

The Bikaner Development Authority Act, 2025

Section 21 -

1) The Authority, with a view to securing planned integrated development and use of land, shall carry out a civic survey of and prepare a Master Development Plan for Bikaner Region. (2) The Master Development Plan shall precisely define the quality of life that a citizen of Bikaner Region could desirably be expected to lead in (i) medium range perspective of the year 2031 A.D. (ii) long term perspective of the year 2040 and thereafter, and (iii) such other intermediate stages, as the State Government may direct, balanced and time targeted development to sub-serve the needs of the growing city of Bikaner and other areas of Bikaner Region, the network of public utilities, civic amenities, community facilities, housing, communications and transport, the projects or schemes for conservation and development of natural resources and such other matters as are likely to have a bearing on the integrated development of the Bikaner Region and in particular may provide for- (i) transport and communications such as roads, high-ways, railways, canals, international airports, air cargo complexes and bus service, including their development; (ii) water supply, drainage, sewerage, sewage disposal and other public utilities, amenities and services, including electricity and gas; (iii) preservation, conservation and development of areas of natural scenery, city forests, wild life, natural resources and landscaping; (iv) preservation of objects, features, structures or places of historical, natural, architectural or scientific interest and educational value; (v) prevention of erosion, provision for afforestation or reforestation, improvement of water front areas, rivers, nallahs, lakes and tanks; (vi) irrigation, water supply and hydroelectric works, flood control and prevention of water and air pollution; (vii) educational and medical facilities; (viii) district business centres, other shopping complexes, export oriented industrial areas and clearing houses, permanent exhibition centres, cattle fairs and markets; (ix) games and sports complexes worthy of holding international events; (x) amusement parks including Disney land, style complexes, safari parks and other gardens and parks, picnic centres and day amusement including artificial lakes and water reservoirs; (xi) cultural complexes including theatres, cinemas, rangmanch, studios, recreation centres, conference hall complexes, concert halls, town halls and auditoria; (xii) tourist complexes including hotels and motels, car hiring services, organised tours and treks; (xiii) development of satellite towns in Bikaner Region and their appropriate integration with the City of Bikaner including development of new townships; (xiv) allocation of land for different uses, general distribution and general location of land and the extent to which the land may be used as residential, commercial, industrial, agricultural or as forests or for mineral exploitation or for other purposes; (xv) reservation of areas for open spaces, gardens, recreation centres, zoological gardens, nature-reserves, animal sanctuaries, dairies and health resorts and other purposes; (xvi) the relocation of the population or industry from over populated and industrially congested areas and indicating the density of population or the concentration of industry to be allowed in any area of Bikaner Region; (xvii) housing including rural housing; (xviii) filling up or reclamation of low lying, swampy or unhealthy areas or levelling up of lands; (xix) redevelopment and improvement of existing built up areas; (xx) planning standards and zoning regulations for different zones including development of "abadi"; and (xxi) planning for Bikaner Region for management of urban growth and all matters connected therewith and other matters as are consistent with the objective of this Act. (3) The Master Development Plan may also define the various zones into which the Bikaner Region shall be divided for the purposes of development and indicate the manner in which the development is to be carried out and the land in each zone is proposed to be used (whether by the carrying out therein development or otherwise) and the stages by which any such development shall be carried out and shall serve as a basic pattern of frame work within which the Zonal Development Plan of the various zones may be prepared: Provided that the Authority may, if it so considers necessary in the public interest,