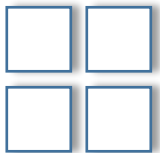
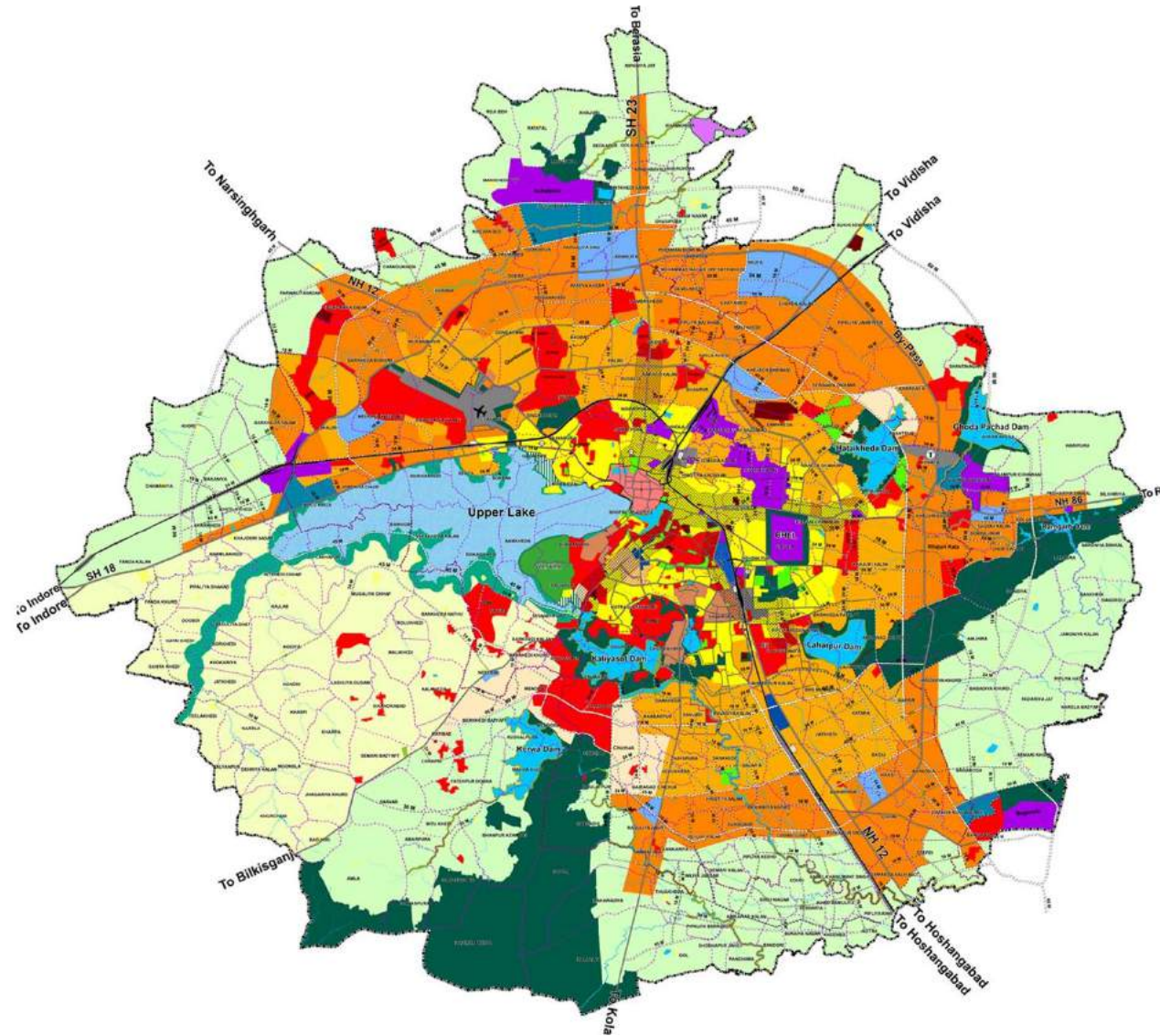


Bhopal Development Plan (Draft) 2031



Urban Development and Housing Department, Madhya Pradesh



Bhopal



Bhopal, the capital of the state of Madhya Pradesh and is situated in the central part of India.

