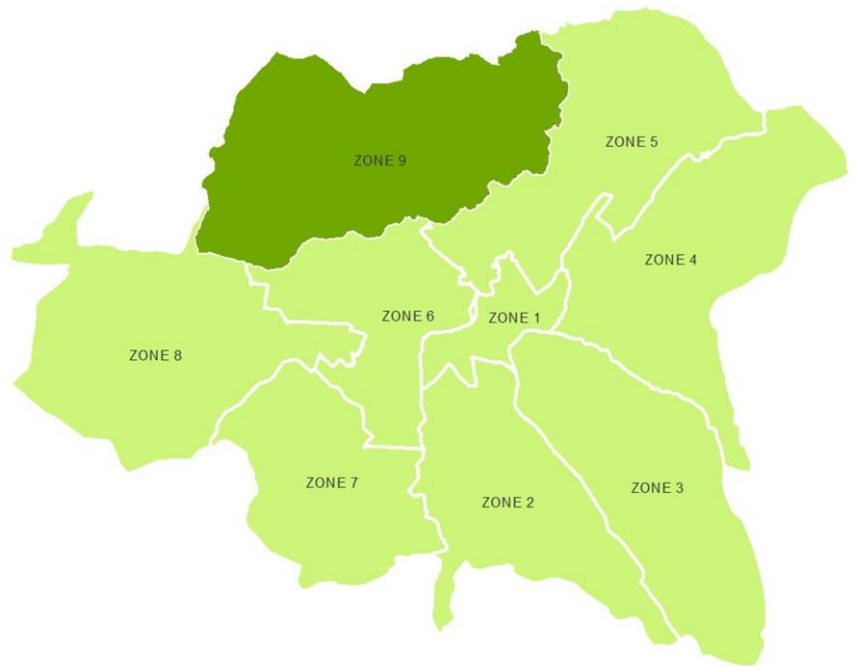


# ZONE-9

## ZONAL DEVELOPMENT PLAN



DRAFT

2015



MUSSOORIE DEHRADUN DEVELOPMENT AUTHORITY

CONSULTANT

**CYIENT**

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## Note:

- Zonal Development plan is a broad land use document. Due to small scale of map only important land use are proposed in the plan. The classification of land uses are in details when compare to master plan.
- Proposal of reconsidered land use are based on policy, it is not based on individual land ownership and “*Sajra* maps”.
- Classified land use are kept into important land use classes as per the guidelines of UDPFI in accepted Dehradun Master plan -2025
- Proposed Zonal Development plan is prepared based on latest high resolution satellite image and GIS maps retaining originality to the maximum possible extent.
- It is natural to exists difference in the diagram of different land uses, size of sites, dimension of features; routes etc. between map and GIS based recent base maps in the master plan 2025

- The boundaries have been modified for different sites of large size represented in the GIS based map. Existing sites of small size whose clear drafting is not possible on the level of zonal development plan has not been marked on the map. On the field site's boundary will be assumed as per original ground position.
- Keeping in view those parameters of base maps and records of forest land obtained from the forest department are of same type so forest boundary has been drawn correctly to the possible extent.
- In any important land use class, in the case reserved forest are found on the ground then related place will be considered under forest area. In the case boundary of any forest area shared by the private land or vice versa land use will be fixed after the confirmation of the forest department as per the need
- Because of unavailability of map related to the boundary of cantonment, the boundary of cantonment has been shown as it is in the Master plan 2025.
- Proposed commercial region on important routes have been discussed along with their considered average depth, route name and proposed route rights and have been listed in the appendix of the report of the Master Plan.
- The alignments of the proposed routes /expressway have been kept as it is to the possible extent but existing routes have been kept as per their alignment in the GIS based maps.
- The described river-drainage in the Master plan report whose both side 10-10 meter land has to be kept aside for afforestation not been shown in the Master Plan map this provision will be ensured through bylaws.
- If any error is found in the map as per above described provision then it will be interpreted as drafting error and a modification in the Master plan.
- All those episodes of land use change which has been depicted in the master plan map in the expectation of issuance of notice will be assumed under corresponding use only after the completion of the process of the act.

## 1. INTRODUCTION

### 1.1 Introduction:

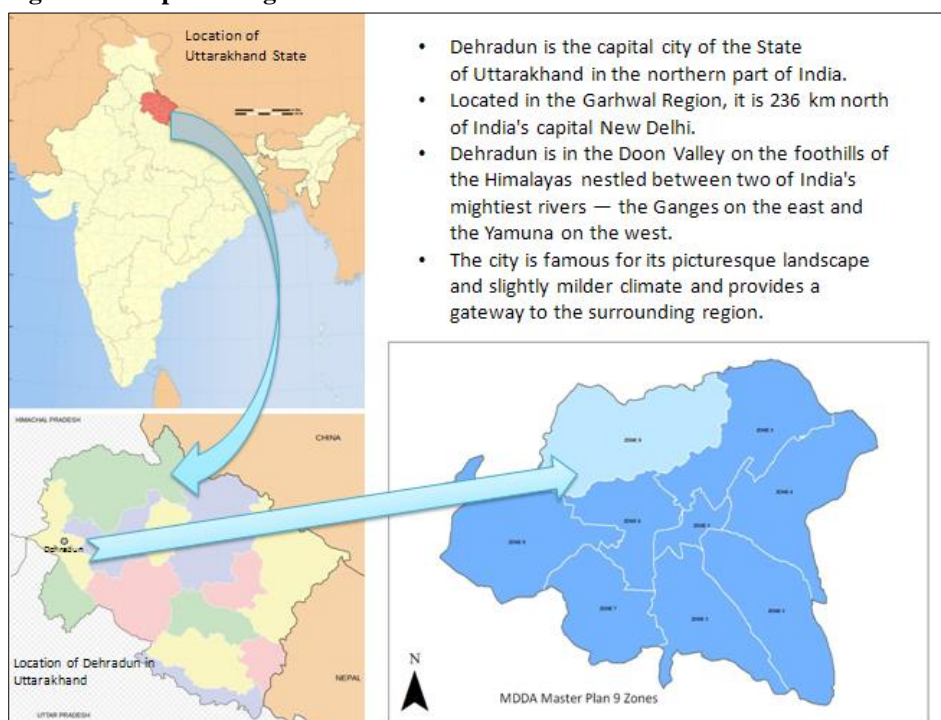
Mussoorie Dehradun Development Authority (MDDA) area includes Dehradun Urban Agglomeration, Mussoorie Municipal area, Dehradun Cantonment, FRI, Census Towns and surrounding 185 Revenue Villages in Dehradun District. The limits of this development area coincide with the Dehradun District Boundary in the north, forest area in the south and west, and river Song in the east.

Mussoorie Dehradun Development Authority (MDDA) has timely initiated the exercise for the preparation of Zonal Development Plans for 9 Zones as defined in the approved Dehradun Master Plan 2025 (amended). Master Plan area spread over an area of about 360 Sq.km. having a population of 9.37 lakhs as per 2011 census and the Master Plan was prepared for Dehradun City only.

Dehradun lies at 30.3180° N, 78.0290° E, foothills of the Himalayas which makes its climate moderate i.e., neither too hot nor too cold. The scenic beauty all around makes Dehradun location more attractive. This zone is situated between Lat Long values at-

NW - 30°24'46.12"N 77°56'16.69"E & SE - 30°20'26.61"N 78° 3'45.32"E

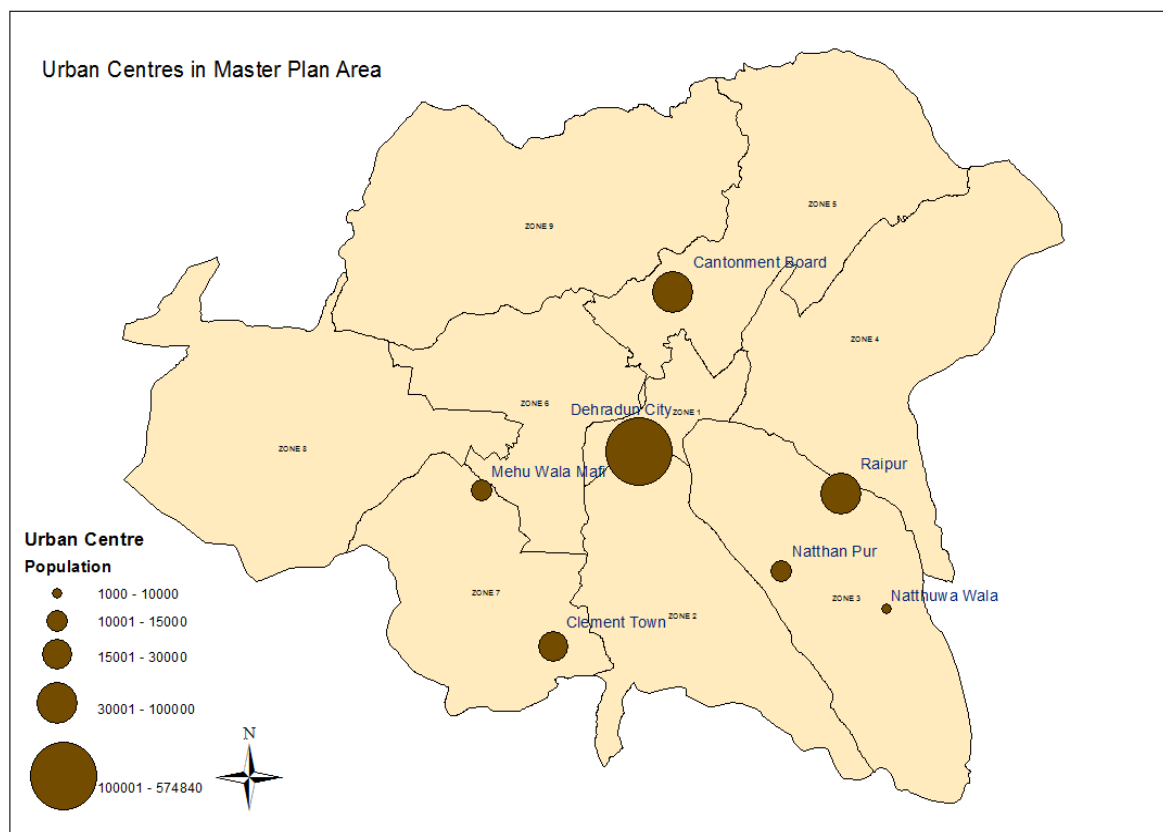
**Figure 1 : Map showing the Zone-1 location in MDDA**





## 1.2 Urban Centers:

Figure 2 : Map Showing the Growth Centers in MDDA



The MDDA Master Plan region comprises major urban centers in it besides Dehradun Municipal Corporation. Other important urban centers are Dehradun Cantonment Board, Raipur, Clement town, Forest Research Institute, Balawala and Raipur etc. This entire region developed as multi-functional as clusters of this region are around the institutions and along the major state and national highways.

## 1.3 Approach and Methodology

Extensive primary survey starting with the reconnaissance survey to understand the physical, social and economic structure of the study area has been taken up. This study also gives an idea of history, heritage, the level of development, status of existing infrastructure physical, social and living environment of the region. Under this process, Recent High Resolution Satellite Data from NRSC/ Master Plan and digital Revenue cadastral maps (Sajra) will be collected from MDDA and other respective departments which will be further carried out for inventory process. Field survey will be carried out for base map updating as well as for land use data collection. The attributes of each feature will be collected by maintaining a unique



ID, where the corresponding feature is represented by the same ID in the digital data. Finally, existing land use map was prepared based on the UDPFI guidelines and data will be analyzed for report.

Detailed proposed land use map was prepared at the Zonal level without changing the approved Master Plan proposals. Comprehensive analysis of existing land use and Master Plan proposal, identifying the deviation from the ground to be analyzed and the proposals have been drawn up for the perspective period of 2025.

Proposals for conservation of forest and hill area, scenic spots have also been included. Outlook of various uses encompassing residential, commercial, industrial, educational and public and semi-public uses has been indicated in the form of a land use map both for existing and proposed development scenarios. The process is also explained in below flowchart.

#### **1.4 Dehradun Master Plan-2025:**

The MDDA, Dehradun has been divided the Master plan area into 9 Planning Zones designated from '1' to '9' in the Master Plan for Dehradun-2025, The Master Plan covers the City of Dehradun, a few more urban centres and the surrounding rural areas. Master plan area spread over an area of about 360 Sq.km. having a population of 7.14 lakhs as per 2011 census. The planning zones as delineated by the MDDA in Master plan of the region comprise urban areas, revenue villages, developmental activities and natural boundaries as existed in Approved Master plan.

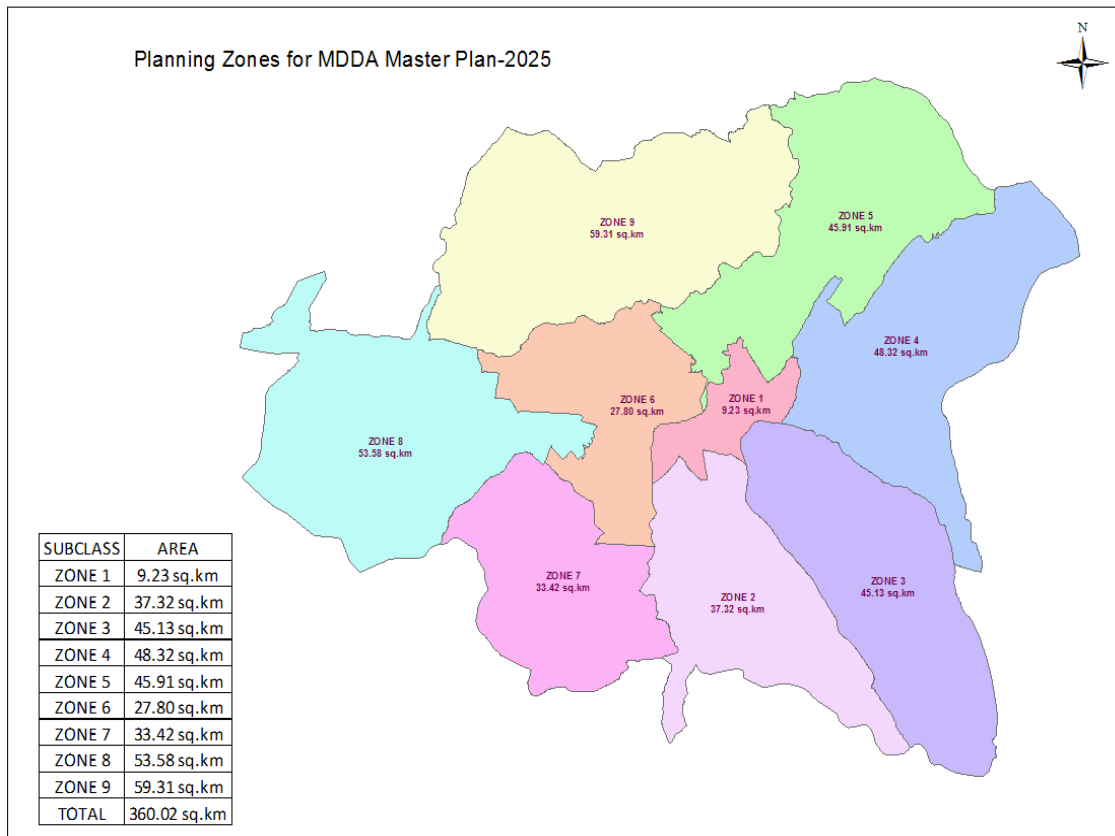
Dehradun is facing a many problems like housing shortage; tremendous pressure on the existing urban infrastructure and, problem of traffic congestion. In the changed scenario, MDDA has taken up various planning proposals-both short term and long term, to mitigate the existing problems and to adequately cope with future requirements of the Master Plan area. The Authority is entrusted with the responsibility of promoting and securing the development of all of the areas included in the development area according to a plan and, dispose of land and other properties to carry out development and other operations, to execute work in services and amenities and, generally, to do anything necessary or expedient for the purpose incidental thereto.

