

I gk; d fu; kt; d@ I gk; d o klr; fn fu; kt; d& : 0 15600&39100 xM osu 5400
 Lotd; r inlehdh I g; k & 6

'16{k;d@ i kof/k;d vg; z;k; a%

1& ekU; rk i klr I b fku I a vkm u , .M dUv h lyk fua; ea fMxh ; k i h t h f mly k e k

¼ e0; 0v kj 0 i h 0] , e0 i h 0v kj 0 i h 0] , e0v kj 0 i h 0½ I n L; rk& v k b D V h 0 i h 0] ½ f. M; k½ ve s j du v k b D V h 0 i h 0] v k b D V h 0 i h 0] ½ / u h u ½

dzl a	deplj h dk uke	tle frffk	foHx eafu; 0r	orëku in ij	orëku in ij	xg tuin	vkj f{kr tkr	vU; fooj.k
			dh frffk	fu; 0r dh frffk	LFk; h d j . k dh frffk		dk fooj . k	

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- |    |                         |            |            |            |          |         |         |                                                                                                                                                                                                                                |
|----|-------------------------|------------|------------|------------|----------|---------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1- | Jh Vel ypk              | 07&05&62   | 29&03&93   | 29&03&93   | 29&03&95 | nktfzax | I lekU; | &                                                                                                                                                                                                                              |
| 2- | Jh 'k'k ekgu Jhoklro    | 27&09&75   | * 01&11&08 | * 01&11&08 | &        | t; ij   | I lekU; | *fn0 27&10&04 dks i kof/k;d f'k{k foHx} mRrjk[k.M+ eafu; 0r g h z , oa'kl uknsku d kj i m z in dh I s k f n u k d 27&10&04 I s 31&10&2008 rd dks orëku in I g k ; d u x j fu ; k t ; d e a v l e s y r d j f n ; k x ; k g d & |
| 3- | Jherh 'kywffkM          | 06&10&77   | 01&11&08   | 01&11&08   | &        | ngjknw  | I lekU; | &                                                                                                                                                                                                                              |
| 4  | Jh gfj 'k d j fl g fo'V | 09&12&1985 | 28&06&2012 | 28&06&2012 | &        | vVelk   | I lekU; | &                                                                                                                                                                                                                              |

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I g k ; d v f k ; U r k & : 0 15600&39100 xM osu 5400  
 Lotd; r inlehdh I g; k & 1

'16{k;d@ i kof/k;d vg; z;k; a%

1& ctobD fl foyA

2& voj vfk; U rk ds in ij uxj , oaxle fu; kt; u foHx eade I s de 10 o'kz dk vutko A

in klufr 125 i fr'kr'½ I h/h hkr h z 775 i fr'kr'½

|       |                |           |               |                 |                         |         |                        |            |
|-------|----------------|-----------|---------------|-----------------|-------------------------|---------|------------------------|------------|
| dzl a | deplj h dk uke | tle frffk | foHx eafu; 0r | orëku in ij     | orëku in ij             | xg tuin | vkj f{kr tkr dk fooj.k | vU; fooj.k |
|       |                |           | frffk         | fu; 0r dh frffk | LFk; h d j . k dh frffk |         |                        |            |

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1/2½

uxj ,oaxle fu;ktu foHkx] mRrjk[kM dksmRj inšk l svloß/r rrr, Jsh@ prßZsh dsdeþlj;ledh l axðlj vfÙre ofj'Brk l ph tks
mRrj inšk uxj ,oaxle fu;ktu foHkx dsi= l f;lk& 4929@ dñi@ o0l @ Vh hi@ 88&89 fnuel 29 uoEej] 1988 ,oi=lcl& 1405@
ofj0l @ vjkt0@ Vh hi@ 94&95 fnuel 12 viß] 1994 }ijk i; ;kir o vfHy\$kaaj vMjr