Bhopal is a fascinating city with majestic monuments, dense forests, scenic lakes and enchanting wildlife.

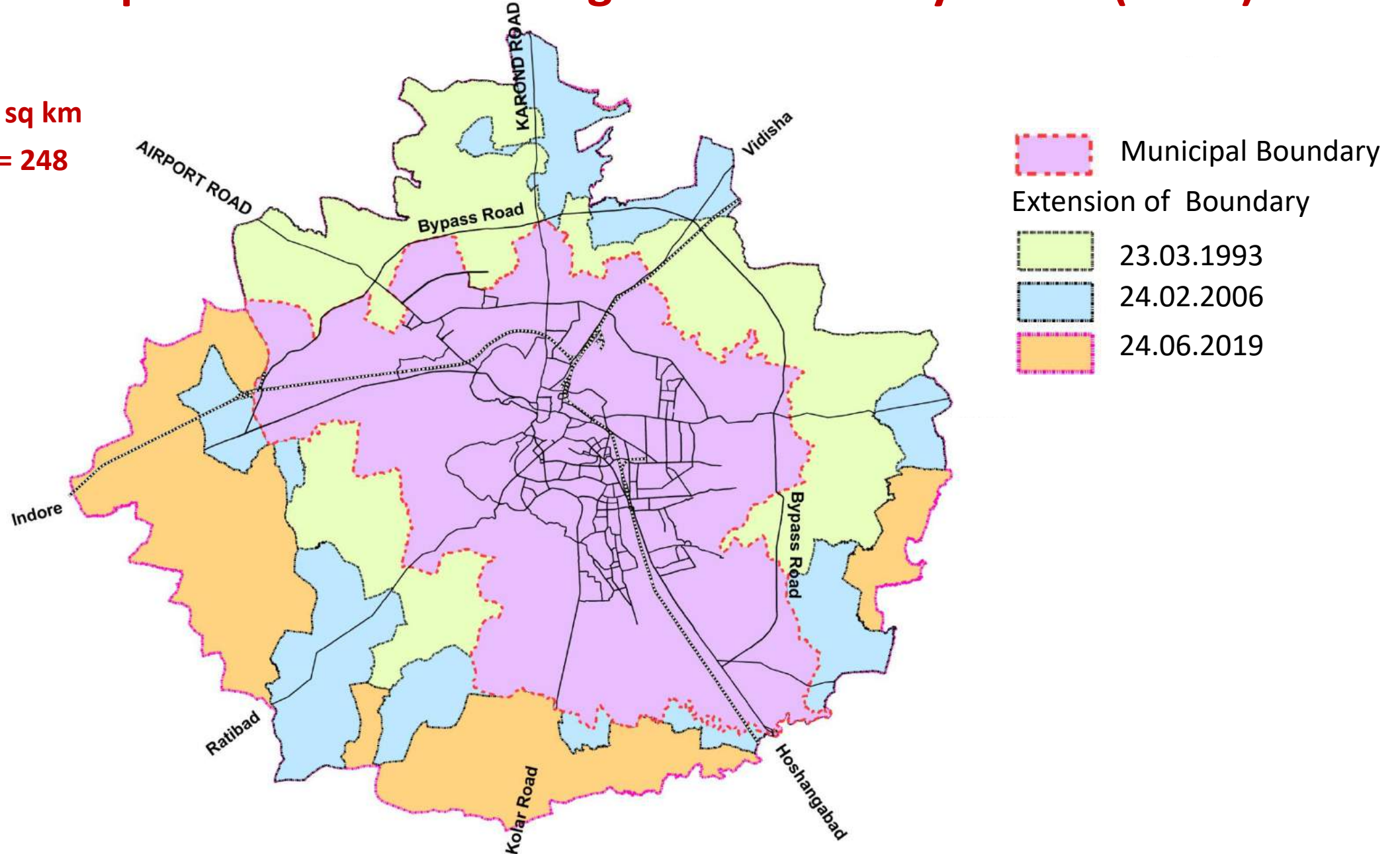
Under the AMRUT sub-scheme of the Ministry of Housing and Urban Affairs, Government of India, State of Madhya Pradesh has selected 34 cities for preparation of GIS based Development Plan.