The specific objectives the Authority strives to accomplish are as follows:

- To carry out the civic survey and prepare a comprehensive development plan for the development area under the jurisdiction of the Authority.
- To prepare zonal development plan for each of the zones into which the development area is divided.
- To promote and secure the development of areas situated in this urban region according to the Master Plans and zonal development plans.
- To control the use of land for various purposes by acquisition, development and disposal of land.
- To carry out development works such as roads, buildings, water supply, sewerage and other schemes within the development areas so as to provide infrastructure facilities within it, and
- To co-ordinate and regulate the activities of various agencies of the State, Central and Local authorities within its jurisdiction.

### 1.5 Regional Setting

Figure 3 : Map showing the Planning Zones in MDDA



Dehradun is very well connected to all the major urban centers in and outside the region. It is very well connected by roads and rails and also airstrips. It is only 235 kms away from the national capital Delhi. The nearest airport is situated 25km away from Dehradun at the outskirts of the town. Distances from some of the major urban areas are as in below table.

**Table 1 : Distance from major cities**

City	Distance (in kms)
Delhi	235
Chandigarh	170
Haridwar	54
Mussoorie	34
Rishikesh	43
Agra	382
Shimla	221
Yamunotri	279
Nainital	297
Kedarnath	270

The city is very well connected by daily trains coming from Delhi, Calcutta, Mumbai, Varanasi, Lucknow and other places.

## 2. PROFILE OF MASTER PLAN AREA AND ZONE

### 2.1 Profile of Master PLAN area:

As per data released by Govt. of India for Census 2011, Dehradun is an Urban Agglomeration coming under category of Class I UAs/Towns. Dehradun city is governed by Municipal Corporation and is situated in Dehradun Urban Region.

MDDA established in 1984 with 185 villages and Dehradun Municipality and Other Census Towns. MDDA includes part of 3 blocks namely Raipur, Sahaspur and Khandoiwala. MDDA has prepared Master Plan for Dehradun area in 2005. Master Plan area divided into 9 zones on the basis of physical attributes, and all these zones are incorporated as a part of MDDA Zonal Development Plan preparations, which includes built up areas and non-built up areas. Presently Master Plan area comprise of Dehradun city, Dehradun Cantonment Area, Forest Research Institute (FRI), Clement Town, Raipur Town, other census towns and surrounding villages. Presently about 133 villages exists in Master Plan area as villages and others are converted or merged into urban areas.

### 2.2 Population:

As per 2011 census total population of the MDDA Master Plan area is 9, 37,597. Out of this population 76% of the population i.e., 7, 25,000 live in urban areas, in that 61% comprises Dehradun Municipal Corporation and another 16% in Census Towns and remaining lives in rural areas i.e., villages. Urban area population includes 7 Census towns and Dehradun Municipal Corporation. Below are the names of the census towns.

**Table 2: List of Urban areas and population in Master Plan area**

Sl. No	Level	Name	Population
1	Municipal Corporation	Dehradun	574840
2	Census Town	Raipur	32900
3	Census Town	Cantonment Board	52716
4	Census Town	Clement Town	22557
5	Census Town	Mehu Wala Mafi	13475
6	Census Town	Natthan Pur	13905
7	Census Town	Natthuwa Wala	9206
8	Census Town	FRI	5601
<b>TOTAL</b>			<b>725200</b>

Source: Census of India 2011

**Table 3 : MDDA Master Plan Urban and Rural Population**

Area	Population				2011	
	1981	1991	2001	2011	%	GR
<b>Census Towns</b>	69995	94534	124292	150360	16.04	20.97
<b>Dehradun M.Corp</b>	211563	270562	426674	574840	61.31	34.72
<b>Other Villages</b>	72776	115327	140467	212397	22.65	51.20
<b>MDDA TOTAL</b>	<b>354334</b>	<b>480423</b>	<b>691433</b>	<b>937597</b>	<b>100</b>	<b>35.60</b>

Source: Census of India 2011

### 2.3 Population Growth

The total population growth of MDDA Master Plan area is about 35.6% from 2001 to 2011, whereas Uttarakhand state growth is 18.8% only. It explains that after formation of state capital in 2000, the city attracted the population for various employment opportunities to live in. Whereas, other towns such as Raipur, Clement Town including FRI and Cantonments are grown at the rate of 20%, but villages in MDDA area are having high amount of growth rate i.e., 59% of growth rate. Villages surrounded by Dehradun city have grown with high growth rate due to land availability for residential, industrial, offices and education institutions.

**Table 4: Population Growth Rate 1981 to 2011**

Year	Growth Rate			
	MDDA	Dehradun M Corp	Census Towns	Other Villages
<b>1981-91</b>	30.07	27.88	35.05	21.43
<b>1991-01</b>	48.59	57.69	31.47	41.84
<b>2001-11</b>	35.60	34.72	20.97	51.20

Source: Census of India 2011

**Table 5 : Zone wise population 1981 to 2011**

Zone No	Area in Sq.km	Proportionate Population			
		1981	1991	2001	2011
1	9.23	98764	135435	158384	163287
2	37.32	40363	68329	79936	140906
3	45.13	45607	60717	104159	157085
4	48.32	13555	19047	32055	47673
5	45.91	40487	47985	74115	96466
6	27.80	46010	53386	111188	158465
7	33.42	27307	40500	56301	84327
8	53.58	16213	21487	34314	42956
9	59.31	26024	33537	40981	46432
<b>Total</b>	<b>360.02</b>	<b>354334</b>	<b>480423</b>	<b>691433</b>	<b>937597</b>

Source: Census of India 2011

**Table 6 : Population Density in MDDA Master Plan area**

Area	Area in Sq.km	Population-2011	Density
<b>Dehradun Municipal Corp</b>	31.08	574840	18495
<b>MDDA Master Plan Area</b>	360.02	937597	2604
<b>MDDA- Excluding Municipal Corp</b>	328.94	362757	1103

Source: Census of India 2011

While calculating the density zone wise, Zone-1 having high density followed by Zone-6 because these two zones having municipal area and Zone 4,8,9 having low density due forest and hilly areas.

**Table 7 : Zone wise Population Density**

Zone No	Area in Sq.km	Population	Density persons/Sq.km
1	9.23	163287	17691
2	37.32	140906	3776
3	45.13	157085	3481
4	48.32	47673	987
5	45.91	96466	2101
6	27.80	158465	5700
7	33.42	84327	2523
8	53.58	42956	802
9	59.31	46432	783
<b>Total</b>	<b>360.02</b>	<b>937597</b>	<b>2604</b>

Source: Census of India 2011 and Master Plan

## 2.4 Profile of Zone-9

### 2.4.1 Population

Zone-9 is the least density zone out of Master Plan Zones. This zone is having mainly forest areas and agriculture areas. As per 2011 census, Zone-9 population is 46432 which come 5% of total MDDA population. 50% of this Zone population residing in Cantonment Board only, which means if the cantonment excludes, remaining part is majorly forest areas, Agriculture and rivers.

Zone-9 comprising of 29 villages and 50% of the Cantonment Board with area of 59.31Sq.km which is derived based on superimposing of combined village cadastral map on MDDA Master Plan Zones. Below table shows the village names and population details in 2001 and 2011.

**Table 8 : Zone-9 Population**

Sl. No	Village/City	POP_2001	Population-2011			Literacy-2011			Work_Force-2011		
			M	F	T	M	F	T	M	F	T
1	Aamwala-V	686	442	440	882	356	275	631	254	38	292
2	Bilas Pur Kandali	880	703	781	1484	581	633	1214	219	48	267
3	Birabari	94	57	66	123	43	43	86	31	18	49
4	Bisht Gaon	545	359	339	698	298	254	552	231	81	312
5	Gajiwala	711	438	478	916	375	399	774	186	51	237
6	Galajwari	1536	960	959	1919	787	721	1508	414	35	449
7	Gangole Pandit Wari	473	447	364	811	379	308	687	232	23	255
8	Ghanghora	1040	710	761	1471	601	627	1228	289	94	383
9	Gujrara Karan Pur	529	341	356	697	280	244	524	194	74	268
10	Hariyawala Kalan	147	89	82	171	66	43	109	45	20	65
11	Hariyawala Khurd	829	577	648	1225	459	532	991	240	69	309
12	Harnaul	114	55	64	119	52	48	100	48	41	89
13	Jamniwala	50	39	37	76	32	26	58	22	0	22
14	Kandhali	2048	1327	1279	2606	1085	894	1979	667	86	753
15	Kheragopiwala	276	40	29	69	30	20	50	20	3	23
16	Kolhupani	814	858	760	1618	649	468	1117	369	97	466
17	Kotra Santaur	463	294	288	582	253	236	489	134	34	168
18	Majhaun	85	89	83	172	79	65	144	31	10	41
19	Pondha	1223	931	814	1745	751	579	1330	438	92	530
20	Purohit Wala	402	173	236	409	154	203	357	54	16	70
21	Saliyawala	103	61	65	126	47	48	95	30	18	48
22	Sigli	61	206	256	462	160	185	345	112	14	126
23	Sudhauwala	379	531	334	865	439	257	696	239	29	268
24	Vijepur Gopiwala	107	59	74	133	52	64	116	22	8	30
25	Cantonment Board	26838	14804	11554	26358	12598	9211	21809	8658	1615	10273
	<b>TOTAL</b>	<b>40433</b>	<b>24590</b>	<b>21147</b>	<b>45737</b>	<b>20606</b>	<b>16383</b>	<b>36989</b>	<b>13179</b>	<b>2614</b>	<b>15793</b>
26	Gujrada	160			210	Projected as per trend,,not found in Census					
27	Gorak Poor	140			170	Projected as per trend,,not found in Census					
28	Galoulas	106			146	Projected as per trend,,not found in Census					
29	Singli Gopiwala	142			169	Projected as per trend,,not found in Census					
	<b>TOTAL</b>	<b>548</b>			<b>695</b>						
	<b>Grand Total</b>	<b>40981</b>	<b>24590</b>	<b>21147</b>	<b>46432</b>	<b>20606</b>	<b>16383</b>	<b>36989</b>	<b>13179</b>	<b>2614</b>	<b>15793</b>
	<b>Profile</b>		<b>Sex Ratio</b>	<b>860</b>		<b>Lit Rate</b>	<b>81%</b>	<b>Work_Force</b>	<b>35%</b>		

Source: Census of India 2001 and 2011



### **2.4.2 Sex Ratio**

Zone-9 sex ratio is 860 females per 1000 males.

### **2.4.3 Density**

The density of Zone-9 is 783 persons per sq.km, which is very low because this Zone having more than half percentage of forest areas or hilly areas and agriculture fields. No urban areas present in this Zone.

### **2.3.4 Literacy Rate**

Literacy rate for zone-9 is 81% which is similar to Master plan area. Work force participation rate for this zone in rural areas is 28.4% and Cantonment area 39%. Zone Work force participation rate is similar to Master Plan area i.e., 35%.

### **2.4.5 Population projection (Zone-9):**

Master Plan population projections have been done using Arithmetic Mean method and Geometric Mean method and finally Projections using geometric mean method was considered suitable for Master Plan of MDDA; hence for further land use and infrastructure Projections population projected in Geometric Method has been used for total master plan are population projections.

While projecting the zone wise population projections, growth rate calculations made with analysis of previous decade's growth trend as well the present land use analysis. The total projected population of 2025 of individual zones is matched with Master Plan projections. In this scenario zone-1 is having least population growth and whereas zone 3 is shows highest population growth rate. Below table illustrates the zone wise population growth rate.

**Table 9 : Zone wise population projections**

Zone	1981-1991	1991-2001	2001-2011	Proj GR	Remarks
1	37.13	16.94	3.10	5%	Reached Saturation and no vacant land for further development
2	69.29	16.99	76.27	45%	Medium growth rate due to area covered forest areas
3	33.13	71.55	50.81	72%	High growth rate due accessibility and vacant lands
4	40.51	68.29	48.73	35%	Medium growth rate due to this zone covered Forest areas
5	18.52	54.46	30.16	45%	Medium growth rate due to this zone covered Forest areas and rivers
6	16.03	108.27	42.52	30%	Medium growth rate due covered FRI and defense areas
7	48.31	39.01	49.78	60%	High growth rate due accessibility and vacant lands
8	32.53	59.70	25.18	30%	Medium growth rate due to covered with Hilly areas, agriculture lands and forest areas
9	28.87	22.19	13.30	30%	Medium growth rate due to this zone covered forest areas and rivers
<b>MP</b>	<b>35.90</b>	<b>37.92</b>	<b>38.20</b>	<b>31%</b>	<b>As per Master Plan (MP)</b>

Based on the above population growth for each individual zone, below table explains the projected population for all zones.

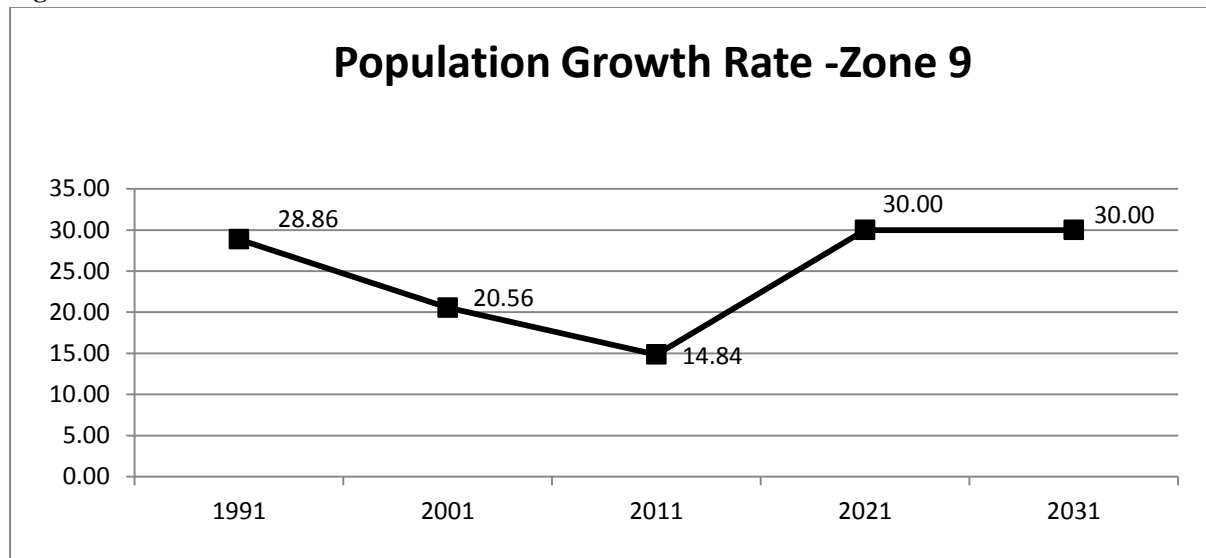
**Table 10 : Projected Population of all zones**

Zone No	Area in Sq.km	Proportionate Population			
		2011	2021	2025	2031
1	9.23	163287	171451	174880	180024
2	37.32	140906	204313	241090	296255
3	45.13	157085	270186	348000	464720
4	48.32	47673	64360	73370	86886
5	45.91	96466	139875	165053	202819
6	27.80	158465	206005	230725	267806
7	33.42	84327	134924	167306	215878
8	53.58	42956	55843	62544	72596
9	59.31	46432	60361	67605	78470
<b>Total</b>	<b>360.02</b>	<b>937597</b>	<b>1307319</b>	<b>1530572</b>	<b>1865453</b>

Zone-9 area is having mostly forest areas and rivers. There is no proper infrastructure and no major institutions existed in this zone. So considering these factors, the population growth rate is for this zone identified based on the trend, zone functions and land availability and

Master Plan proposals. 30% growth rate is expected basis of natural growth and Master Plan proposals. Below is the expected 2025 population for zone-9.

