

Development of Layout as Per UDCPR for Jalgaon District

Ashwini Sanjay More^{1*}, Pankaj Pitamber Bhangale²

¹P.G. Student, Department of Civil Engineering, Shri Sant Gadge Baba College of Engineering and Technology, Bhusawal, India

²Professor, Department of Civil Engineering, Shri Sant Gadge Baba College of Engineering and Technology, Bhusawal, India

Abstract: City planning as per the UDCPR is technical and political process that is focused on the development of land use. Development Control Regulations are a set of rules that are planned to ensure the proper and effective development of a city, as well as the general welfare of the public. Regulation is necessary to ensure planned development.

Keywords: Layout, UDCPR, development, residential, commercial, highway, zone, roads.

1. Introduction

A. Layout plan

In the case of development of land, the notice shall be accompanied by the sub-division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas 4.0 ha. And above, the plan shall be drawn at a scale of not less than 1:1000, containing the following:

- i. Scale including a graphical scale used and north point.
- ii. The location within the land of all proposed and existing roads with their existing/ proposed widths and all the proposals of the Development Plan.
- iii. Dimension of plots.
- iv. The location of drains, sewers, public facilities and services, electrical lines, Natural water courses, water bodies and streams etc.
- v. Table indicating size, area and use of all plots in the sub-division / layout plan.
- vi. The statement indicating the total area of the site, area utilized under roads, recreational open spaces, playground, amenity space, and development plan reservation/ roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided/ laid out.
- vii. In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to each sub divided plot from existing streets.

2. Objectives

1. To study the regulations of UDCPR.
2. To design the layout for jalgaon district as per UDCPR.
3. To draft layout plan for jalgaon district using AutoCAD.

A. Rules for Design Layout Plan as Per UDCPR

1) Land use classification and equivalency of zones

The different land use classifications in Development/ Regional Plan/Planning Proposal & different uses permissible in that land use zone and equivalency of zone in various Authorities' areas shall be as given below:

Residential Zone:

Following other zones shall be treated as equivalent to Residential zone.

- Residential Zone – (R1)
- Residential Zone with Shop line. (R-2)
- iii) General Residential Zone.
- iv) Residential Zone - R-2, R-3
- v) Residential Zone -R-4 with payment of premium.
- vi) Urbanisable Zone.
- vii) Special Residential Zone.
- Low Density Residential Zone.
- Future Urbanisable Zone.

Commercial Zone: Following other zones shall be treated as equivalent to Commercial Zone.

- Local Commercial - (C-1)
- Commercial Zone – (C-1)/ Special Commercial Zone/ Business Hub Area/ Central Business District Zone
- Commercial Zone - (C-2)
- Predominantly Commercial

Industrial Zone: Following other zones shall be treated as equivalent to Industrial Zone.

- Service Industries - (I-1)
- General Industries - (I-2)
- Special Industries (I-3)
- Wholesale Market and Warehousing.

Transport Hub and Logistic Park.

Loom Industry cum Residential Zone.

Public Semi-public Zone - following zone shall be treated as equivalent to Public Semipublic Zone.

Agricultural Zone – Following other zones shall be treated as equivalent to Agricultural Zone.

- Horticultural Zone.
- Plantation Zone
- No Development Zone

Table 1

Sr. No.	Category of Road	Width of Right of Way of Road (m)	Remarks
1	National Highway	60	Width inclusive of 12m. service roads on both sides
2	State Highway	45	Width inclusive of 9m. service roads on both sides
3	Major Dist. Road	24	No Service Road required.
4	Other Dist. Road	18	No Service Road required.
5	Village Road	15	No Service Road required.

- Green Zone - 1. / Green Zone.
- Cattle Shed Zone.

Green Belt/Green Belt Zone: (Other than Reservation of Green Belt.)/River Protection Belt

- Recreational land use.

Traffic and Transportation Zone: Following zone shall be treated as equivalent to Traffic and Transportation Zone

- Marshalling yard.

Regional Park Zone.

Tourism Development Zone: Following zone shall be treated as equivalent to Tourism Development Zone.

- Tourist Centre
- Hill Station Zone.
- Afforestation Zone.

2) *Access from the Highways/Classified Roads*

(a) Generally, plots/ buildings along Highways and classified roads shall derive access from Service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.

(b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan/ Regional Plan/ Planning Proposal/T.P. Scheme shall be as mentioned in table below:

3. Proposed Layout Plan

As per Maharashtra UDCPR for Jalgaon district and Using Rules and Regulations Drafted a Layout for area of 4 Hectare.