Under this scheme, GIS based Development Plan of Bhopal, has been prepared.

Bhopal Development Plan – Planning Area Boundary : 2031 (Draft)

Area = 1016.09 sq km

No. of Villages = 248



Bhopal Development Plan – Past Plans Review

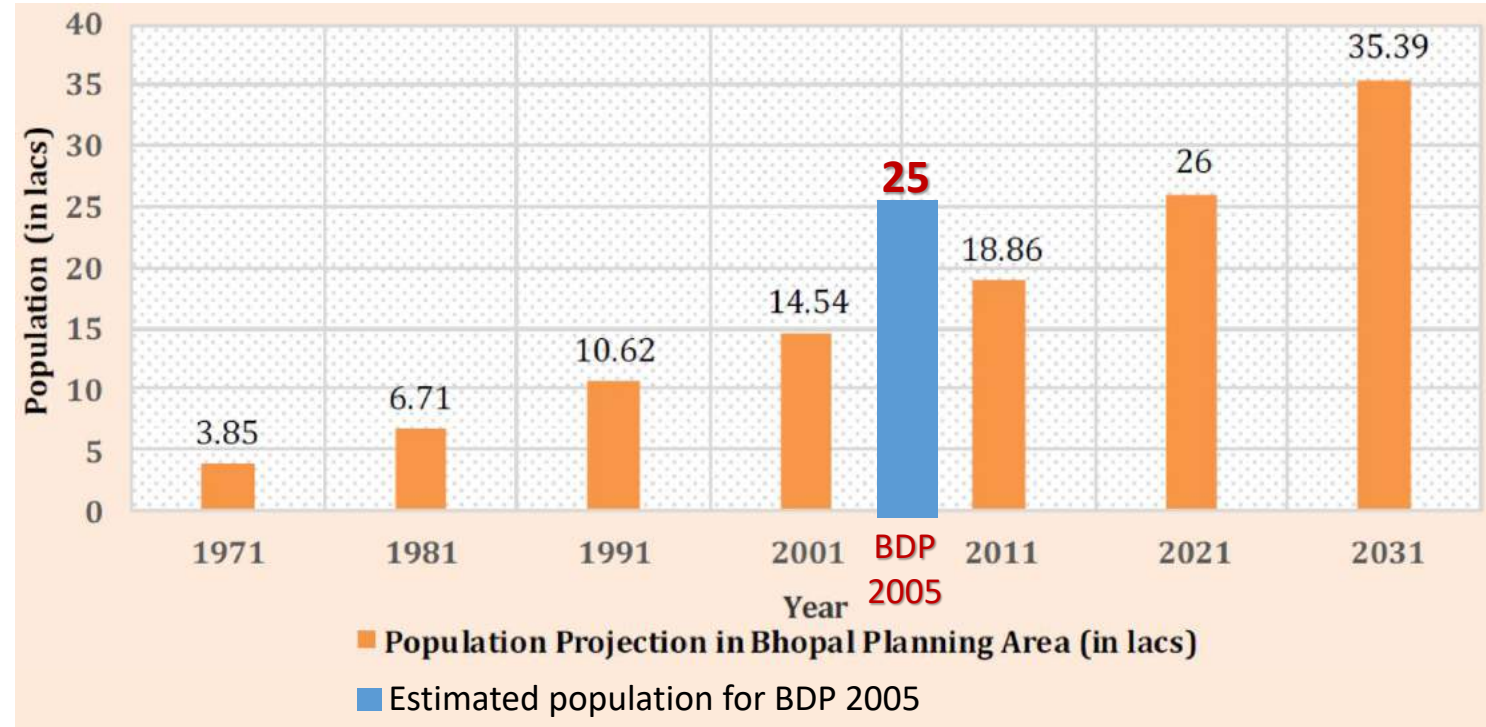
Project Year	BDP-1991	BDP-2005	BDP-2021 (Draft)	BDP-2031
Planning Area	240.87 sq.km	601.06 sq.km	813.92 sq.km	1016.90 sq.km
No. of Villages Included	92	146	197	248
Plan Period	Till 1991	Till 2005 (Approved in the year 1995)		Till 2031