**Figure 4 : Growth rate trend in Zone- 9**



### **2.5 Economic Profile of Zone 9**

Zone-9 is having major portion of agriculture and forest areas. Agriculture is the main activity in this zone. Due to high amount water availability throughout the year, agriculture activities are developed in this zone. Vegetables are main crops in this zone, and it will supply to main city for daily needs.

### 3. INFRASTRUCTURE

Infrastructure is the term used for the basic services and facilities which are integral part of urban development. It is the backbone of any settlement. So the quality of infrastructure is a good indicator of quality of life of people. It has also got a strong relation with the growth and development of the region. Physical infrastructure is very important for growth and development of a city. Some of the major aspects that are covered under this are water supply system, drainage and sewerage network.

#### 3.1 Water Supply

Affordable, abundant and clean water is essential for human well-being. There are clear linkages between access to potable water and health, nutrition levels and subsequently education achievement, labor productivity and economic growth.

Zone-9 is falling under outskirts of the city area. Main sustainable source of water for this zone is ground water which meets almost 100% of supply.

Due to the intermixing of urban and rural area into Municipal Corporation, it created imbalance of water supply status as the criteria for urban water supply for Dehradun was 200 LPCD whereas in the adjoining rural areas, the criteria was only 40 LPCD and 70 LPCD depending upon the status of the water supply either through public stand posts or through private house connections.

#### 3.2 Sewerage and Sanitation

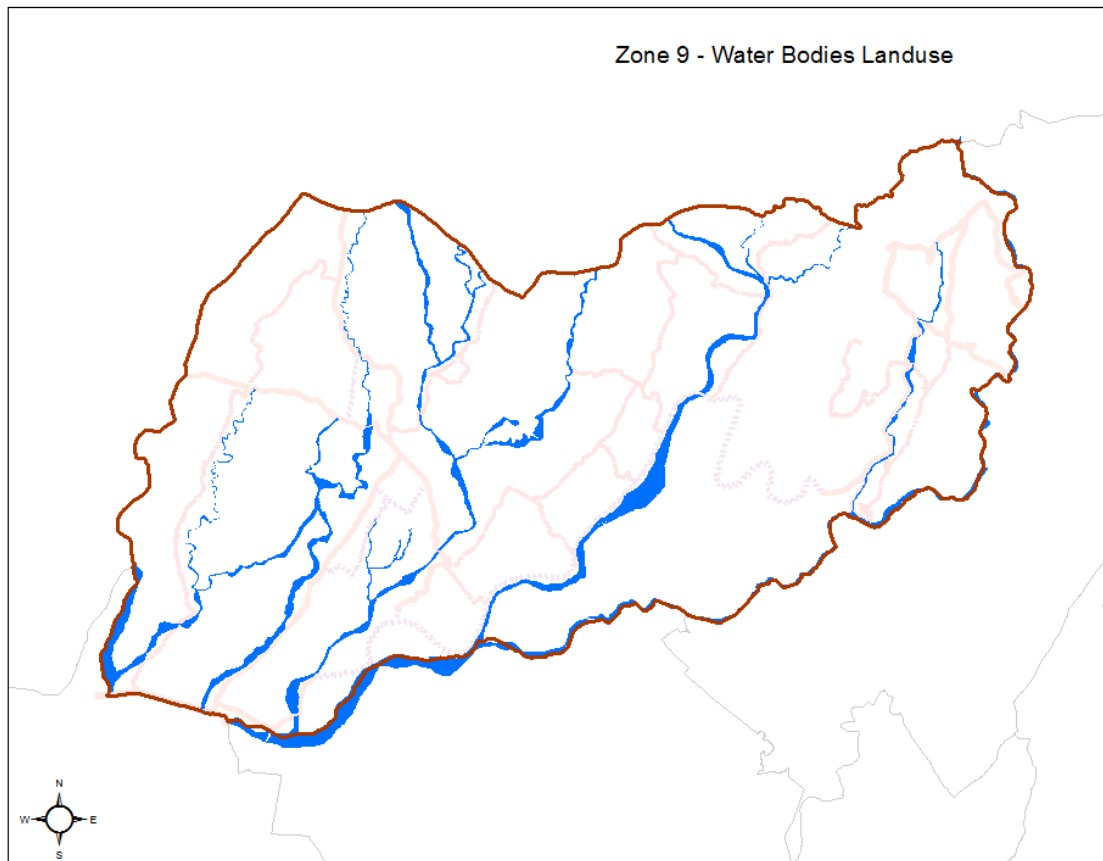
Sewerage system was introduced in Dehradun city in 1921, which mainly consisted of surface drains, water flush latrine and short length intercepting sewers. Since, then it has been extended to various parts of the town. There are no sewerage and sanitation facilities in the Zone. This Zone covered mainly with septic tanks and soak pit systems. The collected sewage is used for sewage farming or discharged directly to Rispana or Bindal Rivers.

Due to development in economic and social status of inhabitants and rapid increase in population of the town in last five years, the public demand for health sanitary condition has been gathering mass attention for the last few years. The construction of new sewerage systems and STP are therefore an urgent need of today. The treatment of sewerage is essential to check the decay in the environment as well as to provide hygienic conditions for the

Population. Besides the sewerage from households, the waste from industries also needs attention. The sewerage is estimated at the rate of 80% of the water supply in any area.

### 3.3 Drainage

**Figure 5 : Map showing the drains location in Zone-9**



Major portion of the city is having open drainage, where the sides of the roads and planned drainage facilities in some parts of the city. There is no drainage facility in the surrounding villages of the Dehradun city which comes under the planning area.

Although the natural topography of the city helps in gravity drainage, there are pockets of water logging; besides, natural drainage courses require rehabilitation, as they are choked with disposed solid waste and encroached upon, particularly by the urban poor.

Due to hilly terrain, Dehradun City has a natural drainage pattern with sufficient gradients to drain off storm water easily in to the two main natural drainage channels passing north to south i.e. Bindal River and Rispana River.

Zone-9 has surrounded by these two rivers. This zone drainage is fully depends on these rivers only. Due to high density in this zone, roads become very narrow, disturbing the water flow. Some of the areas, sewage lines merging the drainage resulted the pollution of rivers.

### **3.4 Solid Waste Management**

Municipal solid waste (MSW), also called urban solid waste, is a waste type that includes predominantly household waste (domestic waste) with sometimes, addition of commercial wastes collected by a municipality within a given area. Recent study shows that composition of waste by Dehradun.

Existing solid waste collection system mainly comprises of (i) collection from the doorstep by means of hand-carts/cycle-rickshaw and (ii) collection through community bins/containers. Municipal Corporation sweepers and sanitary workers engaged by the Mohalla Swachhata Samities sweep solid wastes from the streets. They accumulate the collected waste into small heaps and subsequently loaded manually or mechanically on to the solid waste transportation vehicles for onward transportation to the disposal site.

The existing solid waste disposal site is located at Dateda Lakhond on Sahashradhara Road and at a distance of about 7 km from the town. The site (area approx. 4 ha) is being used for last 3 years. DNN has identified 15 acres of land at Selaqui, located at a distance of about 22 km from the city for future solid waste disposal.

Zone-9 area comprises of major market areas, business establishments and hospitals. Generation of waste from this zone is more compare to other zones. Special measurements have to take care for this zone, as this zone has high resident density as well as high floating population. Dehradun is not only capital city; it has its own tourist importance in this region, so cleanness of city very important in order to attract the tourists.

### **3.5 Social Infrastructure:**

Development of Social Infrastructure facilities play an important role in the community development and are expected to provide a cohesive living condition for the population in Zone-9 area. Social Infrastructure facilities are essential to satisfy the immediate requirement of inhabitants and provide community needs such as education, health facilities etc. considering the development of the town. Social Infrastructure facilities include Education, Public Health, Recreational, Market and Other facilities.

Social Infrastructure facilities support many welfare activities especially for the urban poor and economically weaker sections. Therefore strengthening this function so as to provide satisfactory level of services becomes top priority for the municipal authority.

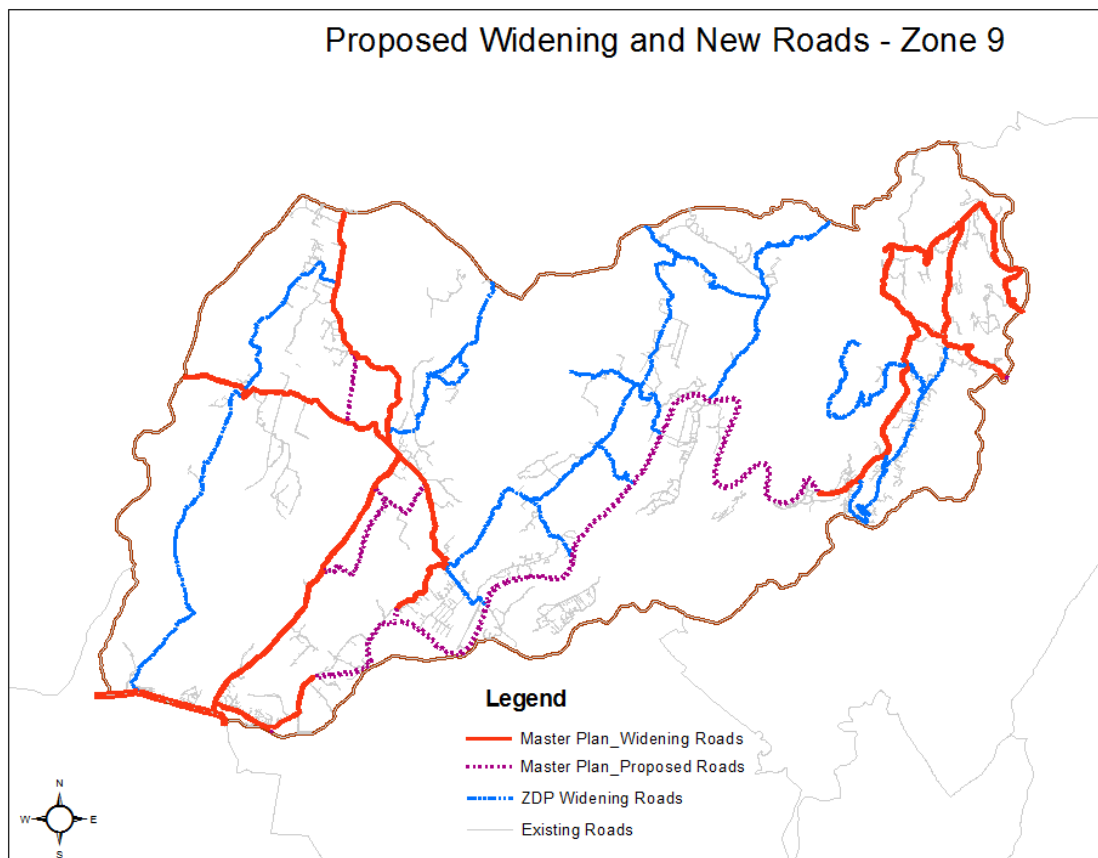
## 4. TRAFFIC AND TRANSPORTATION

Dehradun is state capital and hub of many national level institutions and centre for trade and commerce of surrounding region. Being the gateway to the Himalayan region of the State, Dehradun attracts large number of tourists on their onward journeys to different hill destinations as well city level tourist spots. Thus, a large volume of traffic is generated/ attracted from/to the city. Dehradun is well connected by rail, road and air.

### 4.1 Road Network

Dehradun city has basically radial pattern originating from city core (i.e. Clock tower). Rajpur road, Haridwar road, Saharanpur road and Chakrata road are forming the major travel corridors which originate from the city core. NH-72 passes through the city connecting Rishikesh and Haridwar in the east to Himachal Pradesh in the western side. NH-72A connects the city with Saharanpur in the S-W and Roorkee in the south. Other important roads in the city are Kaulagarh road, Raipur road, and Sahastradhara road, Kanwli Road, New Cantonment Road, Subhash Road and East Canal Road.

**Figure 6 : Map showing the Transportation network in Zone-9**

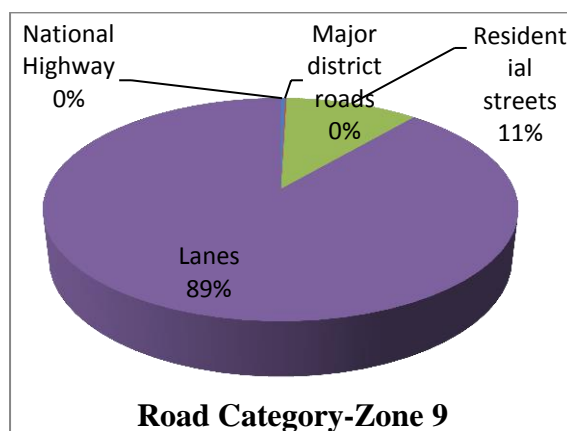




The traffic carrying capacities are low due to limited widths, intense land use and encroachments.

**Table 11 : Existing roads by category wise**

Category	Length in km
National Highway	3
Major district roads	1
Residential streets	93
Lanes	763
<b>Total</b>	<b>860</b>

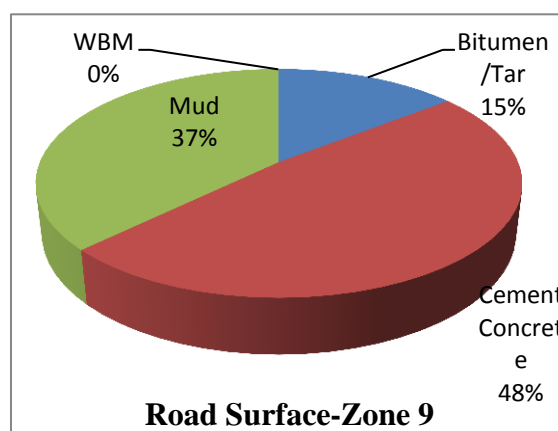


Source: Existing Master Plan and ZDP- 2015

Total roads by category wise in Zone-9 are divided into National Highway, Major district roads, Residential streets and Lanes. 89% portion of the roads is small lanes, 11% of the roads are residential streets, negligible percentage of major district roads and National Highway.

**Table 12 : Existing roads by surface wise**

Category	Length in km
Bitumen/Tar	124
Cement Concrete	416
Mud	320
WBM	0
<b>Total</b>	<b>860</b>



Source: Existing Land use map-2015

Zone-9 roads are almost covered with Cement concrete. At present the total length of roads in Zone-9 is about 860 km of which 15% of roads are bituminous topped (BT), 48% of roads are cement concrete roads, 37% of roads are mud roads and 0% are WBM roads.

## 4.2 Public Transport System

Uttarakhand Transport Corporation has a fleet of 430 buses in Dehradun for intracity and inter-city travels. UTC buses mainly serve long distance as well as medium distance inter-city trips from ISBT and few from near Railway Station. Private Buses also make long and

medium distance intercity trips from different parts of the city. Presently they operate from Parade Ground, near Clock Tower. Long distance private buses do not have any authorized off- Street parking or terminals. So they are seen to occupy the carriageway of roads causing problems to traffic movements.

In addition to this, more than 300 tourist buses also come to the city daily during the peak tourist season. About 300 City Buses operate all around the city on 15 routes. Mini buses and Tempos / Vikrams are permitted on fixed routes and fixed fare basis (fixed by RTO) for intra-city trips within the city, while auto rickshaws are permitted within 25km of radius in the city without any fixed rate. Mini buses and tempos do not have proper terminal facilities or amenities for passengers.

#### **4.2.1 Bus Terminals**

Uttarakhand Transport Corporation (UTC) has bus terminal and Inter State Bus Terminal (ISBT) located on Saharanpur-Haridwar Road junction and another one at near the Railway Station. Apart from UTC terminals, a private bus terminal for medium and long distance buses is also operating from Parade Grounds. There are about 800-850 bus schedules that originate daily from these terminals. These terminals are inadequate to handle the bus traffic and over the years, the terminals had witnessed growth in buses as well as passenger traffic resulting in congestion and inefficient operation. In addition, about 300 tourist buses also come to the City daily during the peak tourist season.

