

ANNEXURES

Rajasthan Urban Improvement Act, 1959

CHAPTER II

Master Plan

3. Power of State Government to order preparation of Master Plan¹

(1) The State Government may, by order, direct that in respect of and for any urban area in the State specified in the order, a civil survey shall be carried out and a master plan shall be prepared, by such officer or authority as the State Government may appoint for the purpose.

(2) For the purpose of advising the officer or authority appointed under sub – section (1) on the preparation of the master plan, the State Government may constitute an advisory council consisting of a Chairman and such number of other members as the State Government may deem fit.

4. Contents of Master plan: The master plan shall

- (a) Define the various zones into which the urban area for which the plan has been prepared may be divided for the purpose of its improvement and indicate the manner in which the land in each zone is proposed to be used, and
- (b) Serve as basic pattern of frame work within the improvement schemes of the various zones may be prepared.

5. Procedure to be followed:

(1) Before preparing any master plan officially the officer or authority appointed to prepare it shall publish a draft of the master plan by making a copy thereof available for inspection and publishing a notice in such form and manner as maybe prescribed by rules made in this behalf inviting objections and suggestions from every person with respect to the draft master plan before such date as may be specified in the notice.

¹ Subs. by Raj. Act 3 of 1963, dated 29-3-1963

(2) Such officer or authority shall also give reasonable opportunity to every local authority within whose local limits any land touched by the master plan is situated to make any representations with respect to the master plan.

(3) After considering all objections, suggestions and representations that may have been received, such officer or authority shall finally prepare the master plan.

(4) Provision may be made by rules made in this behalf with respect to the form and contents of a master plan and with respect to the procedure to be followed and any other matter in connection with the preparation of the master plan.

6. Submission of Master Plan to Government:

(1) Every master plan shall, as soon as may be after its preparation be submitted to the State Government for approval in the prescribed manner.

(2) The State Government may direct the officer or authority appointed for the preparation of a master plan to furnish such information as it may require for the purpose of approving any master plan submitted to it under this section.

(3) The State Government may either approve the master plan without modifications or with such modifications as it may consider necessary or reject it with directions for the preparation of a fresh master plan.

7. Date of Operation of Master Plan:

Immediately after a master plan has been approved by the State Government, it shall publish in the prescribed manner a notice stating that the master plan has been approved and naming a place where a copy of the first public –inspected during office hours; and upon the date of the first publication of the aforesaid notice the master plan shall come into operation.

The Rajasthan Urban Improvement Trust (General) Rules, 1962

[Notfn. No. F. 4(32) LSG / A / 59, dated 2-4-1962 Pub. In Rajasthan Gazette, Part IV – C, Extra – ordinary, dated 8-6-1962, page 118.]

In exercise of the powers conferred by sub- section (1) of Section 74 of the Rajasthan Urban Improvement Act, 1959 (Rajasthan Act 35 of 1959) , the State Government hereby makes the following Rules, namely :

1. Short title and commencement

- (1) These rules may be called “The Rajasthan Urban Improvement Trust (General) Rules, 1962”
- (2) These rules shall come into force upto their publication in the official Gazette.

2. Definitions: In these rules , unless the subject or context other – wise requires :-

- (1) “Act “means The Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959).
- (2) “Trust “means a Trust and constituted under the Act.
- (3) “Section” means a Section of the Act.
- (4) Words and expressions and but not defined shall have the meaning assigned to them in the Act.

3. Manner of publication of draft Master Plan and the contents thereof under Section 5(i) ²

- (1) The draft master plan prepared by the officer or the Authority appointed under section 3 of the Rajasthan Urban Improvement Act , 1959, shall be published by him by making a copy thereof available for inspection at the office of the trust concerned and publishing a notice in the Form ‘ A ’ in the official Gazette and in at least two popular daily newspapers having circulation in the area inviting suggestions and objections from every person with respect to the Draft Master Plan within a period of³ [30]days from the publication of the said notice. ⁴[If the

² Subs. by clause 2 of Noti.No.F.3 (123) TP/36, dt. 24-2-1970, vide G.S.R 96 Pub. In Raj. Gaz.Exty., Pt. IV-C, dt.24-2-1970 at page 429-331

³ Subs. by Am. Noti. Nos. 2 and 4.

officer or authority appointed under section 3 of the said Act is satisfied that response to the draft Master Plan has been inadequate this period may be extended further for a maximum period of 30 days for enabling more persons to file their objections / suggestions with respect to the draft of the Master Plan.]