Salient Features

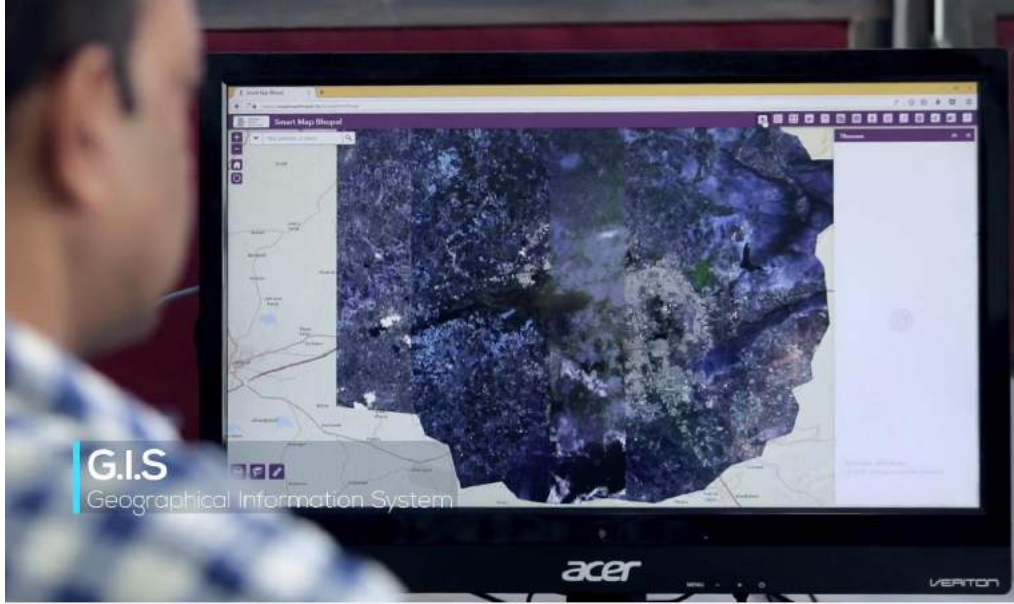
- GIS Based Development Plan prepared as per AMRUT Guidelines
- Form Based Coding approach – encouraged mixed-use activities – Liberal approach
- Development Regulations are simplified so that common people can understand easily.
- Transit Oriented Development along Metro corridor.
- Higher FAR in commercial areas (Commercial Mixed-Use Center -1,2,3) to encourage development/redevelopment
- Provision of TDR for the development of road/infrastructure.

Demography

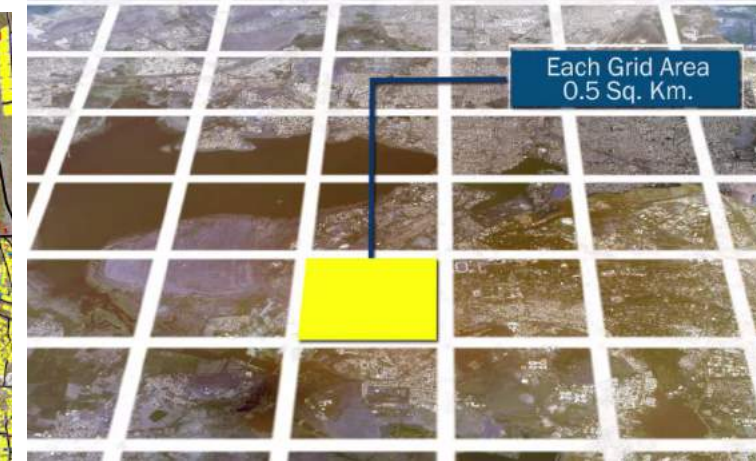
- As per Development Plan 2005, the estimated population of Bhopal for the year 2005 is 25 lakhs.
- As per Census – 2011, the population of Bhopal is 18.86 lakhs. At present, the population for the year 2021 has not been declared by the Census of India.
- In the Draft Development Plan, the population of 26 lakh and 36 lakhs has been estimated for the year 2021 and year 2031 respectively.
- A liberal approach has been taken for population projection while preparing the Development Plan.



