVEDIC HOSPITAL
- VETERINARY HOSPITAL
- RELIGIOUS/HISTORICAL,SOCIAL /CULTURAL
- OTHER COMMUNITY FACILITIES
- PUBLIC UTILITIES
- FACILITY AREA

AGRICULTURAL
- NURSARY / ORCHARD / POULTRY OR DAIRY FARM/ GAUSHALA
- PLANTATION
- HIGHWAY / OTHER DEVELOPMENT CONTROL AREA
- SPACIAL AREA / RE DEVELOPMENT AREA
- RIVER DEVELOPMENT AREA
- PERIPHERAL CONTROL BELT

CIRCULATION
- BUS STAND (B.T.) / TRUCK TERMINUS (T.T.)
- AIRPORT

ROADS		MASTER PLAN ROAD EXISTING	MASTER PLAN ROAD PROPOSED	ZONAL PLAN ROAD PROPOSED
1 NATIONAL / STATE HIGHWAY / BYE PASS	60 METER			
2 ARTERIAL ROADS	48 METER			
3 SUB ARTERIAL ROADS	36 METER			
4 MAJOR ROADS	30M. / 24M. METER			
5 SUB MAJOR ROADS	UPTO 18 METER			
6 ROAD UPTO 12M.	12 METER			

- RAILWAY STATION AND BROAD GAUGE LINE
- H.T. LINE
- VILLAGE BOUNDARY
- MUNICIPAL BOUNDARY
- ZONE BOUNDARY
- DISTRICT BOUNDARY
- URBAN AREA LIMIT-2031
- WATER BODY
- ASH DISPOSAL

ZONAL DEVELOPMENT PLAN HAS BEEN APPROVED BY U.I.T., KOTA, VIDE GAZETTE NOTIFICATION DATED - 18-01-2022.

ZONE-J

0.5 0.25 0 0.5 1 1.5 Kilometers

N

MAP NO. 11

11. ZONAL DEVELOPMENT PLAN

U R B A N I M P R O V E M E N T T R U S T, K O T A

T O W N P L A N N I N G D E P A R T M E N T, R A J A S T H A N

CONSULTANT: AAKAAR CONSULTANTS, KOTA	ASSISTANT TOWN PLANNER U.I.T., KOTA
DEPUTY TOWN PLANNER U.I.T., KOTA	SENIOR TOWN PLANNER U.I.T., KOTA