eñ; eluþ=dij & :0 9300&34800 xM osu 4200
 Lotdr inledh l f;k & 4

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dzl a	deþkjh dkl ule	tÙe frffk	'k[kd@ i fof/kd vgÿrk; a	foHkx ea fu; Ør dh frffk	oržku in ij fu; Ør dh frffk	oržku in ij LFK; hdj.k dh frffk	xg tuin	vklf{kr tkr dk fooj.k	vÙ; foj.k
1-	Jh grjke	02&07&1957	1&b.Vj 2&vkdDvDvkdD fl foy MhVI eñi	30&01&1980 vujç[kd 19&08&1983 vgžkuþ=dij	05&08&1995	19&04&2007	vYeMk	vuqtkr	&
2-	Jh txnrk yky	07&02&1959	1&gkZLdny 2&vkdDvDvkdD fl foy MhVI eñi	13&11&1984 vgžkuþ=dij	22&08&1995	19&04&2007	i kMh x<@ky	vuqtkr	&
3-	Jh gfj 'køj Jholro	01&07&1954	1&b.Vj 2&vkdDvDvkdD fl foy MhVI eñi	08&01&1980	14&07&2000	&	O\$;kcin	l keW;	&
4-	Jh jfolhzfl g ush	07&02&1962	1&b.Vj 2&vkdDvDvkdD fl foy MhVI eñi	13&11&1984 vgžkuþ=dij	02&03&2007	19&04&2007	ngjknw	l keW;	&

dzl a depkjh dk uke tle frffk 'l6{kcd@ i{kof/kd vgrk; a foHkx ea orèku in orèku in ij xg tuin vkjfr vl; foj.k
fu; Ør dh ij fu; Ør LFK; hdj.k dh tkr dk
frffk dh frffk frffk foj.k

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|    |                       |            |                                         |                            |            |            |                |         |                                                  |
|----|-----------------------|------------|-----------------------------------------|----------------------------|------------|------------|----------------|---------|--------------------------------------------------|
| 1- | Jherh xlrk tlkjh      | 18&09&1957 | b.Vj okLrtpn ea                         | 26&11&1981<br>vugèkufp=dlj | 08&06&1983 | &          | m/lefl guxj    | I kelU; | vufure vkobu lph dsvkWkj<br>ij m0i0jkt; grqvkoVr |
| 2- | Jh MlOMlO l dcykuh    | 01&03&1961 | 1&b.Vj                                  | 14&01&1985                 | 14&01&1985 | 19&04&2007 | : nãz kx       | I kelU; | &                                                |
| 3- | Jh l jsk plhz dklkjh  | 20&10&1959 | 2&vkbØVl0vkbØ fl foy MMVl eñ<br>1&,e0,0 | 29&10&1983<br>vugèkufp=dlj | 12&09&1990 | 19&04&2007 | iWlh x<oky     | I kelU; | &                                                |
| 4- | Jh chD, l 0 jk&syk    | 01&07&1958 | & rnò &                                 | 24&03&1982<br>vugèkufp=dlj | 26&09&1990 | 19&04&2007 | fVgjh<br>x<oky | I kelU; | &                                                |
| 5- | Jh ,e0, l 0 vf/kdkljh | 20&12&1960 | 1&chD,0                                 | 08&07&1982<br>vugèkufp=dlj | 10&09&1990 | 19&04&2007 | vYelMk         | I kelU; | &                                                |
| 6- | Jh dj.k fl g jk.kk    | 01&05&1960 | 2&vkbØVl0vkbØ fl foy MMVl eñ<br>1&b.Vj  | 29&10&1983<br>vugèkufp=dlj | 24&09&1990 | 19&04&2007 | fVgjh<br>x<oky | I kelU; | &                                                |
| 7- | Jh l qhy dèkj 'kekZ   | 10&07&1958 | 2&vkbØVl0vkbØ fl foy MMVl eñ<br>1&b.Vj  | 27&06&1988<br>vugèkufp=dlj | 02&06&1999 | &          | vkxjk          | I kelU; | &                                                |
| 8- | Jh jkt sk dèkj        | 10&09&1969 | 2&vkdñeafMlykek<br>1&b.Vj               | 28&10&1999<br>vugèkufp=dlj | 28&10&1999 | &          | ejB            | vuqtkr  | &                                                |