#### **4.2.2 Goods Terminals:**

Dehradun City is an important centre of trade and a transshipment node for goods exported to the hill areas of the State. The trade in the City has followed two main channels; one between the valley and the plains and, the other between valley and hills. Lime is the main export of the Dehradun District. Being a major transportation head, the exchange of agricultural and industrial products in the region is controlled by the City.

The major wholesale and retail markets are located in the centre of the city. The major commercial activities take place along Saharanpur Road, Chakrata Road, Haridwar Road and Rajpur Road. The commercial activities have developed in a ribbon form along the roads resulting in various traffic and transportation problems. Ashlay Hall, Gandhi Road and Pipal Mandi are among other important commercial areas.

As Dehradun has commercial and industrial importance though the city lacks any planned transport terminal due to which trucks are parked along the roads. Therefore, the loading and unloading activities and transportation of goods in trucks and handcarts often create traffic jams. A Transport Nagar has been planned along Saharanpur Road near the New Bypass Road Junction with provision for truck terminal.

#### **4.2.3 Rail Network:**

Dehradun is the last station for Northern railways in this region. Planning area covers around 20 Km of broad gauge lines which connect Dehradun city to Haridwar, Udham Singh Nagar, Ram Nagar, Haldwani etc. cities of the state. According to MDDA survey, per day around 15000 passengers travel through the train and around 1/3<sup>rd</sup> of the goods transportation are done through goods trains from Dehradun city.

#### **4.2.4 Air Network**

The only airport of the state capital is located 26 km from the City at Jolly Grant. This airport connects the city to all metropolitan cities i.e. Bangalore, New Delhi, Mumbai and Chennai and also to other major cities like Jammu, Ranchi, Coimbatore, Ahmedabad etc. in India through air services.

## 5. LAND USE

Existing land use map has prepared based on satellite image and ground survey. Digitized all buildings, roads, railway lines, water bodies, culverts, bridges, high/low tension lines drainage lines, layouts, parks, playgrounds, wetlands, etc. on geo-referenced satellite image and same updated with ground survey details such as usage of building, landmarks, heritage buildings, road widths, road material, condition of buildings, vacant lands.

### 5.1 Land Use Structure

The term Land use means the function of a given area of land. Categories of land use include residential, commercial, industrial, public and semi-public, recreational, transport and communication, forest, agricultural use and water bodies. Land use coverage depends upon the population density, functional domination of the settlement, special development thrust, location of the settlement in a regional setting and workforce composition.

### 5.2 Land use pattern- Master plan 2025 and Zone-9

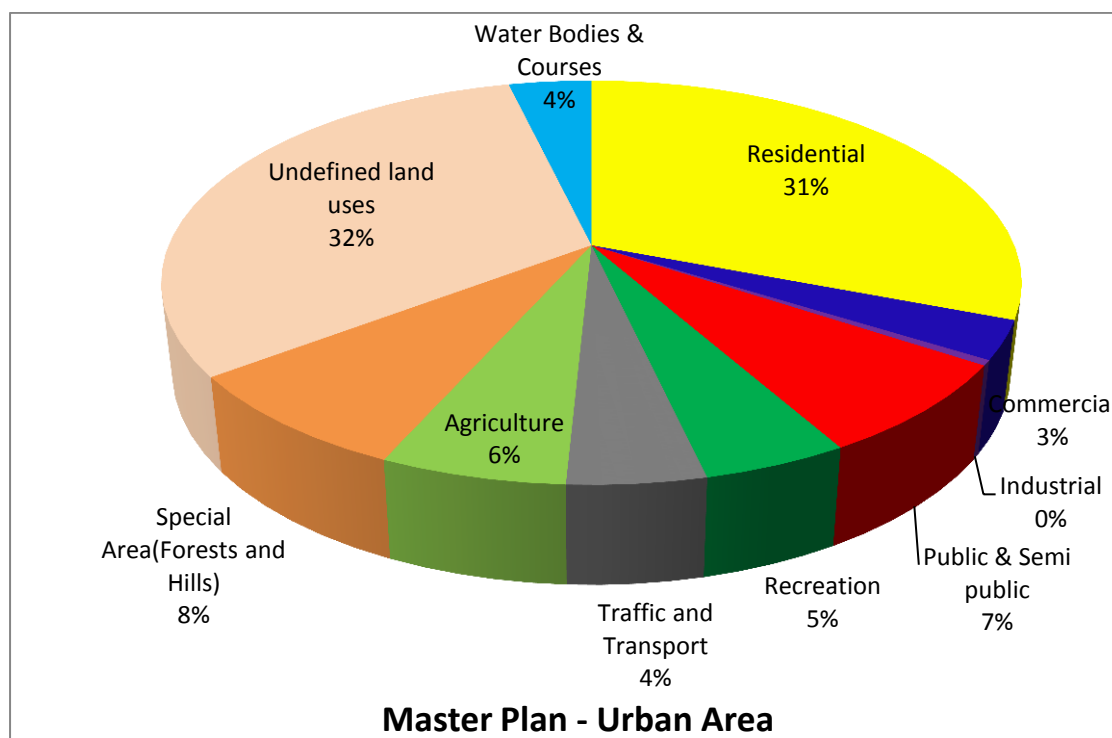
The quality of urban life and functional efficiency of a city is dependent on proper disposition of activities, inter-relationship it establishes between the work centers, living areas, community facilities and recreational areas. In order to conduct a systematic analysis of the problems regarding disposition of various activities expressed as land use, analysis has been done for various zones.

**Table 13 : Existing Land use as per 2025 Master plan and Zone-9**

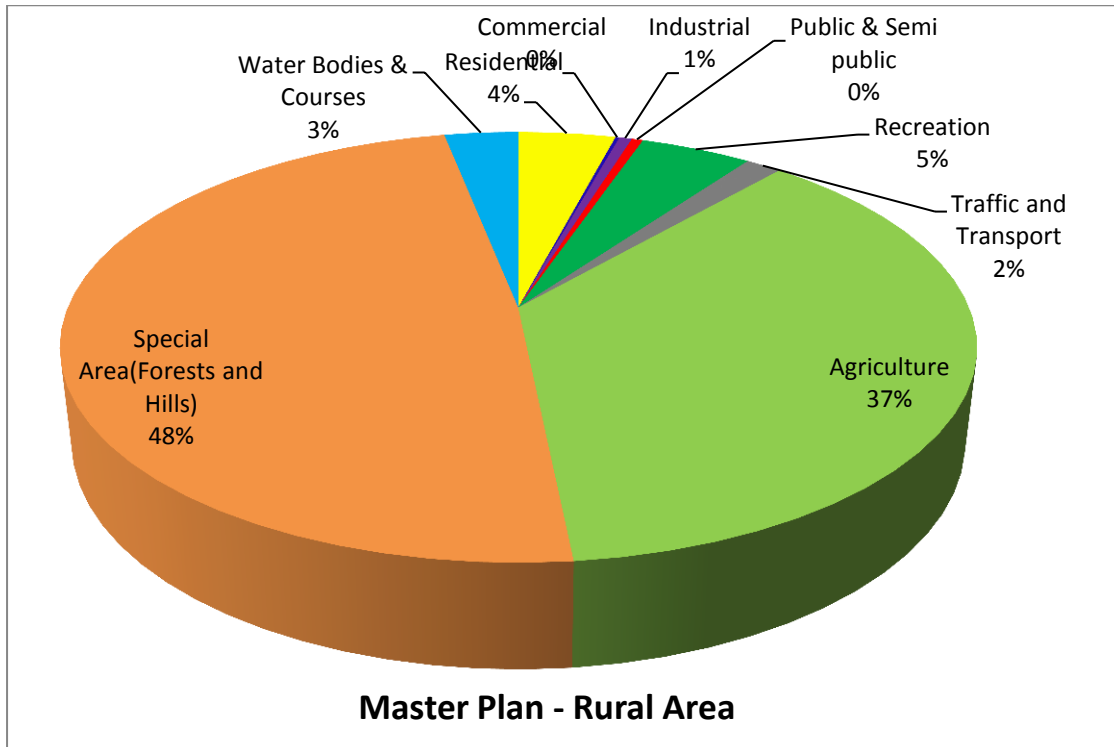
S. no	Land Use	MASTER PLAN						ZDP	
		Urban area		Rural area		Total		Area in Ha.	%
		Area (Ha)	%	Area (Ha)	%	Area(Ha)	%		
1	Residential	2989.30	30.80	1082.50	4.11	4071.80	11.30	587.87	9.91
2	Commercial	298.52	3.08	42.91	0.16	341.43	0.95	25.38	0.43
3	Industrial	40.50	0.42	142.94	0.54	183.44	0.51	7.03	0.12
4	Public & Semi public	723.73	7.46	124.59	0.47	848.32	2.36	37.31	0.63
5	Recreation	448.12	4.62	1236	4.69	1684.12	4.67	0.59	0.01
6	Traffic and Transport	425.18	4.38	396.78	1.51	821.96	2.28	79.45	1.34
7	Agriculture	571.76	5.90	9722.89	36.90	10294.70	28.60	918.45	15.49
8	Special Area(Forests and Hills)	781.76	8.06	12774.30	48.50	13556	37.60	3845.72	64.84
9	Undefined land uses	3058.82	31.50	0.00	0.00	3058.82	8.49	151.23	2.55
10	Water Bodies & Courses	360.58	3.72	818.67	3.11	1179.25	3.27	277.98	4.69
	<b>TOTAL</b>	<b>9698.27</b>	<b>100</b>	<b>26341.50</b>	<b>100</b>	<b>36039.80</b>	<b>100</b>	<b>5931.02</b>	<b>100</b>

Source: Master Plan 2025 and ZDP

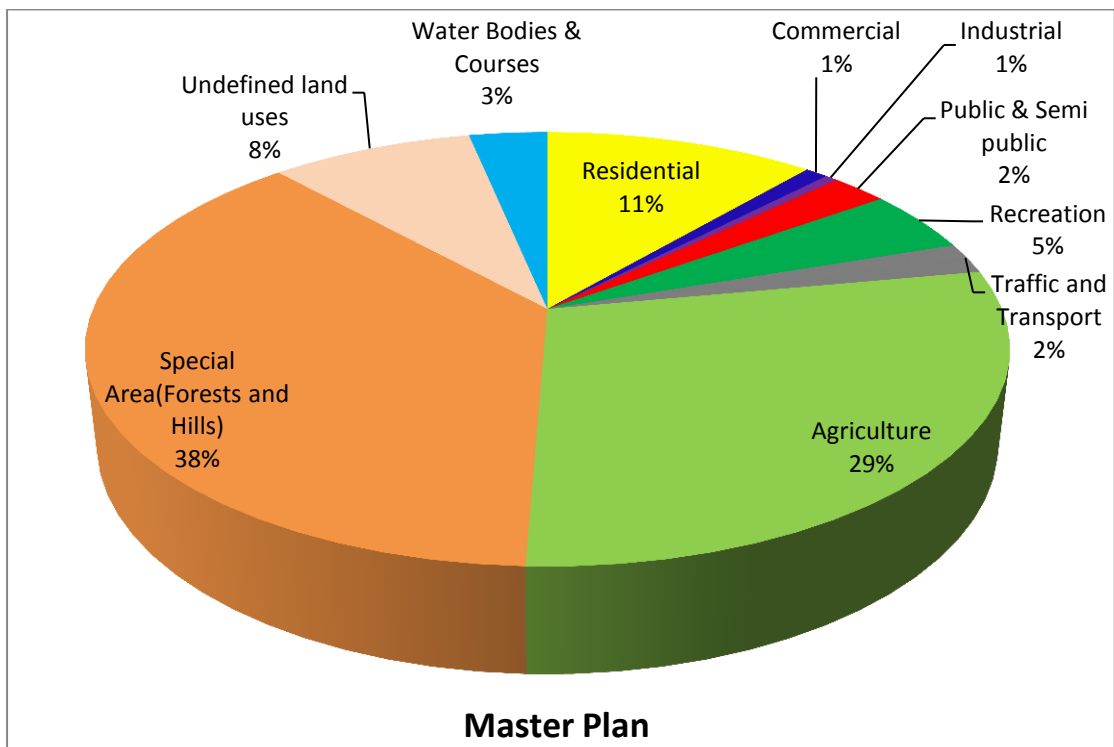
**Master Plan -Urban Area**



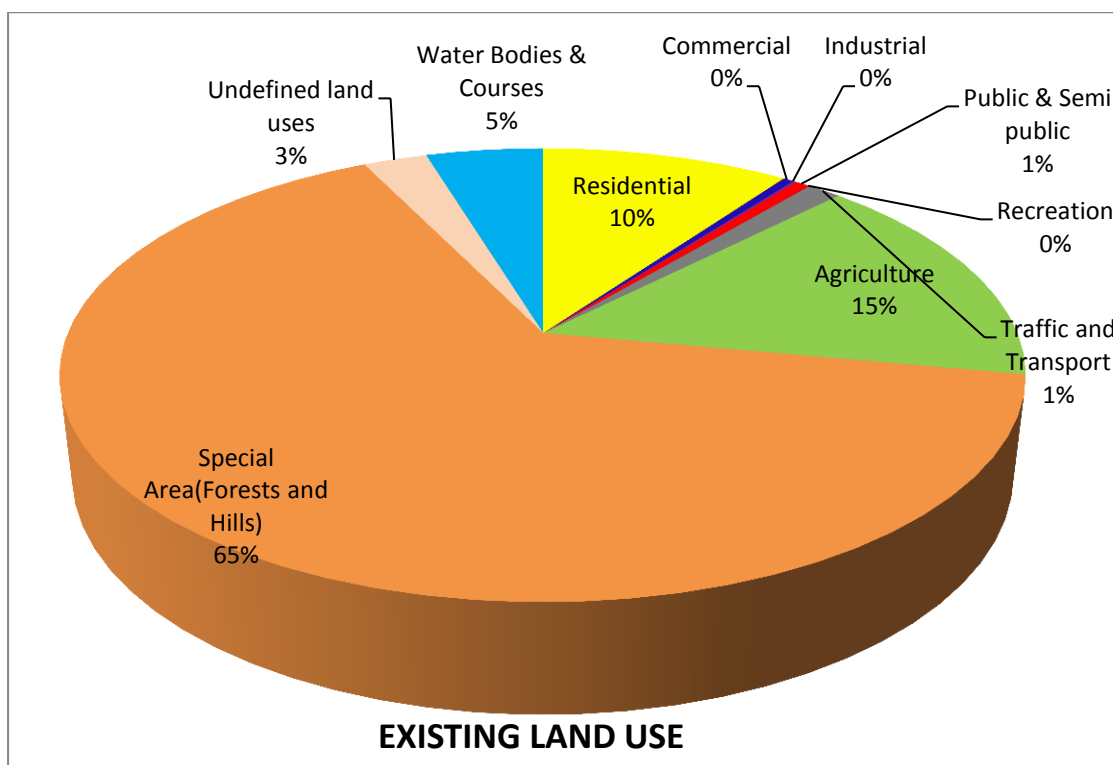
**Master Plan- Rural area**



**Total Master Plan Area**



### **Zone-9 Existing Land Use**



The above pie-charts shows the land use distribution for whole MDDA Master Plan Region and in specifically with Rural and urban land uses. Land use segregation of rural and urban area is considered separately for comparing and analysing each zone on the basis of major portion coming under urban or rural areas.

According to different characteristics of rural and urban areas much area difference in different types of land use can be seen. In urban areas major part of land is occupied by Residential with 31% and undefined land uses with 31.5% of Urban area whereas in rural areas major use of land comes under Hills and forest with 48 % and Agriculture land use with 37% of rural area.

Combination of both the areas gives a different overall picture of the Master Plan region so the analysis is being done considering the local characteristics of a particular zone.