- (2) The notice referred to in sub- rule (1) together with a copy of the Draft Master Plan shall be sent by the officer or the Authority to each of the Local Body operating in the area included in the Master Plan.
- (3) The Draft Master Plan shall ordinary consist of the following maps, plans and documents, namely
 - (a) Town Map showing the general Layout of the roads and streets in the town.
 - (b) Base Map showing the generalized existing land use patters, such as residential, commercial. Industrial, Public and Semi- Public uses etc.
 - (c) Draft Master Plan showing broadly proposed land use pattern in the urban area such as residential, commercial. Industrial, Public and Semi- Public uses etc.
 - (d) Written analysis and written statement to support the proposals.
 - (e) Any other maps, plans, or matter which the Officer or the Authority deem fit or as the State Government may direct the officer or the Authority, in this regard.]

4. Approval of Master Plan by the State Government under section 6.⁵

[(1) After considering the objections, suggestions and representations which may be received by the Officer or the Authority appointed under section 3 to prepare the Master Plan, the Officer or Authority shall in consultation with the Advisory Council,⁶[if constituted] under section 3 of the Act finalize the Master Plan and submit the same to the State Government for approval.

(2) When the Master Plan has been approved by the State Government it shall publish in the Official Gazette , a Notice in Form ' B ' stating that the Master Plan has been approved and a copy thereof would be available in the Trust / Municipality concerned which may be inspected during office hours on any working day".]

⁴ Added by Am. Noti. No. 4

⁵ Subs. by Clause 3 of the Noti. No. F. 3(123) TP/63, dt. 24-2-1970, vide G.S.R. 96 Pub. In Raj. Gaz. Exty. Pt., IV-C dt. 24-2-1970 at page 329-331.

⁶ Subs. by. Am. Noti. No.5.

नगरीय विकास विभाग

र 10 (30) नविवि/3/2000
अगस्त 2000

जयपुर दिनांक 25

अधिसूचना

राजस्थान नगर सुधार अधिनियम 1959 (राजस्थान अधिनियम संख्या 35 सन् 1959) की धारा 3 की उपधारा (1) के अन्तर्गत प्रदत्त भाक्तियों का प्रयोग करते हुए राज्य सरकार मुख्य नगर सुधार नियोजक, राष्ट्रीय राजधानी क्षेत्र, राजस्थान, जयपुर को भिवाड़ी-टपूकड़ा-खुशखेड़ा कॉम्प्लेक्स 2021 के नगरीय क्षेत्र का जिसमें निम्नलिखित राजस्व ग्राम आते हैं, सिविल सर्वे करने व मास्टर प्लान बनाने हेतु नियुक्त करती है।

तिजारा तहसील

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|-----------------|------------------|-----------------|
| 1. नंगलिया | 2. भिवाड़ी | 3. घटला |
| 4. सैदपुर | 5. आलमपुर | 6. उदयपुर |
| 7. खानपुर | 8. मिलकपुर गुजर | 9. सान्थलका |
| 10. हरचन्दपुर | 11. रामपुरा | 12. भाहदोद |
| 13. टमलकी | 14. मुण्डाना मेव | 15. बीलाहेड़ी |
| 16. खिजरपुर | 17. खिजूरीवास | 18. गोधान |
| 19. कहरानी | 20. सीथल | 21. गाडपुर |
| 22. कारेण्डी | 23. बहादरी | 24. कारेण्डा |
| 25. फलसा | 26. बुडली | 27. जोडिया मेव |
| 28. झिवाना | 29. बनबन | 30. ततारपुर |
| 31. थड़ा | 32. कालका | 33. भाहपुर |
| 34. हुसींगपुर | 35. बनबीरपुर | 36. बीबीपुर |
| 37. छापरा | 38. खातीवास | 39. खोहरी खुर्द |
| 40. फकरुद्दीनका | 41. पथरेड़ी | 42. चौपानकी |
| 43. बन्दापुर | 44. हुसेपुर | 45. खेड़ी |
| 46. खरखड़ी | 47. सारे कलां | 48. सारे खुर्द |
| 49. मेहन्दीका | 50. उधनवास | 51. कुलावत |
| 52. लाडपुरी | 53. गंधोला | 54. गुवाल्दा |
| 55. खोहरी कलां | 56. मायापुर | 57. लादिया |
| 58. दांगनहेड़ी | 59. करमपुर | 60. बुरहेड़ा |
| 61. ततारपुर | 62. राबड़का | 63. महेसरा |
| 64. धामावास | 65. करमसिवास | 66. खुशखेड़ा |
| 67. वारोली | 68. टपूकड़ा | 69. नाखनौल |