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dzi a	depljh dk ule	tle frffk	'Kǃǃ@ iǃfof/kd vgǃǃ; a	foHǃx ea fu; Dǃr dh frffk	orǃku in ij fu; Dǃr dh frffk	orǃku in ij LǃK; hǃj. k dh frffk	xǃg tuin	vkǃǃfǃkr tǃkr dk foj. k	vu; foj. k
1-	Jh txekǃu fl ḡ plǃku	15&09&1964	1&b. Vj 2&vkǃǃDVǃǃvkǃǃ fl foy MǃVI eǃǃ	10&10&1988	08&10&1988	19&04&2007	iǃǃǃh x<ǃky	Lorǃrk I ǃkuh vkǃǃJr	&
2-	Jh ,I OMǃO dk Miki	18&08&1960	& rnǃ &	13&08&1992	13&08&1992	19&04&2007	vYeMǃk	I keǃ; &	
3-	Jh MǃO tǃO xǃtokeh	03&05&1965	1&ctǃ, 0 2&vkǃǃDVǃǃvkǃǃ fl foy MǃVI eǃǃ	18&08&1992	18&08&1992	19&04&2007	vYeMǃk	fi NMh tǃkr	&
4-	Jh idǃk'k plhz	28&06&1972	1&b. Vj 2&vkǃǃDVǃǃvkǃǃ fl foy MǃVI eǃǃ	03&06&1996	03&06&1996	19&04&2007	uǃǃhrky	I keǃ; &	
5-	Jh jek'ǃǃj yky Jǃoǃro	01&01&1970	& rnǃ &	06&07&1996	06&07&1996	19&04&2007	xǃǃǃ [ǃǃj	I keǃ; &	

dzi a	depljh dk ule	tle frffk	'Kǃǃ@ iǃfof/kd vgǃǃ; a	foHǃx ea fu; Dǃr dh frffk	orǃku in ij fu; Dǃr dh frffk	orǃku in ij LǃK; hǃj. k dh frffk	xǃg tuin	vkǃǃfǃkr tǃkr dk foj. k	vu; foj. k
1-	Jh Iǃǃhǃz fl ḡ	13&03&1963	1&b. Vj 2&vkǃǃDVǃǃvkǃǃ ǃoyǃDVǃǃyǃ	22&08&1992	22&08&1992	19&04&2007	nǃǃǃjnǃ	I keǃ; &	
			&&&&&&&&&&&& 1 in fjDr &&&&&&&&&						

1/5 1/2

uhyeqpl ¼iŕfof/ŕd'& :0 4400&7440 xbl

osu 1400

Lotdr inlechl I ŕ;k & 1

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

fu;ŕr dh ij fu;ŕr LFk;ŕdj.k dh tŕr dk  
frffk dh frffk frffk foj.k

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

&&&&&&&&&& in fjdŕ &&&&&&&&&&

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

Lŕŕ;ch; I gr;d & :0 9300&34800 xbl osu 4200

Lotdr inlechl I ŕ;k & 4

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

fu;ŕr dh ij fu;ŕr LFk;ŕdj.k dh tŕr dk  
frffk dh frffk frffk foj.k

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

1 Jh ckysoj 01&07&1972 ,e0,0 30&10&1999 12&05&2011 & eŕŕŕjuxj vuŕtŕr &

2- Jterh I lrk jkor 15&07&1972 ,e0,0 19&10&1999 19&10&1999 19&04&2007 fifŕŕŕk<+ vuŕtutŕr &

dzl a depkjh dk uke tle frffk 'ŕŕŕ@ iŕfof/ŕd vgrk;a foŕŕ ea oržku in oržku in ij xg tuin vkjŕkr vŕ; foj.k

dzl a depkjh dk uke tle frffk 'lkd@ i kfof/kd vgŕk; a foMx ea orġku in orġku in ij xg tuin vkjfkŕ vU; foj.k  
 fu; ħr dh ij fu; ħr Lfk; hġj.k dh tŕr dk  
 frffk dh frffk frffk foj.k

in fjdŕ

osu 4200

dzl a depkjh dk uke tle frffk 'lkd@ i kfof/kd foMx ea fu; ħr dh frffk orġku in orġku in ij xg tuin vkjfkŕ vU; foj.k  
 vgŕk; a ij fu; ħr Lfk; hġj.k dh tŕr dk  
 foj.k