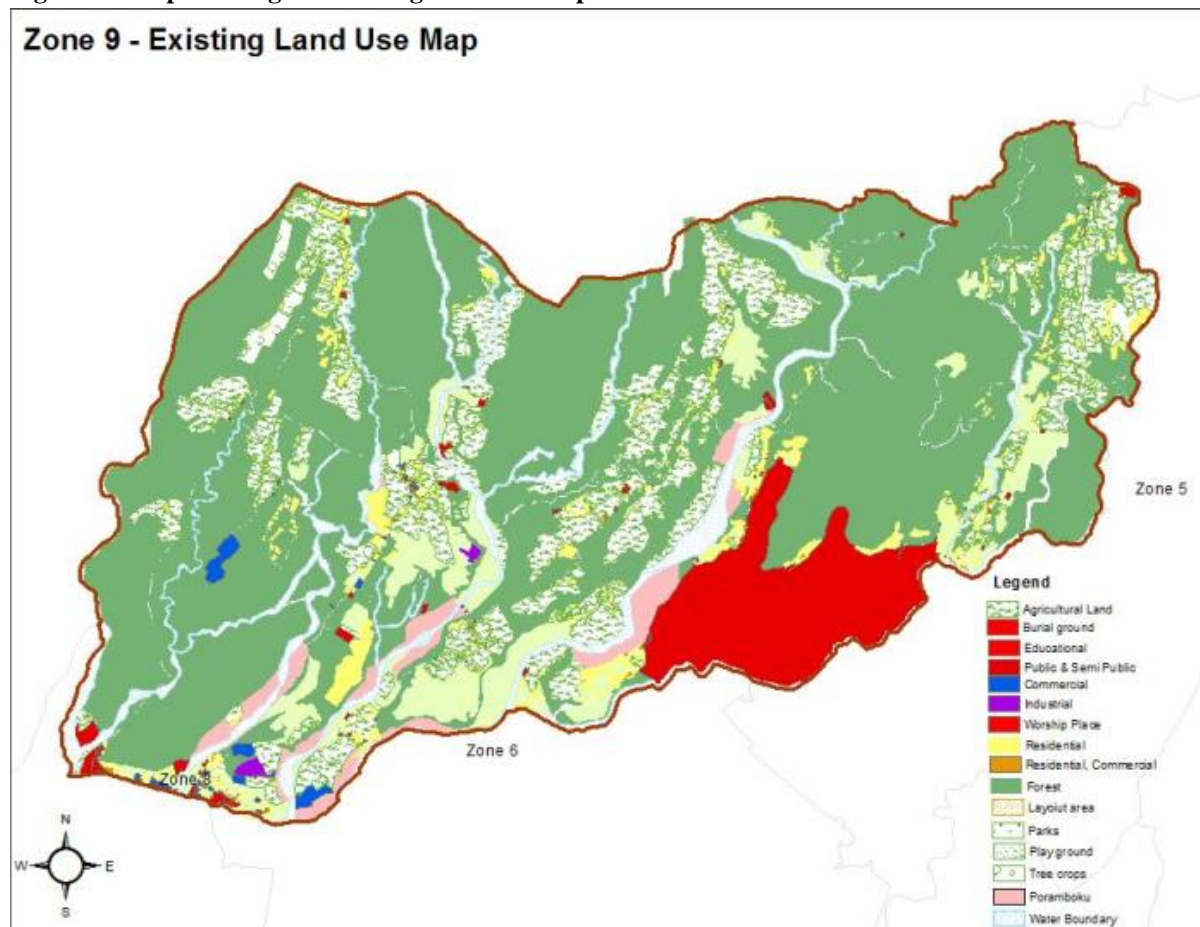
#### **5.3 Zone-9 Existing Land use**

The land use categories in the zonal development plans are adopted from the approved Master Plan for Dehradun, and they include broadly residential, commercial, industrial, public and semi-public places, parks and play grounds, traffic & transportation areas, hills and forests, water bodies, open spaces, agriculture and others. In this Zone, major part of the



area is under residential use where as in other zones Commercial and Public and Semi-Public use is predominant.

**Figure 7 : Map showing the Existing Land use map**



The quality of urban life and functional efficiency of a city is dependent on proper disposition of activities, inter-relationship it establishes between the work centres, living areas, community facilities and recreational areas. In order to conduct a systematic analysis of the problems regarding disposition of various activities expressed as land use, analysis has been done for various zones.

### 5.3.1 Distribution of Existing Land use scenario 2015

The predominant use across the Zone is forest and agriculture. For a comfortable living environment, a time tested use composition as evolved in the UDPFI guidelines is desirable. For otherwise, though the impact by psychological stress and strains may be invisible. Overtime, it will affect physical and mental health of a human being and more so of those occupied in economic activities like commercial, services, industrial, institutional and the

like. For stress relief and relaxation, recreational options, parks and playgrounds do play the crucial role.

As discussed previous, this zone is the rather more intensively developed high density area forming the core of the city where from the city grew over decades.

In order to arrive at a rationale for future spatial structure and Land use pattern, it is necessary to study the existing Land use to identifying the existing spatial structure. The existing developed area is substantially low in comparison to the planning area.

The land use planning for Zone-9 is based on the optimum land required for development to support economic and population growth. Sustainable land use principles are adopted and the objectives of the Master Plan are translated onto the land use plan that will chart the future growth for this zone. Overall, the main land use of this zone will be residential with 9.91% of the total land and Agriculture of 15.49% and Forests & Hills use is another use with 64.84% of the total land in this zone.

**Residential:** As mentioned in the above table it is clear that about 9.91% of total area is under Residential area by which we can determine that this zone is not developed.

Residential Land use occupies 587.87 Hectares of area, which covers mainly village settlements. Major portion of the open spaces category are vacant plots and will be developed as residential purpose only.

**Commercial:** Commercial Land use occupies 25.38 Hectares constitutes 0.43 % of zone area. All the commercial use can be seen where there are residential growth or village settlements exists. This zone has much of it area under agriculture.

**Industries:** There are not many industries existences in this zone. Industrial Land use occupies 7.03 Hectares which constitutes 0.12% of zone area.

**Public and semi-public:** One of the important categories of land uses in this zone is Public & semi Public and it excludes the education category. Public & Semi-public Land use occupies 37.31 Hectares, which constitutes 0.63% of zone. Historical and Educational land uses comes under this category.

**Traffic and Transportation:** Transportation Land use occupies 79.45 Ha which constitutes 1.34% of zone area which is indicated in 3 subcategories.

1. Bus terminals/Parking Places
2. Existing Roads
3. Rail line/Railway Premises

Transport (Roads) is one of the important components, which comes under major land use category.

**Recreation:** In this category separate land use details calculated for open spaces and parks and playgrounds. Core part of zone has some beautiful parks for recreation purpose of pilgrims and local residents. Recreation Land use occupies 0.59 Hectares which constitutes 0.01% of zone area.

The Major developed Parks in this zone are Gandhi Park; pavilion ground, parade ground etc.

**Water Bodies:** In this zone two rivers are flowing namely Rispana River and Bindal River. The amount of land use under this category occupies 277.98 Ha which constitutes 4.69% of the land in this zone.

**Agriculture & Special Area (Forest and Hills):** In this zone Agriculture land use is about 918.45 Hectares which constitutes 15.49% and Forest and Hill area land use constitutes 3845.72 Hectares which constitutes 64.84% of total Zone.

**Undefined land uses:** In this zone Defence and Forest areas are not covered. Vacant lands which are not into any specific zone are considered into undefined land uses. This are is about 151.23 Hectares comprising of 2.55%.

#### **5.4 Proposed Land use-Master Plan (2025) Vs ZDP-9**

In the Master Plan 2025, the area under residential use zone has been enhanced to cover about 11% to 25%, taking into consideration the developmental potential in the future based on the trend in the past and present. In doing so, the uses in developed as 'mixed' with more than one use built over or expanded over basically original residential uses have been stream lined to the commercial units inserted in the residential units. The Master Plan recommended

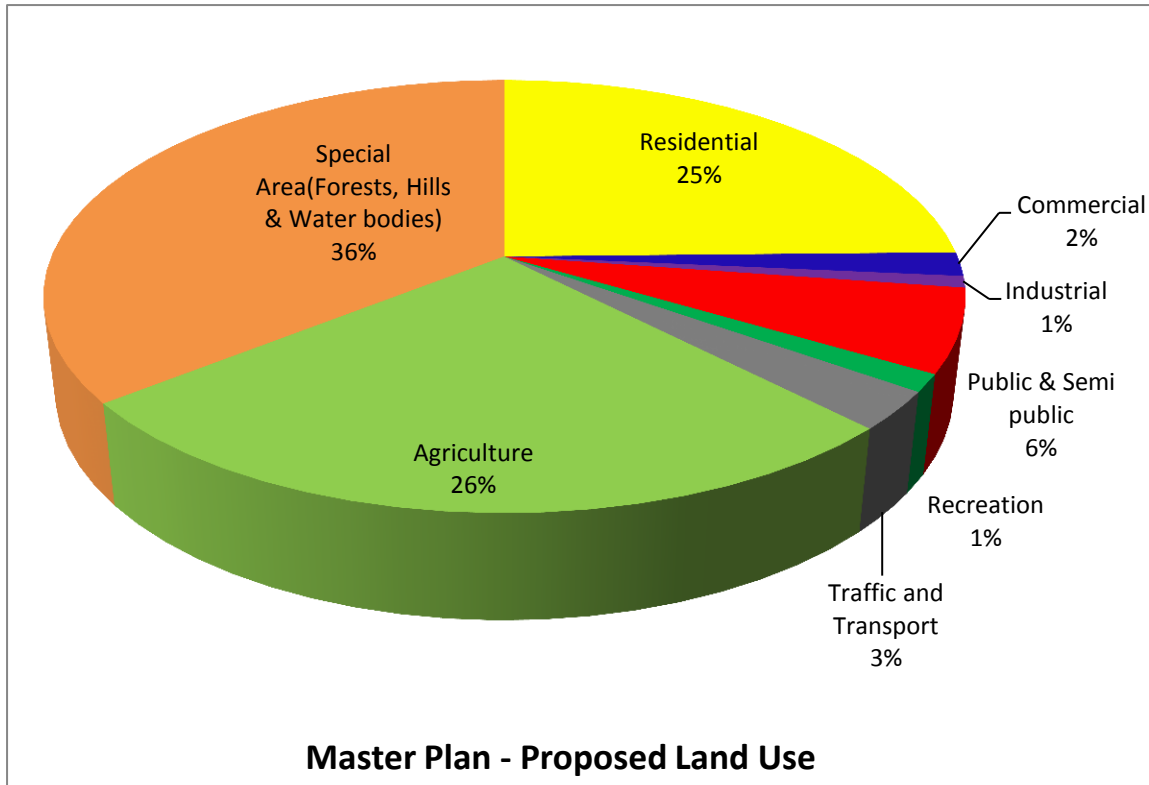
1.7% of the zone area under commercial use, 6.1% of the zone area under Public and semi-public use, 2.8% under Transportation and 1.3% for Recreation.

In this proposed land use structure Public and semi-public use having major weightage. Being a capital city and hub for national level institutions, this land use plays key role in future development.

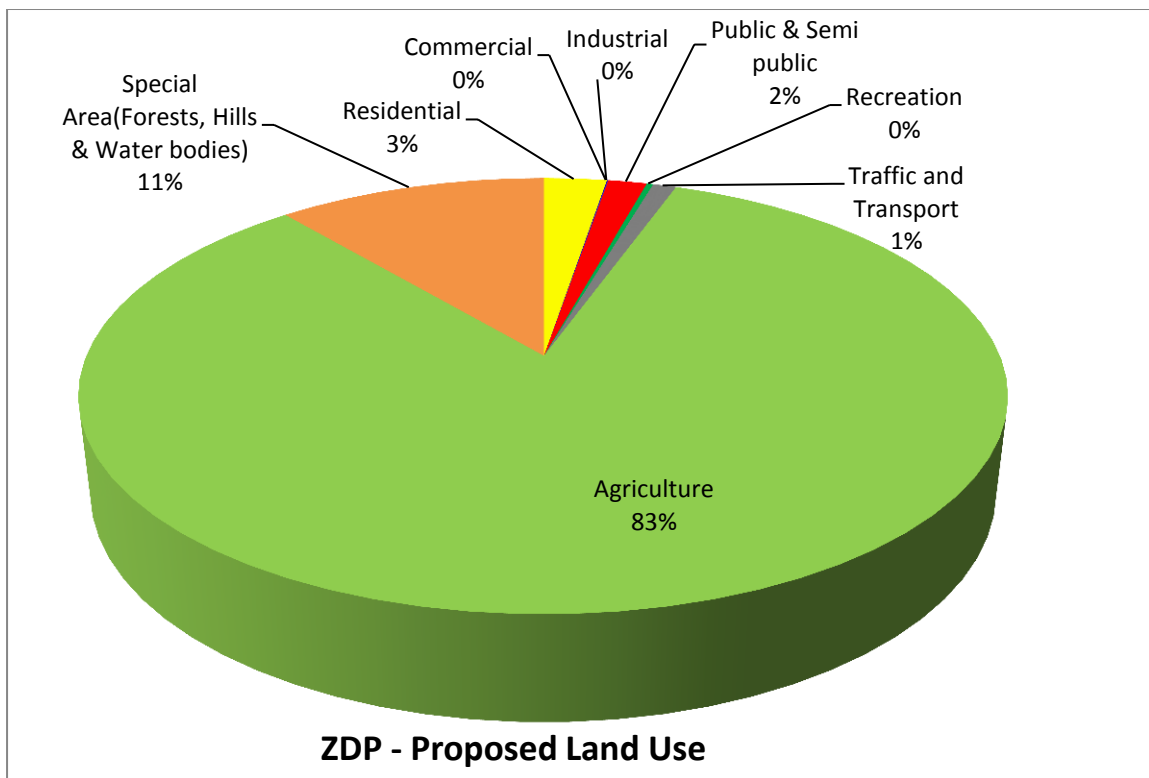
**Table 14 : Proposed Land use as per Master Plan 2025 & ZDP Zone-9**

Sl.no	Land use component	MASTER PLAN		PLU	
		Area (Ha)	%	Area (Ha)	%
1	Residential	8887.07	24.68	154.70	2.61
2	Commercial	638.93	1.77	2.15	0.04
3	Industrial	310.47	0.86	1.39	0.02
4	Public & Semi public	2229.19	6.19	95.15	1.60
5	Recreation	470.58	1.31	16.07	0.27
6	Traffic and Transport	1027.53	2.85	57.23	0.96
7	Agriculture	9589.42	26.64	4941.62	83.32
8	Special Area	12849.05	35.69	662.67	11.17
<b>TOTAL</b>		<b>36002.24</b>	<b>100</b>	<b>5930.98</b>	<b>100</b>

**Master plan 2025**

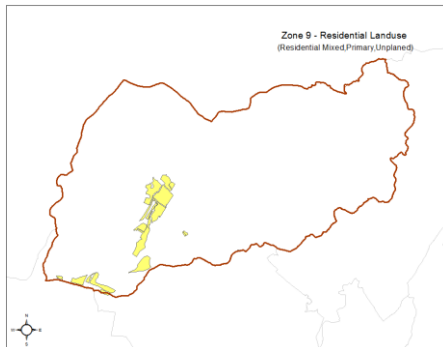


**ZDP - Proposed**



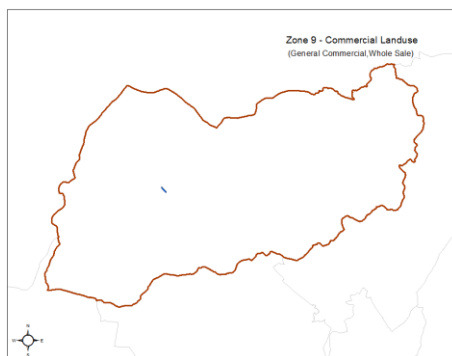
## 5.5 Proposed land use as per Master Plan 2025 Vs ZDP-9

### A) Residential Use:



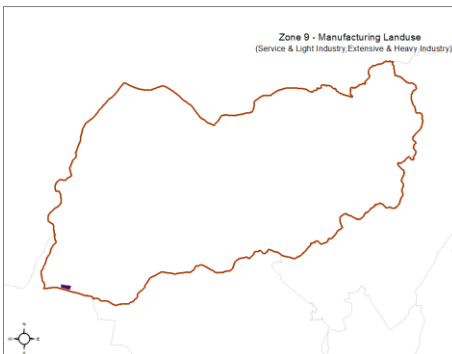
In the Master Plan-2025 about 8887.07 Ha (24.68%) has been proposed for residential use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Residential area comprises of 154.7 Ha (2.61%).