- Estimated population in BDP 2005 for horizon year 2005 = 25 lakhs
- Estimated population in BDP 2031 for horizon year 2031 = 36 lakhs



- Bhopal Development Plan (Draft) 2031 is a GIS-based Development Plan
- Hi-resolution satellite imagery was obtained from NRSE, Hyderabad
- The Planning Area is divided into 3494 grids, each grid measuring 0.50 x 0.50 sq m.
- During physical verification approximately 4 lakh building footprint data was captured.

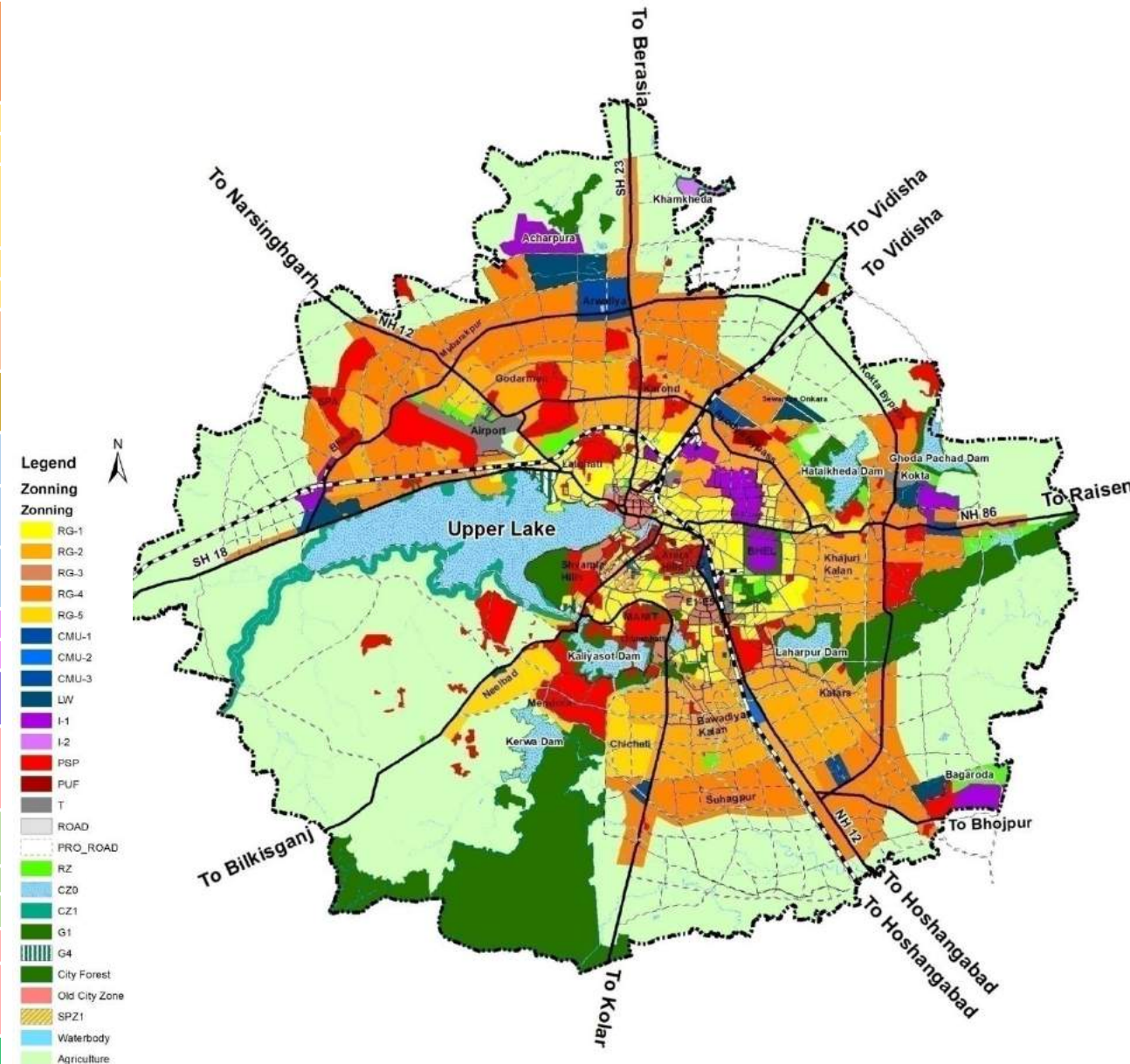




The basic structure of Development Plan 2031 was prepared after consultation with the Citizens, Subject experts, and Departmental stakeholders.