1-	Jh ċh id l ħfj; ky	22&04&1955	ċh, 0	11&04&1977 Vld 04&09&1981 ofj' B fyfid	08&03&07	19&04&2007	iMh x<ky	l keW;	&
2-	Jh vkj0, l 0 uxh	18&03&1956	1&b. Vj 2&vkb0Vh0vkbZ vk'kyfi	03&02&1979 vijkgu dfu' B fyfid	2&3&2007	19&04&2007	fVgjh x<ky	l keW;	&
3-	Jh irki jke VEVk	05&01&1962	b. Vj	19&07&1982 Vld	4&3&2007	19&04&2007	vYeMk	vuq tŕr	&

dżl a	deplġh dk ule	t le frffk	'Mkd@ iMof/kd vgZk; a	foHkx eafu; Dr dh frffk	orġku in ij fu; Dr dh frffk	orġku in ij LFk; hdj .k dh frffk	xg tuin	vkjfk tMk dk fooj.k	vU; fooj.k
1-	Jh itDI tD ik.Ms	01&07&1959	ctD,0	22&03&1983	02&01&1982	19&04&2007	fiFK\$Kx<+	I kelU;	&
2-	Jh g'Mfr	16&05&1959	b.Vj	13&12&1983 dfu'B fyfid	01&01&1992	19&04&2007	iMh x<oky	vuqtMk	&

dżl a	deplġh dk ule	t le frffk	'Mkd@ iMof/kd vgZk; a	foHkx eafu; Dr dh frffk	orġku in ij fu; Dr dh frffk	orġku in ij LFk; hdj .k dh frffk	xg tuin	vkjfk tMk dk fooj.k	vU; fooj.k
1-	Jh iekn deplġ fc'V	10&11&1955	ctDcke	29&05&1982	29&05&1982	&	vYeMk	I kelU;	&



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|-------|---------------|-----------|------------------------------|-------------------------|-----------------------------------|---------------------------------------|---------|-----------------------------|------------|
| dzl a | depjkh dk uke | tle frffk | '16'kd@ ikfof/kd
vgzrk; a | foHkx eafu; Ør dh frffk | oržku in
ij fu; Ør
dh frffk | oržku in ij
LFk; hdj.k dh
frffk | xg tuin | vkjffkr
tkr dk
fooj.k | vl; fooj.k |
|-------|---------------|-----------|------------------------------|-------------------------|-----------------------------------|---------------------------------------|---------|-----------------------------|------------|

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|----|----------------------|------------|------------|-----------------------------|------------|------------|------------|--------|---|
| 1- | Jh Hjr yky           | 27&05&1959 | b.Vj       | 13&03&1986<br>Vøld          | 13&03&1986 | 19&04&2007 | iMh x<øky  | vuøtkr | & |
| 2- | Jh iju plnz tksh     | 07&08&1959 | ch,0       | 18&07&1988<br>Vøld          | 18&07&1988 | 19&04&2007 | fiFK\$ks<+ | I keW; | & |
| 3- | Jh l æ ho dk'kd      | 15&07&1974 | b.Vj+      | 07&04&1999<br>dfu"B fyid    | 07&04&1999 | &          | gfj}kj     | I keW; | & |
| 4- | Jh f'ko izdk'k uSkuh | 16&04&1987 | chdM       | 28&01&2010<br>dfu"B I gk; d | 28&01&2010 | &          | fVgjh      | I keW; | & |
| 5- | Jterh e/gkuh         | 01&04&1979 | b.VjefM, V | 01&01&2011<br>dfu"B I gk; d | 01&01&2011 | &          | ejlnkkn    | vuøtkr |   |

Lotir inleth I ;k & 1

dzl a depjkh dk uke tle frffk 'klcd@ ikof/kd vgrk;a foHkx eafu;Dr dh orëku in orëku in ij xg tuin vkjffkr vU; foj.k  
frffk ij fu;Dr LFK;hdj.k dh tkr dk  
dh frffk frffk foj.k

1- Jh jklu yky jk.k 12&12&1955 1&b.Vj 17&01&1981 20&10&1982 19&04&2007 iklh x<oky I keU; &  
2&vkbDVfDvkbD vk'klyfi vk'klyfi d

dzl a depjkh dk uke tle frffk 'klcd@ ikof/kd vgrk;a foHkx eafu;Dr dh orëku in orëku in ij xg tuin vkjffkr vU; foj.k  
frffk ij fu;Dr LFK;hdj.k dh tkr dk  
dh frffk frffk foj.k