### B) Commercial use:



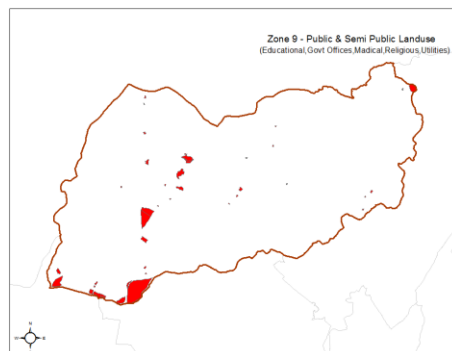
In the Master Plan-2025 about 638.93 Ha (1.77%) has been proposed for commercial use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Commercial area comprises of 2.15 Ha (0.04%).

### C) Industrial use:



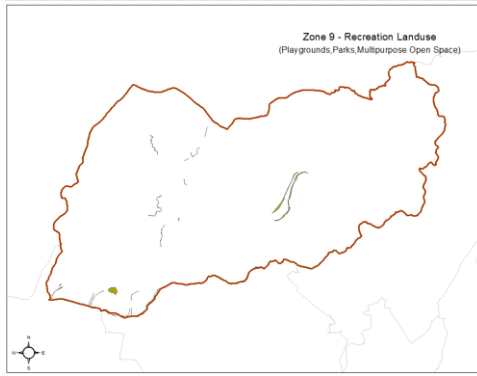
In the Master Plan-2025 about 310.47 Ha (0.86%) has been proposed for Industrial use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Industrial area comprises of 1.39 Ha (0.02%).

### D) Public and semi Public use:



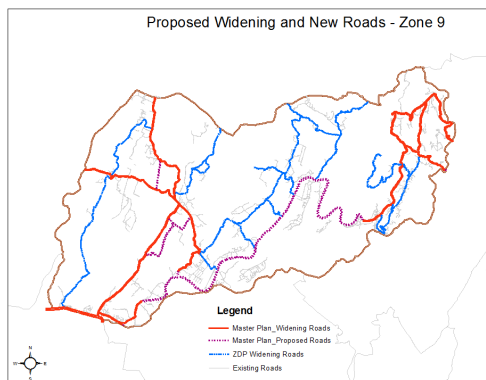
In the Master Plan-2025 about 2229.19 Ha (6.19%) has been proposed for Public and Semi Public use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Public and Semi Public area comprises of 95.15 Ha (1.6%).

**E) Recreation Use:**



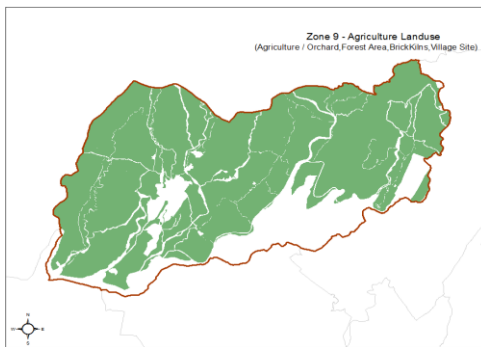
In the Master Plan-2025 about 470.58 Ha (1.31%) has been proposed for Recreation use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Recreation area comprises of 16.07 Ha (0.27%).

**F) Traffic and Transportation:**



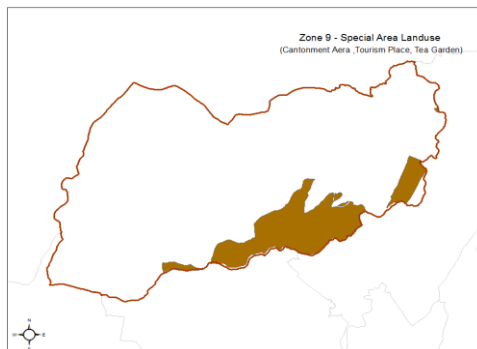
In the Master Plan-2025 about 1027.53 Ha (2.85%) has been proposed for Traffic and Transportation use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Traffic and Transportation area comprises of 57.23 Ha (0.96%).

**G) Agriculture Use:**



In the Master Plan-2025 about 9589.42 Ha (26.64%) has been proposed for Agriculture use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Agriculture area comprises of 4941.62 Ha (83.32%).

**H) Special Use:**



In the Master Plan-2025 about 12849.05 Ha (35.69%) has been proposed for Special use, where as in ZDP-9 of the complete Zone area of 5930.98 Ha, Special area comprises of 662.67 Ha (11.17%).

### Features of proposed Master Plan:

With a view to translate all the planning policies into development strategies, the Zonal Development Plan focuses on the following salient features.

- (i) A land use plan showing the Zonal Plan level uses.
- (ii) The plan indicates subdivision of entire urban area under into sectors / sub zones for the purpose of development. Each sector / sub zone contains multiple land use categories.
- (iii) The zone plan would be further subdivided into various residential pockets containing neighborhood level recreational and community facilities.
- (iv) As per Master Plan-2025, the identification of mixed uses area shall be done by the local body as per Mixed Use Regulations. The mixed use would be permissible on streets/stretches already notified by the competent authority. The mixed use areas will be shown in the local area plans.

### 5.6 Proposed Land uses under ZDP (Zone-9)

While detailing out the Master Plan area pertaining to Zone 1, the land use is explained with the help of categories used under zone development plans as per UDPFI Guidelines.

**Table 15 : Zone-9 Proposed Land use as per ZDP**

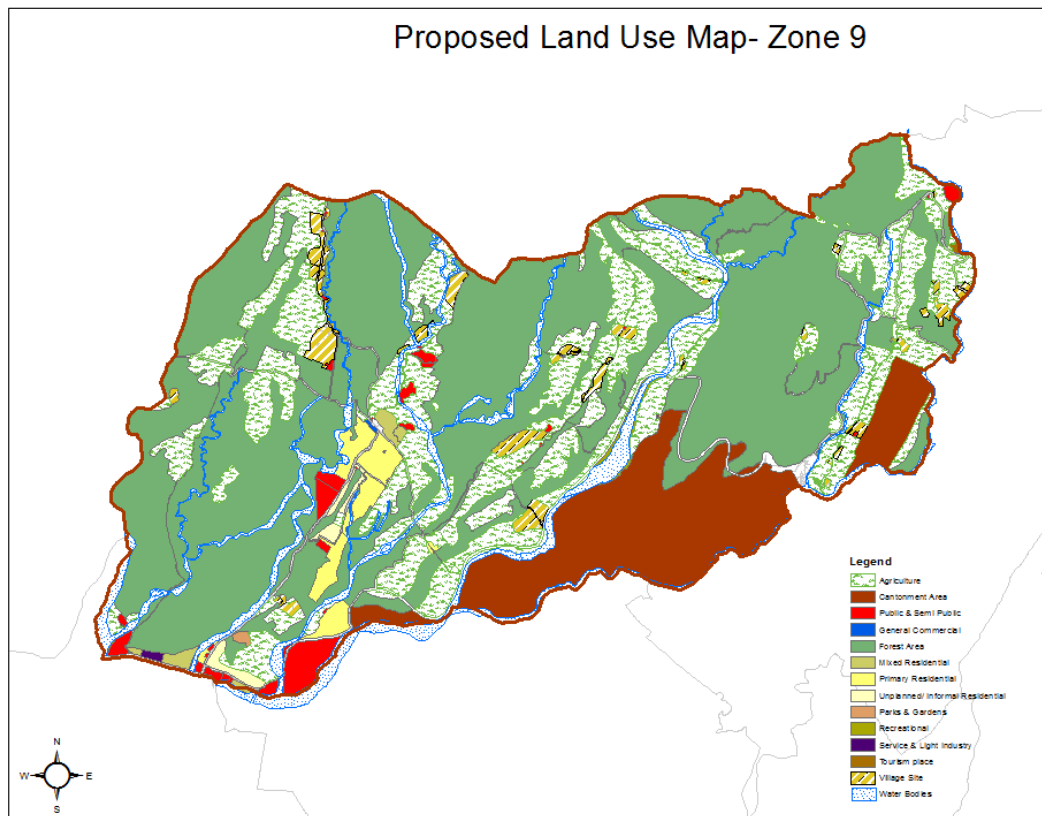
Category	Sub-categories	PLU_ZDP	
		ZONE-9	
		Area (ha)	% on Sub Total
Residential	Primary Residential zone	104.60	67.61
	Mixed Residential zone	22.43	14.50
	Unplanned/Informal Residential zone	27.67	17.89
<b>Sub Total</b>		<b>154.70</b>	<b>100</b>
Commercial	General Commercial	2.15	100.00
<b>Sub Total</b>		<b>2.15</b>	<b>100</b>
Industrial	Service & light Industry	1.39	100.00
<b>Sub Total</b>		<b>1.39</b>	<b>100</b>



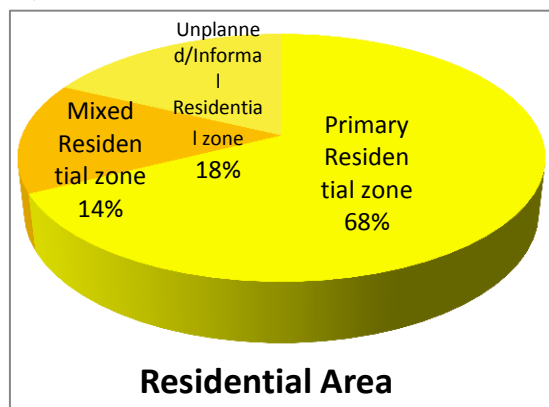
Public & Semi-public	Public & Semi-public	95.15	100.00
<b>Sub Total</b>		<b>95.15</b>	<b>100</b>
Recreation	Parks & Gardens(Public Open Space)	3.77	23.47
	Multipurpose Open space (Maidan),Recreation	12.30	76.53
<b>Sub Total</b>		<b>16.07</b>	<b>100</b>
Transportation & Communication	Roads	57.23	100.00
<b>Sub Total</b>		<b>57.23</b>	<b>100</b>
Agriculture	Agriculture	1357.41	27.47
	Forest	3104.26	62.82
	Village settlement	146.86	2.97
	Water Bodies	333.09	6.74
<b>Sub Total</b>		<b>4941.62</b>	<b>100</b>
Special Area	Cantonment Areas	661.41	99.81
	Tourism Place	1.26	0.19
<b>Sub Total</b>		<b>662.67</b>	<b>100</b>
<b>Grand Total</b>		<b>5930.98</b>	

Source: ZDP Proposed Land use

Figure 8 : Map showing the proposed land use

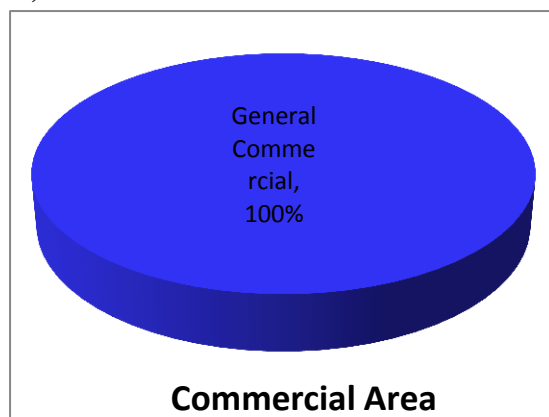


**A) Residential Use:**



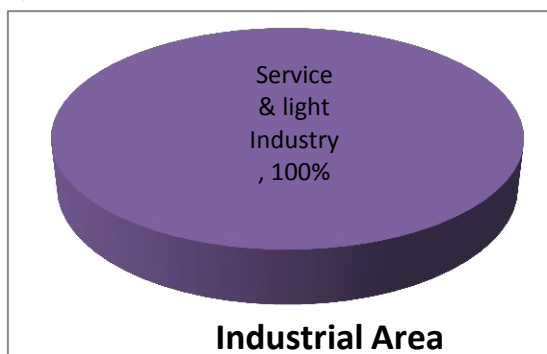
As per Zone-9 Proposed landuse, total 154.7 Ha area has been proposed for Residential use, in which Primary Residential area comprises of 104.6 Ha (67.61%), Mixed Residential area comprises of 22.43 Ha (14.5%) and Unplanned/Informal Residential area comprises of 27.67 Ha (17.89%).

**B) Commercial use:**



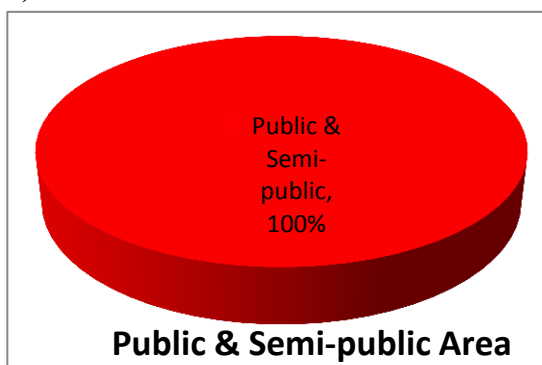
As per Zone-9 Proposed landuse, total 2.15 Ha area has been proposed for Commercial use, which is General commercial purpose.

**C) Industrial use:**



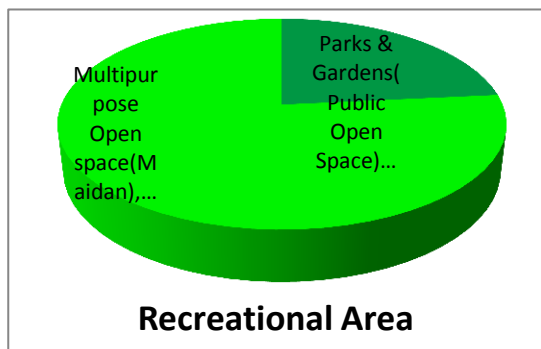
As per Zone-9 Proposed landuse, total 1.39 Ha area has been proposed for Industrial use.

**D) Public And semi Public use:**



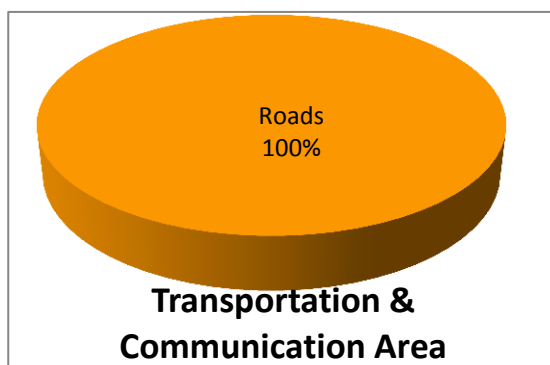
As per Zone-9 Proposed landuse, total 95.15 Ha area has been proposed for Public & Semi-public use.

**E) Recreation Use:**



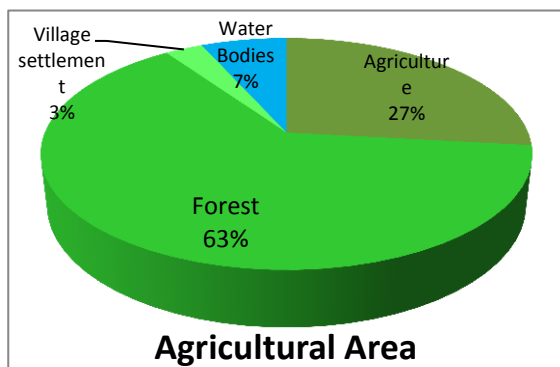
As per Zone-9 Proposed landuse, total 16.07 Ha area has been proposed for Recreation use, in which Parks & Gardens area comprises of 3.77 Ha (23.47%) and Multipurpose Open space, Recreation area comprises of 12.3 Ha (76.53%).