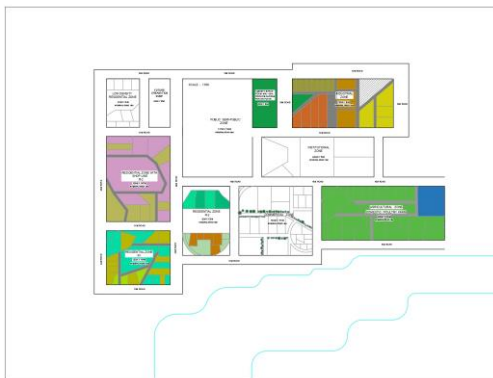


Fig. 1. Design layout of Jalgaon District

4. Conclusion

1. Layout is the process of planning in which a proper development of land is intended a proper sequence of plotting is done with respect to bylaws and rules and regulation. The layout planning is to indicate arrangement of various component or units of a town in such a way that

- the town is as such attain the significance of living organism.
2. The open space required is depends on density of population according to standard the open space for outdoor recreational purpose should not be less than 1.0 hect. or 2.5 hect. For 1000 population. Hence the required of open space for a residential neighborhood unit of 10000 population will be: parks for children 1hect, parks and and garden 2 hect. Within 1km is used.
 3. The zones are divided into the four categories i.e., residential, commercial, industrial and recreational zone. For zoning purpose, the usual percentage of each zone in a normal town varies for residential 40-50 %, commercial zone 2-5%, industrial zone 2-25% and recreational zone remaining percentage.
 4. The role of government authority in the layout planning is that they show us the path that how to prepared a plan with respect to rules and byelaws.
 5. The goal of a new integrated approach to planning the use and management of land resources is to make optimal and informed choices on the future uses of the land.
 6. By adopting the rules and regulation govern by Municipal Corporation we can prepares a proper planning as per bylaws.
 7. Formulation of actual layout plan for development of agriculture land to nonagricultural land and giving the recommendations regarding the failure of plan from government authorities so that it could be corrected for future.
 8. The land which is to be intended to be used as a layout purpose should be zoned on residential zoning.
 9. Planning framework for sanctioning of layout for proposed area right from planning stage to completion stage is controlled by various authority the mainly of them are town planning department.
 10. For developing any layout zoning is very essential factor.

Acknowledgement

This achievement would be worthless if it was not for the timely help and guidance of well-wishers. I know an acknowledgement is not enough to scale their help and wishes, yet I take this opportunity to express my gratitude to every element without which the project work would not have shaped. I would like to express my profound gratitude and great appreciation to my guide Prof. P.P. Bhangale for their encouragement, valuable advice, constructive suggestions, tireless guidance and enduring patience throughout this study. also thankful to our Central library, Departmental library and all other staff members of Civil engineering Department for their help and cooperation. Last but not the least I acknowledge deep indebtedness to my parents and friends for their inspiration and all known and unknown helping hands for their help and

co- operation in all phases of the project.

References

- [1] Bureau of Indian Standards (1976) The National Building Code of India -2005, Bureau of Indian Standards, Government of India, New Delhi.
- [2] Unified Development control and promotion Regulations for Maharashtra State 2020.
- [3] Yahyu Kadioglu, Land use and major issues of planning in city of trabzon, *Procedia Social and Behavioral Sciences* 19, (2011), pp. 354-362.
- [4] Schlebusch, Sanmarie & Cilliers Elizelle, June, (2013), Planning for Sustainable Communities: Layout and Design Approaches, Planning for Sustainable Communities 49th ISOCARP Congress,
- [5] The Maharashtra Land Revenue (Conversion of Use of Land and Non-Agriculture Assessment) Rules, 1966.
- [6] Arnis Cirulis, 3D Outdoor Augmented Reality for Architecture and Urban Planning, *Procedia Computer Science* 25, (2013), pp. 71-79.
- [7] Eran Ben Joseph, "Innovating regulations in Urban Planning and development", *Journal of Urban Planning and Development*, December 2005.
- [8] Chetan Vaidya (2009), Urban issues, reforms and way forward in India, Department of Economic Affairs Ministry of Finance Government of India, Working Paper No.4/2009-DEA, Department of Economic Affairs Ministry of Finance Government of India.
- [9] "Standardized Building Bye-laws and Development Control Rules for "B" and "C" Class Municipal Councils of Maharashtra.
- [10] Standardized Development Control and Promotion Regulations for Regional Plans in Maharashtra. Sanctioned vide Government Notification NO-TPS-1812/15/CR71/12/REC NO 34/12/UD 13/ DT. 21st November 2013.