1- Jh ctD, I O jk.k 15&02&1958 1&,e0,0 27&01&1981 27&01&1981 01&04&1986 iklh x<oky I keU; &  
2&vkbDVfDvkbD vk'klyfi  
3&,y0,y0cD

2- Jh x.ksk plhz 23&06&1958 1&,e0,0 20&01&1983 20&01&1983 19&04&2007 ushrky I keU; &  
2& vkbDVfDvkbD vk'klyfi



vuqod@ plslmj & : 0 440&7440 xM osu 1300  
 Loldr inlch l ;k &13

dzl a depjkh dk uke tle frffk 'k/cd@ ikrof/kd vgrk;a foHx esfu;Dr dh oržku in oržku in ij xg tuin vkjfkkr vU; foj.k

frffk ij fu;Dr dh frffk LFK;hdj.k dh frffk tkr dk foj.k

1- Jh l jkwyky 01&01&1955 gkbZclwy 22&09&1977 22&09&1977 01&04&1981 iMh x<oky vuqtkr &

2- Jh l jir yky 27&07&1958 ikpoh 26&09&1977 plslmj 26&09&1977 19&04&2007 fVgjh x<oky vuqtkr &

3- Jh vl kwyky 10&08&1959 gkbZclwy 26&09&1977 26&09&1977 01&04&1981 fVgjh x<oky vuqtkr &

4- Jh /kyky 13&04&1955 gkbZclwy 05&10&1977 05&10&1977 01&04&1981 : niz kx vuqtkr &

5- Jh x.ksk plhz 05&02&1960 vkBoha 21&01&1983 21&01&1983 19&04&2007 vYelk vuqtkr &

6- Jh cPph jke 30&08&1956 vkBoh 07&08&1984 07&08&1984 19&04&2007 vYelk vuqtkr &

7- Jh jghl jke 25&01&1960 ikpoh 01&08&1986 01&08&1986 19&04&2007 vYelk vuqtkr &

8- Jterh HxhjFkh noh 01&07&1957 LkKj 24&07&1992 24&07&1992 19&04&2007 uširky vuqtkr &

9- Jh idt xlrk 25&12&1974 ikpoh 27&02&1998 27&02&1998 & gfj}kj l keW; &

10- Jterh ne; Urh noh 01&04&1957 vkBoha 03&02&2004 03&02&2004 & iMh x<oky l keW; &

&&&&&&& ru in fjDr &&&&&&&













## APPENDIX VII

### **PREPARATION OF MASTER PLAN AND ZONAL DEVELOPMENT PLANS**

Master Plan for a town or an area means the plan, defining the boundaries , character of land use, zoning, stages of development , main existing and proposed communication lines and major open spaces including public buildings etc. Master Plan for a town is necessary to guide the future expansion of towns in a planned manner so that haphazard growth does not take place.

The Master Plan of a town is prepared keeping in view the future development of the town for the next 25-30 years. The Master Plan so prepared can be reviewed after every 5 or 7 years depending upon the pace of development. The work of preparing Master Plans for the towns in Uttar Pradesh is entrusted to the Town and Country Planning Department of the State Government.

According to staffing pattern recommended by government of India a period of 2 years to 4 years is kept for the reparation of Master Plan depending upon the size of the towns. If the staff sanctioned is less, then the period in which Master Plan will be prepared will be more.

#### **Selection of towns for preparation of Master Plans**

The Government of India in consultation with Planning Commission has prepared a list of towns which includes all class 1 and class 2 towns of the State. Master Plans under Regional Planning Scheme are taken up from this list. Master Plans of the towns which are not covered under this scheme are prepared on the request of the concerned Local Bodies, Controlling Authorities or District Authorities under the normal scheme of State Town Planning Department.

#### **Finances for preparing the Master Plans**

Till March 1969, all Master Plans under Regional planning scheme were being financed by Government of India. The Central assistance included pay of officers, staff, cost of stationary, rent of building, etc., and the State Government did not spend any amount under this scheme. Since April 1967, the pattern has changed and this scheme has been include in the State Plan. Master Plans which are not covered by above scheme are prepared by the Non-Plan Establishment of the State Town Planning Department. The Local Authorities are not charged any fee for the preparation of Master Plans, but depending upon the situation the local bodies are asked to get the Base Maps showing the existing developments prepared and help in carrying out some other surveys.