**F) Traffic and Communication:**



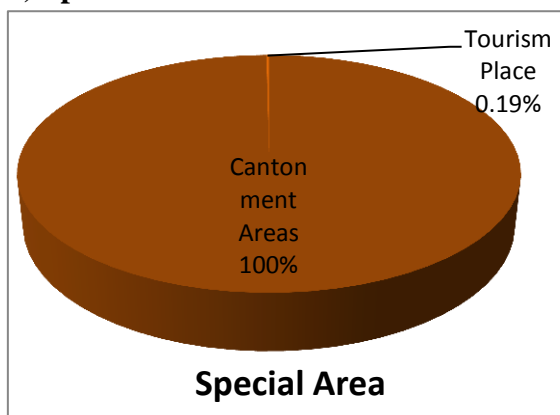
As per Zone-9 Proposed landuse, total 57.23 Ha area has been proposed for Traffic & Communication use.

**G) Agriculture Use:**



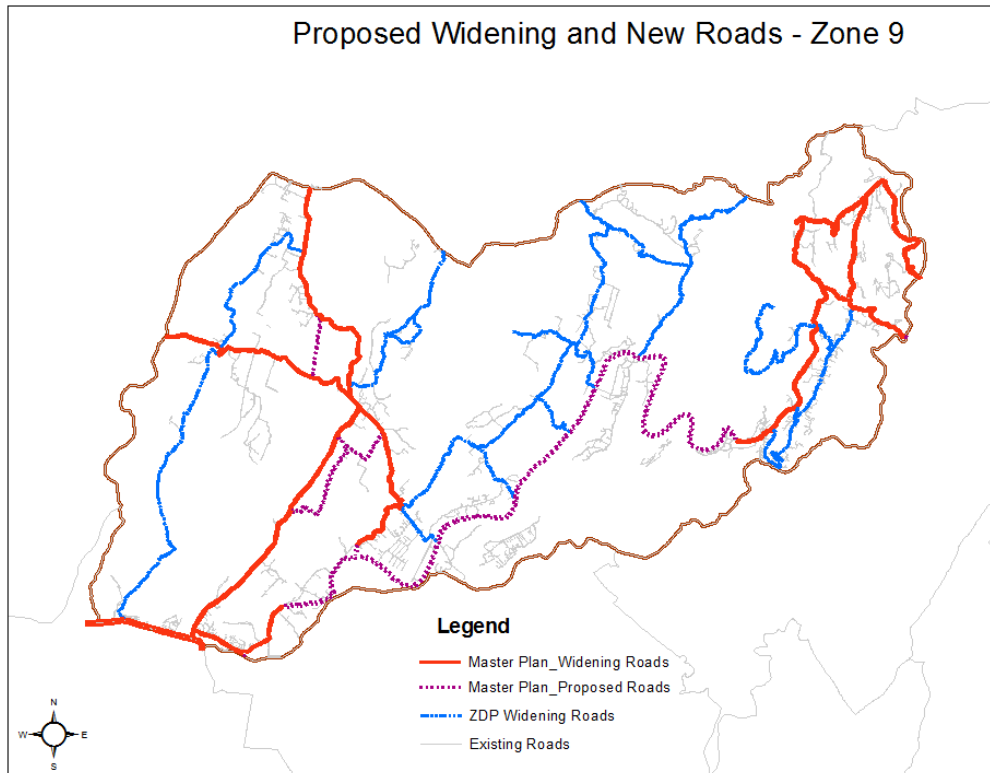
As per Zone-9 Proposed landuse, total 4941.62 Ha area has been proposed for Agriculture use, in which Agriculture area comprises of 1357.41 Ha (27.47%), Forest area comprises 3104.26 Ha (62.82%) , Village settlement are comprises of 146.86 Ha (2.97%) and water body area comprises of 333.09 Ha (6.74%).

**H) Special Area**



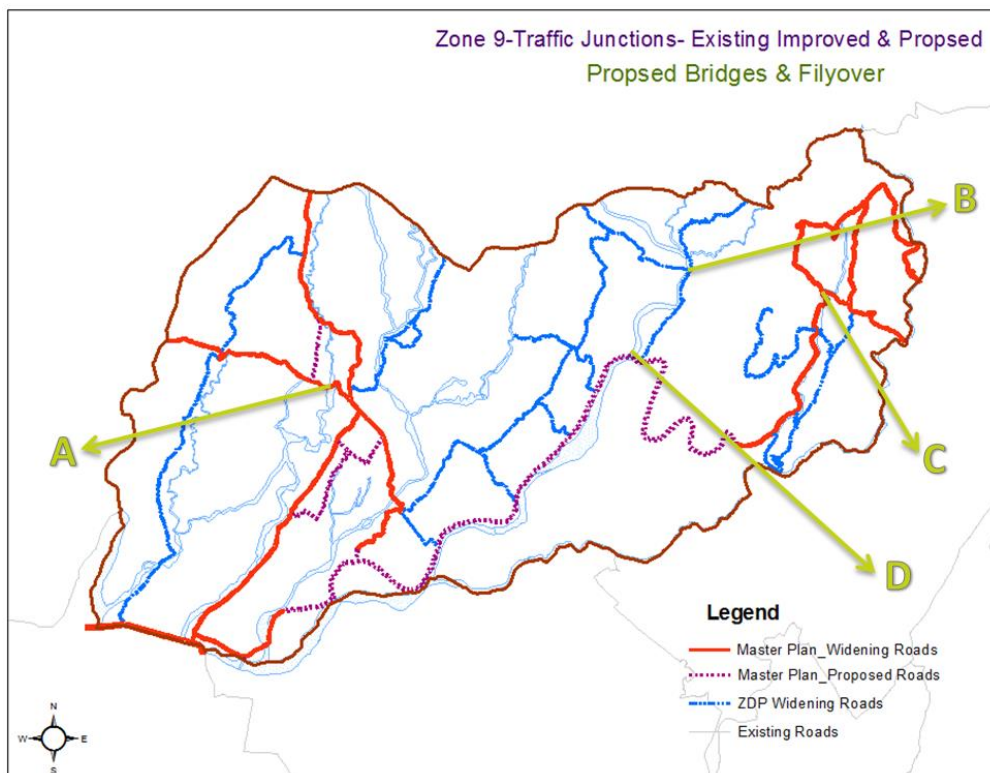
As per Zone-9 Proposed landuse, total 662.67 Ha area has been proposed for Special landuse, in Cantonment Area comprises of 661.41 Ha (99.81%) and Tourism area comprises of 1.26 Ha (0.19%).

**Figure 9 : Map showing the road widening proposals**

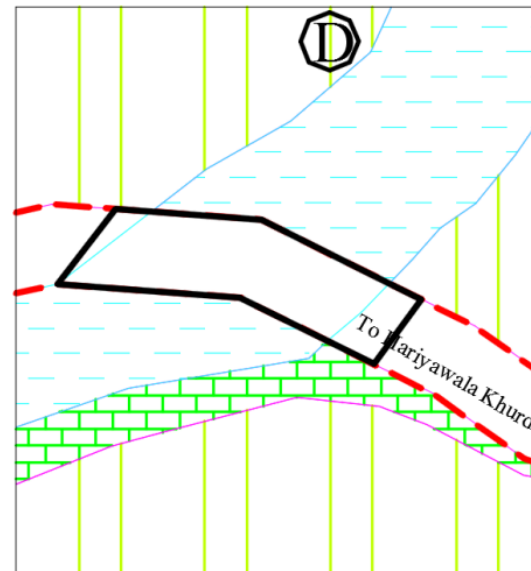
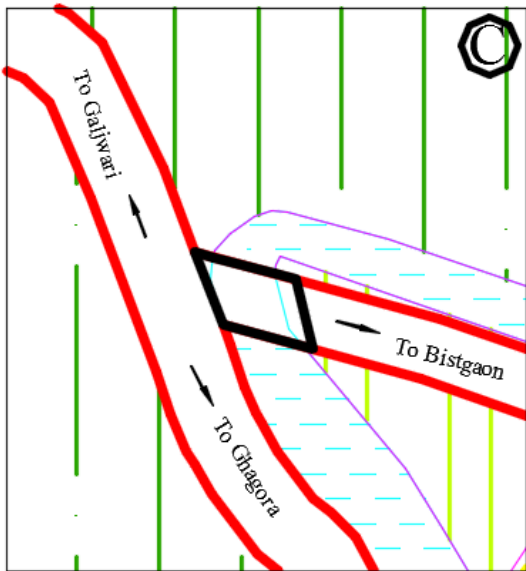
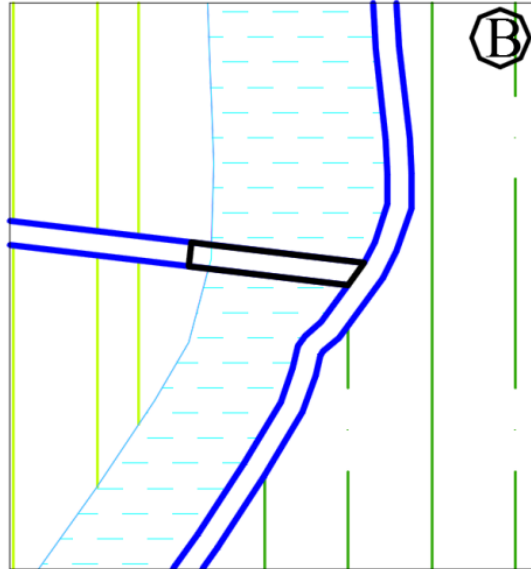
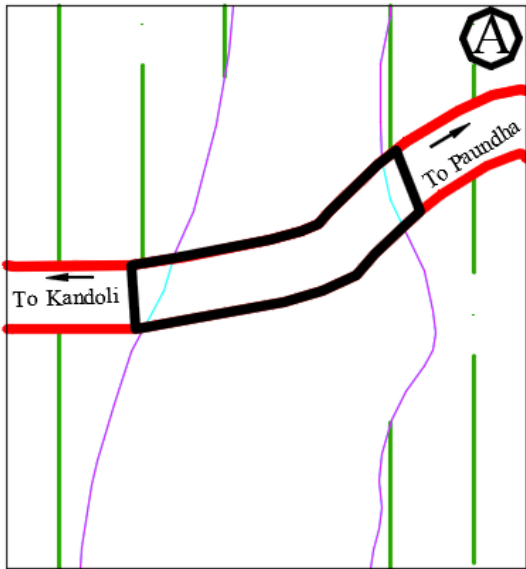


Below table shows the proposals on widening roads and there are no new roads proposed in this zone.

**Figure 10 : Map showing the Traffic Junction Improved & Proposed**



**Detailed Bridge's:**



**Table 16 : Zone-9 Road Widening Proposals**

Zone 9: Proposed Road – Widening from Existing Road				Units in Meter	
Sl. No	From	Along	To	Road Len	Prop ROW
1	Chakrata Road	Govt Polytechnic College	Krushni Bhavan	1680	50
2	Chakrata Road	Govt Quarters, Kolhpani	Rajeev Gandhi Panchayat Gar	4360	30
3	Kandoli Road	Jali Factory	Kandoli Road	3356	24
4	Paundha Road	Jali Factory	Rajpur Road	3071	24
5	Galjwari	Kothrasantola Road	Bistgon Road	493	24
6	Kothrasantola Road	Along Kothrasantola	Poundha Road	1817	24
7	Poundha Road	Rana Studio, Radha Krishna Temple, Daharadun Public School	Kendriya Vidyalaya	3758	24
8	Bistgon Road	Along Galjwari	Bistgon Road	1240	24
9	Khera Gopiwala		Jamaniwala	2358	30
10	Gaziawala Road		Khera Gopiwala	5848	30
11	Bistgon Road		Khera Gopiwala	1568	30
12	Other internal ZDP Roads			3620	12
13	Other internal ZDP Roads			32785	9
Zone 9: New Proposed Roads					
Sl No	Road Name/ Details		Road Length (mts)	Prop ROW (mts)	
	From	To			
1	Gaziawala Road	Kotra Santor	9980	30	
2	Paundha Road	Paundha Road	947	18	
3	Paundha Road	Paundha Road	1652	18	
4	Kotra Santor	Kolhupani	1523.05	18	

## 5.7 Deviations

It is observed that below are the deviations found while preparing the ZDP existing land use maps when compare with approved Master Plan-2025. Below table shows the deviations on land uses.

**Table 17 : Table shows the land use deviations**

<b>Differences - Master Plan &amp; ZDP</b>			
<b>Sln0</b>	<b>Master plan _2025</b>	<b>ZDP 2015</b>	<b>ZDP Proposal –and Recommended to MDDA</b>
Z9-A1	Public & semi public and forest	Public & semi public	Forest Boundary modified upto existing road
<b>MMP</b>			
<b>Sln0</b>	<b>Master plan _2025</b>	<b>ELU 2015</b>	<b>ZDP 2015</b>
Z9-E1	Agriculture	Forest	Changed to Tourism
Z9-E2	Agriculture, Public & Semi Public	Residential, Public & Semi public	Public & semi public
<b>Landuse Deviations in Forest</b>			
<b>Sln0</b>	<b>Master plan _2025</b>	<b>ELU 2015</b>	<b>ZDP 2015</b>
Z9-F1	Forest	Residential Developed in forest	Forest
Z9-F2	Forest and Agriculture	Residential Developed in forest and agriculture	Forest and Agriculture
Z9-F3	Forest	Residential Developed in forest	Forest
Z9-F4	Forest	Residential Developed in forest	Forest

## **6. ZONING REGULATIONS**

### **6.1 Land Use Zoning Regulations**

The Master Plan consists of the land use plan as well as the regulation as contained in this chapter. At the draft notification stage, the procedural aspects and the minor components such as the size of drawings and the number of copies of plan to be submitted etc. are omitted. The main provisions of the regulation are explained in a way that can be easily understood by the common man.

It is basic essential to control the constructed building and related activities under proposed different land-use to execute as per the embedded objectives in the Master Plan for the future development of Dehradun. The provision of different land use zone in Dehradun Master Plan has been done keeping in view its unique spatial position, expectations and desires of the running and future population. Only described use will be established in the reserved zone for different land use under Land use zone regulation. Essentially green area and a healthy mix of land use has been proposed along with provision of relevant use of residential, commercial, official, industrial and tourism related use.

The number of proposals made under each section in the report has not been totally converted into space requirement as the land parcel requirement of all this proposals may not become discernable on the map. The land use zones and different uses on each zone are included in the guidelines for implementation. Many of the important proposals particularly relating to residential services have been cost estimated and investment programme has been worked out.

### **6.2 Suggestive Development Regulations**

For the directed development in present city structure and future pattern total Master Plan area has been divided in eight main land zone where as for important use same zone has been subdivided and regional authorities has been formed keeping in view the permissible-main, relevant and restricted use. The permission for building construction in proposed land use in Master Plan on 24 meter or wider road will be allowed only after leaving aside 4.5 meter or forward set back, whichever is more. More over even on different routes where multi-level market patterns are there and the permission of mixed commercial and residential building's row are concerned, the provision of leaving aside 4.5 Meter open area or least essential



forward set back whichever is more will be mandatory. After ensuring this only compound wall of any building can be made.

### **6.3 Land use Zone Categories**

1. Residential Zone
2. Commercial Zone (Retail and Wholesale)
3. Manufacturing Zone
4. Public and Semi-public Zone.
5. Entertainment Zone.
6. Transportation and Communication Zone (Roads, Railways, Airports and Bus Depots and Truck Terminals)
7. Agriculture Zone
8. Special area Zone (Tourist, Tea garden and Forests)
9. Others (Cantonment area and water Bodies).

Along with above described provision in different zone regulation land uses have been classified in generally permitted use (with relevant use) and those uses which are allowed after the permission of the authority only. After the permission of authority different uses will be considered under zonal regulation on the basis of optimum use on minimum land after fulfilling the parameters means there won't be any provision for relaxation. Hence under zone regulation construction and development activities will be allowed according to the permissible described land use only.