70. निम्बाहेड़ी
73. मुसारी
76. बसई
79. धीरियावास
82. हसनपुर

71. बूबकाहेड़ा
74. मिरचूनी
77. लाडमका
80. नौगवां

72. मिठियावास
75. झुण्डपुरी
78. कमालपुर
81. मसीत

कोटकासिम तहसील

1. आकोली
4. लालपुर
7. ऊजोली
10. बूढी बावल
13. मोधुपुर
16. जाटुवास

2. करीरीवास
5. बीरनवास
8. छेवसीका
11. माजरी
14. मतलवास
17. हाजीपुर

3. हजनाका
6. जोखावास
9. कायमपुर जोखावास
12. नसोपुर
15. मकड़ावा

राज्यपाल की आज्ञा से

प्रशासन उप सचिव

प्रतिलिपि :-

1. निदेशक, मुद्रण एवं लेखन सामग्री विभाग, जयपुर को भेज कर लेख है कि अधिसूचना का प्रकाशन राजपत्र के असाधारण अंक में करवाकर एक प्रति इस विभाग को भिजवाने का श्रम करें।
2. प्रमुख भासन सचिव, राजस्व विभाग, राजस्थान, जयपुर।
3. जिलाधीश अलवर।
4. मुख्य नगर नियोजक, राजस्थान, जयपुर।
5. मुख्य नगर नियोजक, (एनसीआर), राजस्थान, जयपुर को उनके पत्र क्रमांक टीपीआर 0420/एनसीआर/99/पार्ट-।। दिनांक 31.7.2000 के सन्दर्भ में।
6. रक्षित पत्रावली।

उप नगर नियोजक

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक : न0 10(30)नविवि/3/2000पार्ट


जयपुर, दिनांक : 1 - SEP 2011


अधिसूचना

राजस्थान नगर सुधार अधिनियम, 1959 के अधीन बनाये गये राजस्थान नगर सुधार (सामान्य नियम, 1962 के नियम 4) के साथ पठित उक्त अधिनियम की धारा-7 के अनुसरण के तहत यह नोटिस दिया जाता है कि राज्य सरकार ने इस विभाग की समसंख्यक अधिसूचना दिनांक 13.04.2010 के द्वारा यथा अधिसूचित भिवाड़ी-टपूकड़ा-खुशखेड़ा कॉम्प्लेक्स (वर्तमान नाम ग्रेटर भिवाड़ी), जिला अलवर के नगरीय क्षेत्र के लिए तैयार किये गये मास्टर प्लान का अनुमोदन कर दिया है।

भिवाड़ी-टपूकड़ा-खुशखेड़ा कॉम्प्लेक्स (वर्तमान नाम ग्रेटर भिवाड़ी), मास्टर प्लान, 2031 की प्रति का निरीक्षण नगर विकास न्यास, भिवाड़ी के कार्यालय में किसी भी कार्य दिवस में कार्यालय समय में किया जा सकता है। अनुमोदित मास्टर प्लान की प्रति एवं भू-उपयोग मानचित्र का अवलोकन नगरीय विकास विभाग की वेबसाइट पर भी किया जा सकता है।


राज्यपाल की आज्ञा से


शासन उप सचिव
नगरीय विकास विभाग
राजस्थान, जयपुर


(पुरुषोत्तम बियाणी)
शासनसूच्य सचिव-प्रथम
नगरीय विकास विभाग
राजस्थान, जयपुर
मन्.सं. 2/11

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

1. निदेशक, मुद्रण एवं लेखन सामग्री विभाग, जयपुर को भेजकर लेख है कि अधिसूचना का प्रकाशन राज पत्र के असाधारण अंक में करवाकर एक प्रति इस विभाग को भिजवाने का श्रम करे।
2. प्रमुख शासन सचिव, राजस्व विभाग, राज0 जयपुर।
3. जिला कलेक्टर, अलवर।
4. मुख्य नगर नियोजक, राजस्थान, जयपुर।
5. मुख्य नगर नियोजक, (एन.सी.आर.) राज0 जयपुर।
6. सचिव, नगर विकास न्यास, भिवाड़ी।
7. अधिवाशी अधिकारी, नगर पालिका, भिवाड़ी।
8. रक्षित पत्रावली।


(प्रदीप कपूर)
उप नगर नियोजक