#### **Process of Preparation of Master Plan**

1. *Preparation of existing Base Map*- An up-to-date map of the town on a proper scale is required which should show all the existing developments in and around the town which includes all physical features. Practically all the towns in U.P have no up-to-date map, with the result that a lot of time is wasted in making these maps up-to-date by employing Engineers and Overseers to carry out physical Engineering Survey.

2. *Survey and Studies.*-in order to study existing condition of the town, the following surveys are carried out:
  - a) *Land-use survey.* - The use to which every plot of land is at present put to, is indicated on the Base Map. For this the Surveyors and Investigators have to go around collecting the information from property to property.
  - b) *Traffic Survey.* - A traffic count is taken on all important road junctions and roads, in order to assess the desirability of widening various roads.
  - c) *Socio-economic Survey.* - in this survey usually 10% households are surveyed by home interview method. The information collected is regarding income, size of household, size of house occupied, journey to work etc.
  - d) *Community facilities survey.* - All community facilities in the town are surveyed to assess the requirement.
  - e) *Educational Institutional Survey.* - All educational institutions are surveyed to get a picture of the existing shortage of educational institutions and future requirements.
  - f) *Industrial Survey.* - A survey of existing industrial establishments is undertaken, and an industrial feasibility survey is also undertaken to assess the types of industries which could be located in the town and also to assess the requirement of land for industrial purposes.
  - g) *Commercial Survey.* - in order to assess the future requirement of Commercial areas, survey of all existing commercial establishments is undertaken.
3. *Tabulation and Analysis.* - After all the surveys have been undertaken; the data so collected is tabulated and analyzed. This gives a clear picture of the town in terms of deficiency in the number of houses, educational institutions and other facilities.
4. *Preparation of Master Plan.* - the present population of the town is projected for the next 25 to 30 years by various modern accepted methods taking into account the particular problems of the town and the final population figure of the next 25 to 30 years is arrived at. The land requirement for various uses for this projected population is then worked out based on the studies already made and a Draft Master Plan is prepared. This Draft Master Plan after being approved by the Controlling Authority, Local Authority is notified for securing public objections.
5. *Publications of the Master Plan.* - After the Draft Master Plan is notified and published, objections are received within stipulated period, the objections received are tabulated and a hearing to the objections is given. After hearing the public objections, the Controlling Authority or Local Authority directs The Chief Town and Country Planner to modify the Draft Master Plan. The amended plan is then approved by the Controlling Authority or Local Authority and with its recommendations which also include the objections, is submitted to the government for approval. After the Government has approved the Master Plan and the Master Plan so sanctioned by the Government is published in the Gazette, it becomes the final document for following in case of all future development in the town.

#### **10-A. Preparation of Master Plan.-**

- 1) If in the opinion of the State Government any regulated area requires to be developed according to a Master Plan, it may cause such a plan to be prepared either through the Controlling Authority or through such other agency as the State Government may think fit.
- 2) The Master Plan shall be comprehensive plan showing therein the existing and proposed location and general layout of –
  - a. Arterial streets and transportation lines;
  - b. Residential sections;
  - c. Business areas;
  - d. Industrial areas;
  - e. Educational institutions;
  - f. Public parks, playgrounds and other recreational facilities;
  - g. Public and semi-public buildings;
  - h. Other landuses which are necessary;
- 3) On receipt of the orders of the State Government, the Controlling Authority or the agency as the case maybe, shall prepare the draft Master Plan and thereafter publish notice in atleast one newspaper having circulation in that area, indicating the place or places where copies of the plan may be inspected and inviting objections in writing from the public with respect to the Master Plan within a period of not less than thirty days from the date of the notice is published in the newspaper.
- 4) After expiry of the aforesaid period , the Controlling Authority or the agency , as the case maybe , if it deems necessary, appoint with the prior approval of State Government a committee consisting of three members , one of whom shall be a Town Planner , to consider objections and submit its report within such time as may be fixed in this behalf.
- 5) The Controlling Authority or the agency or the committee referred to above, as the case maybe, shall allow reasonable opportunity of being heard to any person including representatives of Government Departments or Local Authorities, who have filed any objections and who have made a request for being so heard.
- 6) The Controlling Authority or the agency, as the case maybe, shall after considering the objections and the report of the committee, if any finalize the Master Plan and submit the Master Plan along with its comments to the State Government for approval.
- 7) The State Government may either approve the Master Plan without modifications, or with modifications as it may consider necessary,