Different described activities proposed under different land uses in the Master Plan has been classified in, "permissible", "permissible after acceptance of authority board", "restricted". Below said land use class and their described provisions have been prepared on the basis of UDPFI guidelines.

#### **6.3.1 Residential**

Residential area- (Primarily Residential Area, Mixed Residential Area, Unplanned/Unorganized Residential Area)

##### **Permissible use**

Residential building , group housing , guest house, farm house, hostel, Aanganwadi (child care centre), religious compound, ashram, charitable trust building, cultural building, inn, community centre, toilet, park.

In residential building professional office will be in maximum 20 square meter floor area (such as doctor's clinic, architect, chartered accountant, technical services advisor or land lord's own office etc.) Professional office in residential building will be in maximum 100 square meter or 25 percent of FAR whichever is less and should be on 12 meter wide road in plain area and on 7.5 meter wide road in mountainous area.

Retail shops (maximum in 50 square meter floor area), bakeries and confectionaries, medical clinic and dispensaries, Nursing home up to 20 beds or health centre, yoga centre, health clinic, pathology collection centre.

Educational building (up to inter college), library, research centre.

Inspection building , hotel, commercial institute, club, technical training centre, exhibition, art gallery, should be on minimum on 18 meter wide road and in maximum 1500 Sq. m land area or permissible land coverage FAR in residential area whichever is less .

Weekly market, hawkers/vendors/thela market, nursery, police chowki, taxi stand, tricycle auto stand, bus stop, community services and utilities related building ( except services and storage yards) fire brigades, water supply, electricity ,sewer management , telephone, ATM, post office etc. infrastructural facilities and corresponding building.

### **Permissible after acceptance of authority /board**

Reception house, restaurant, auditorium, night house, petrol-diesel filling station, motor vehicle repairing workshop/ garage, in house industries (as per annexure-1) LPG gas agency;

On 18 meter wide road ,land piece having 24 meter frontage and more than 1500 square meter hotel, mall, lodge, physiotherapy centre, gymnasium / exercise work shop, yoga centre, primary clinic, bank, cinema hall, up to the limit as per considered land coverage or FAR or permissible land coverage in residential area or FAR whichever is less.

The market of retail things ,printing press, repair shop of house hold instruments, local bodies, state and central govt. and public sector offices, bus stand , sewage treatment plant / drainage, water treatment plant , cemeteries. Corresponding utilization for residential use which is essential for the development of the area and is equivalent to any of the above use.

### **Restricted use**

Harmful, Heavy, big and largely extended industries ware housing, godown of perishable items, inflammable items, harmful objects, godown pertaining to turnkey yard, bus trucks repairing related workshop.

Slaughter house, dairy farm, mini dairy, hatcheries, animal husbandries, solid waste disposal sites, whole sale market/mandi.

Sports training centre, stadium, shooting range, zoo, botanical garden, birds sanctuary, picnic spot; conference centre, addiction eradication centre, jail, child improvement home , hospital of infectious and mental disease, office and site of paramilitary force ,court, police line, forensic science laboratory , mortuary, post mortem house, crematorium, and other uses which is not equivalent to above described use.

### **6.3.2 Commercial use**

Commercial uses will be classified under ,”permissible”, “permissible after acceptance of authority”, “restricted” such as retail market area, commercial centre, whole sale trade and storage, use in mandi area etc.

#### **Permissible use**

Retail shop, bakery and confectionaries, shopping centre mall, multiplexes, local shopping centre, weekly market, hawkers, vendors, thela market, whole sale trade/mandi and retails shops are allowed along the road side with 20m depth from right of way or one plot depth around 60 ft.

Commercial office , offices, bank and financial institution , trade and commerce centre, cinema hall, theatre, indoor stadium, auditorium, banquet hall, restaurant, hotel, guest house, residential building, group housing, boarding house, hostel; Information technology building, college, nursing home, medical clinic, diagnostic centre, pathology lab, research / training centre; Reception house, night house, library, religious site, art gallery, exhibition site, printing press, stock exchange, museum, police station, post office, bus stop, taxi stand, parking site, multi-level parking, park and open area, playground, recreation centre; Post office, centre/state/local bodies’ and public undertaking offices, telephone exchange, gas booking agencies, porting and down loading and uploading sites, weighing sites, cold storage. Fire brigade, water supply, electricity supply sewer management, telephone, ATM,

infrastructural facilities and corresponding building; Filling and service station, godown and storage house/service centre/garage/workshop.

#### **Permissible after acceptance of authority /board**

Polytechnic and higher technological institute, pollution less odor less light industries, ware housing, storage, godown of perishable items and inflammable substances, storage house, yard of coal, wood and timber, bus and truck depot, junk yards, railway yards, station, athletics, stadium, religious building and hospital, water treatment plant and construction related to public utilities. All those uses which is essential for the area development and is according to the commercial use but not equivalent to above described use.

#### **Restricted use**

Heavy, harmful, polluting, industries with odor, extractive industries etc.; Poultry farm, animal husbandry, animal slaughter house, sewage treatment , dumping site, agricultural use, sand- gravel- stone quarrying activities, zoo, botanical garden, bird sanctuary, picnic spot; Game training centre, court, addiction eradication centre, jail, child improvement home, infectious disease hospital/research laboratory; Office of paramilitary force, forensic science laboratory and all other activities which are not equivalent to the above described use.

### **6.3.3 Industrial area**

Different uses will be classified in, “permissible”, “Permissible after acceptance of authority/board”, “restricted” under industrial use such as small and service industries, other industries and special industrial region, institutes in information technology etc.

#### **Permissible use**

Industrial building, all the industries and information technology building / sites under permissible class, work related to public utilities, filling and service stations, parking , porting downloading and uploading sites, storage house, imperishable goods, nonflammable item’s storage/depot, storage site and its corresponding use, cold storage, ice industries, gas godown, bus depot and work shop, cinema hall, park, health centre, restaurant.

#### **Permissible after acceptance of authority/board**

Except godown of fast perishable goods and inflammable substance, harmful industries, junk yards; Electricity centres, taxi stand, transport city/ truck depot, helipad, gas storage, sewage treatment plant, sewage farm, oil and LPG refilling plant, service station, workshop/garage;

Govt. /semi govt./ private business/ commercial offices, bank and financial institutions, hotel, convention centre, refreshment house; Stadium, playground, religious building, dairy farm, sand, gravel, stone excavation related work, cemeteries, hospital;

Under industrial site residential building of essential worker/watchman, recreation centre, commercial centre, academic institution and all other activities which is permissible and not equivalent to above described activities.

#### **6.3.4 Public and semi-public areas**

In public and semi-public land use zone (PS) govt. / semi govt. /public office, Govt. land (whose use is not defined) academic and research, health and medication, social cultural and religious utilities and services, crematory sites, cemeteries, and other such related use are considered and allowed.

##### **Permissible use**

Government office, centre, state, local and semi Govt., public undertaking offices, essential use for government offices; Schools, college, universities and special academic institution, information technology building/site, research and development centre/institute, library; hospital, nursing home / health centre, medical store, clinic; social and cultural institution, social and welfare centre, religious building/site, building related to public use, community centre; habitat centre, convention centre, community centre, reception house; inn, museum, art gallery, exhibition centre, urban art, hawkers thela market; police station/ post, police line, jail, addiction eradication centre, child/women improvement house, court, fire brigade, and the related and subsidiary uses; Defense related site, bus /rail traveller terminal memorial, radio, radio wireless station , telecommunication centre, telephone centre, post office filling and service station; mortuary, post mortem house (dead body dissection house),cremation site/cemetery, solid waste dumping site (marked places in the Master Plan);

##### **Permissible after acceptance of authority/board**

In the site for the maintenance of public/semi-public activities, residential flats for essential workers and staffs, building and plots; special clinic, nursery school, polytechnic, cultural and religious site;

Commercial centre, professional office (such as doctor, lawyer, architect, chartered accountant, office of technical services advisor), hotel and restaurant, guest house, hostel

Welfare centre, amphi-theatre/open air theatre, playground, entertainment club, LPG gas godown, gas filling depot Bank, post and telegraph office, water supply centre, electricity supply centre, sewage treatment work, service station, railway station/yard, bus/truck depot, helipad, storage/godown, animal slaughter house and other public utility building/site Solid waste dumping site (marked at other places in the Master Plan) The uses corresponding to public and semi-public use which is essential for the development of the area and is equivalent to any of the above described use.

### **Restricted use**

Heavy and large and harmful industries, junk yard, whole sale trade market, servicing and repair workshop, agricultural production's processing and its sale related work, milk and poultry farm and all other activities which is not equivalent to above described use.

### **6.3.5 Entertainment use**

Under the entertainment use zone (P) playground/stadium/sports complex, park/garden/open public area, and in multipurpose open area below described use/activities are allowed.

### **Permissible use**

Local park, city park, playground, children park, botanical garden, zoo, aquarium, bird sanctuary, picnic spot, multipurpose special park, water park, amusement park, golf course, swimming pool, special entertainment and academic park, gymnasium, skating ring, planetarium, club, indoor stadium, outdoor stadium, shooting range, sports training centre, rope way terminal, library, public utilities and services such as police post, fire post, health centres for players/ worker.

### **Permissible after acceptance of authority/board**

In the site building according to main permissible activities, subsidiary infrastructure and the residence for the worker, staff and watchman for maintenance of entertainment related activities. Scooter / taxi parking, centre for temporary commercial purpose such as trade fair, theatre, circus and other exhibition centre. Public meeting hall, restaurant, Caravan Park, sports stadium, open air theatre. Other corresponding uses which is according to entertainment use and is essential for the development of the area and is equivalent to any of the above described use.

**Restricted use**

Any other construction in open area, which is not corresponding to the entertainment purpose. All other activities which is not equivalent to the above described entertainment use.

**6.3.6 Transport and communication use**

Under transport and communication use road, rail, airport/ strip/helipad, bus depot ropeways, bus and truck terminal, transmission and communication services will be classified into, “permissible”, “permissible after acceptance of authority/board”, “restricted”.

**Permissible use:**

Road transport terminal (bus terminal and depot), goods terminal, rope way (along with terminal), parking area, necessary open area for circulation of vehicles, railway station, railway yard, ware housing, godown, airport/air strip/ helipad and corresponding establishment /building. Truck terminal, motor garage, workshop, filling and service station, denting and repairing shop and related services such as night house, boarding house, restaurant, booking office , construction related to transmission and communication, high tension line, wireless centre, radio and television centre, microwave station, weather station and related offices.

**Permissible after acceptance of authority /board**

Driving school, tourism agency office, retail shops, inn, motels, primary health centre and other use and activities which is relevant for transport and communication and residence of essential worker/ watchman for maintenance of corresponding services. Other subsidiary use to transport and communication which is essential for the development of the area and is equivalent to any of the above described use.

**Restricted use**

All other activities under transport and communication which is not equivalent to the any of the above described use.

**6.3.7 Agriculture and green zone**

Under the agriculture and green zone use cultivable area, orchard – garden, forest covered, poultry and dairy farm, rural population, brick kiln, quarry region, water body, river/drainage, and below said use will be classified under , “permissible”, “permissible after acceptance of authority / board”, “ Restricted”.

**Permissible use:**

Single residential building inside habitation area boundary mentioned in the revenue records and daily use shops. Farm house and related buildings, agriculture, gardening, orchard, nursery, open picnic spot, wild life park/reserved forest, forest area, social forestry, dairy and poultry farm, animal husbandry , in house industries, storage , refining and selling centre, buildings related to public utilities and services, veterinary hospital.

**Permissible after acceptance of authority /board**

Agro-industries, brick kiln, sewage treatment work, electricity supply centre, sand, gravel, and stone related excavation work, polluting and harmful industries and their subsidiary service industries; Govt. school, library, religious building; Slaughter house, repairing and servicing centre, saw machine; Milk freezing centre, pasteurization plant, food park (processing of produced objects, packing) grain mandi, fruit mandi, Hospital for infectious and mental diseases; Shooting range, zoo/zoo-logical park, botanical garden ,amusement park, vocational training center, cold storage, ware housing, godown, storage of explosive and inflammable material; Filling and service station, bus depot and work shop; Eco resort, motel, golf course, sanatorium;

All other use which is according to agriculture and green zone use and is essential for the development of the area and is equivalent to any of the above described use.

**Restricted Use:**

Residential building heavy and harmful industries except agriculture and related use and those activities which is of objectionable and all other activities under agricultural use which is not equivalent to all of the above described permissible use.

**6.3.8 Special Zone****a) Tourism Zone**

According to the specialties' of the hypothesized planning area in the Master Plan ,special marked area under different use zone can be classified as conservation area, legacies, area of scenic importance. Building /sites of historical, legacy and archaeological importance and natural sites of visual and scenic importance needs to be conserved maximum possible without any disturbance. At the same time encouragement of tourism activities in this region needs to be kept in mind.



**Permissible use**

Tourist residence, Cottages, lodges, rest house, camping, hamlet huts, youth hostel, motel, hotel, mall, multiplexes, shopping area , spa, urban art, craft art centre, tourist village, sell and exhibition site, planetarium, aquarium, community building, cultural building, park, playground, science and adventure park, amusement park, museum, golf club, club house, gymnasium, skating ring, boating club, theatre, tracking institute, art gallery, yoga and health centre, bank, primary health centre, taxi stand, bus depot, rope way, parking, music centre, tourist office, transport booking centre, travelling agency's office, artificial water body.

**Permissible after acceptance of authority/board:**

Radio broadcasting centre, television studio and sound recording and dubbing studio, filling studio, water and electricity distributing office, information technology related building , telephone centre, post and wireless house, police check post. The uses according to the tourism which is essential for the development of the area and is equivalent to any of the above described use.

**Restricted Use:**

All other use under tourism use which is not equivalent to the above described permissible use.

**b) Tea Garden:****Permissible Use:**

Tea garden, garden, nursery, gardening, afforestation.

**Permissible after acceptance of authority/board:**

Tea processing building, maximum land coverage 250 square meter along with height of pitched roof up to 12.5 meter. Other corresponding uses which is essential for the development of the area and is equivalent to any of the above described use.

**Restricted Use:**

All such activities under tea garden use which is not equivalent to any of the above described permissible use.

**c) Forest****Permissible Use:**

Retaining wall, breast wall, Plantation, nursery, social forestry, park, garden.

**Permissible after acceptance of authority/board:**

Development work related to land conservation, area for tourism development , charming sites, wild life sanctuary, picnic spot, camping site, development of scenic sites temporary building material, shelters for tourist made up by light weight building material, huts, construction of refreshment house, construction of footpath and roads, electricity, water supply , sewer, line or pipe laying for telephone.

Before taking the permission of the above said work no objection from forest department will be mandatory.

**Restricted Use:**

All other activities under the forest which is not equivalent to any of the above described use.

**6.3.9 Other Zones**

In cantonment and water bodies use are permitted in the zone.

**a) Cantonment:****Permissible Uses/Activities**

Cantonment area precincts it is necessary to obtain specific clearance from cantonment board, after consultation be cantonment committee before undertaking certain kinds of development and re development as specified in zoning regulation, or issued as specific guidelines. The Regulations allow special exemption from land use controls in the interest of cantonment.

**Restricted Use:**

All the developmental activities are prohibited in this zone.

**b) Water Bodies**

Water bodies Zone generally indicates all existing water rivers, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India, the State Irrigation Department or revenue or other competent authorities. The boundary of the water bodies relate to the Full Tank Level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. In Water Body zone no construction is permitted in the water-spread and the buffer belt of minimum 30 meter around the FTL and maintain the 5 m green area of either side of the Major river/stream/canals and 3 m Green are of either side of minor river/stream/canals. The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, platforms

for fishing and rain shelters and snack bars each not exceeding 10 sqm in area not exceeding four in numbers around one water body.