**Preparation of Regional Plans, Master Plans, Sector Plans and Zonal Plans:**

- Regional plan/Master Plan/sector plan/zonal plan should be prepared under the framework of the existing prevailing Acts. Therefore the first and foremost task is notification of –

**Regulated Area** - under Uttarakhand (U.P Regulation of Building Operations Act 1958) Adoption and Modification Order. 2002.

**Development Area**- under Uttarakhand (U.P Urban Planning and Development Act 1973) Adoption and Modification Order. 2002.

**Special Development Area**- under Uttarakhand (U.P Special Area Development Authority Act 1986) Adoption and Modification Order. 2002.

- Generally a Regional / Master Plan is a long term perspective 20-25 years plan having a written document supported by illustration and maps, containing spatio – economic development policies, strategies, planning zones and general programmes of the local or regional Authority.
- Whereas, a sector / zonal plan shall also be prepared within the broad framework of regional/ Master Plan providing further necessary details of the sectors/ zones proposed in the regional/ Master Plan.
- It is emphasized that Regional/ Master Plan of an urban area should not be conceived in isolation from its region. Growth potentials and special function of each region/ urban area such as marketing, industrial, tourism and pilgrimage, administrative etc.need to be explicitly recognized.

Stages of Master Plan preparation for consultants:

**Stage I: Preparation of Base Map and existing Land-use Map**

- 1) Prepare Base Map at appropriate scale for Development Area/ Special Area/ Regulated Area on the basis of aerial photography/satellite imagery/ GIS maps provided.
- 2) Existing land use survey and ground verification of base map and preparation of existing Land use Map.

**Stage II: Preliminary surveys and studies**

- 3) Studies of the Regional aspects, Geographical, Geomorphological, Geotectonic aspects, Climatological, Ecological and Environmental studies, Historical and cultural heritage etc.
- 4) Studies related to demographic aspects, Socio-Economic aspects, Housing conditions, Traffic and Transportation networks, Utilities and facilities.
- 5) Other specific surveys and studies from primary and secondary sources.

**Stage III: Analysis, Synthesis, Projections and Plan Formulation.**

- 6) Includes identification of aims and Objectives , problems and potentials, projected needs, supporting infrastructure and land on the basis of population projection, employment generation estimates etc.
- 7) Conceiving alternative conceptual plans with applications of various planning principles /theories and planning techniques and make presentations to Town and Country Planning Department, Uttarakhand for comments and finalization of conceptual plans.
- 8) Presentation of conceptual plans to members of local bodies through ward meetings, workshops and evolving a Concept Plan.
- 9) Formulation of Draft Master Plan including Zoning regulations, Development norms and standards, Resource mobilization strategies, phasing and investment plan.
- 10) Presentation of Draft Master Plan for technical scrutiny and comments before the Divisional Town Planner, Town and Country Planning Deptt. Uttarakhand and accordingly, to be revised before submission to the competent Authority.
- 11) Approval of Draft Master Plan by the Competent Authority, preparation of suitable copies of the same and make modules for putting it on Internet and Website.

**Stage IV: Finalization of Plans**

- 12) Exhibition of Draft Master Plan for public objection and suggestions and also to make presentation to elected members of the local body.
- 13) Compilation of objections and suggestions and their analysis and putting the same to the Competent Authority for its final approval.
- 14) Submission of the Master Plan to the Government by the Competent Authority.
- 15) Approval by the Government on the technical advice of the Town and Country Planning Deptt. Uttarakhand
- 16) Preparation of sector/ zonal plan within the framework of Master Plan proposal.
- 17) Transfer of the sector / zonal plan on Revenue records/ Sazra plan.
- 18) Submission of the final and report to the Competent Authority for execution.
- 19) Whenever required, to make presentation before the Competent Court so as to satisfy the legality and propriety of any matter related to plan proposals.