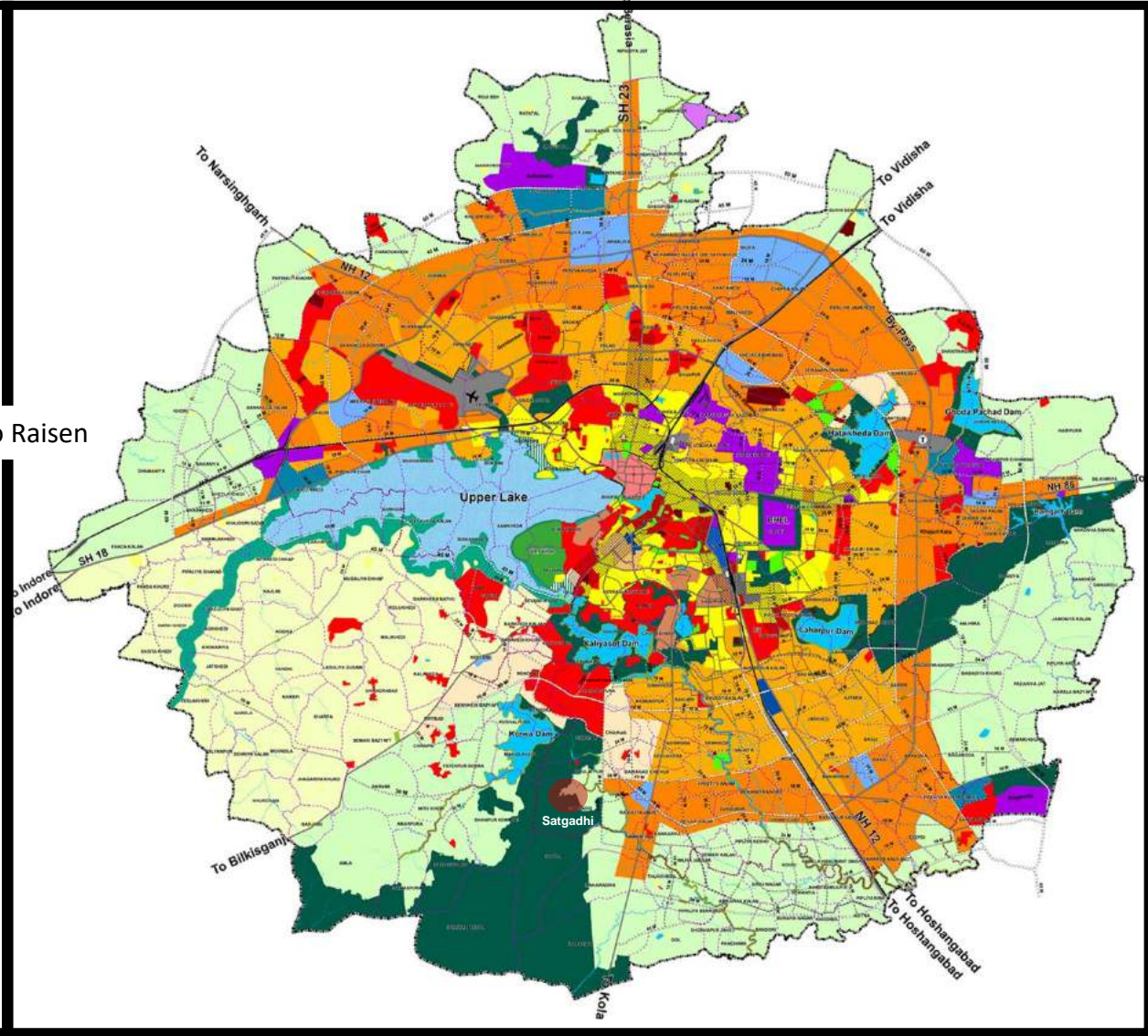
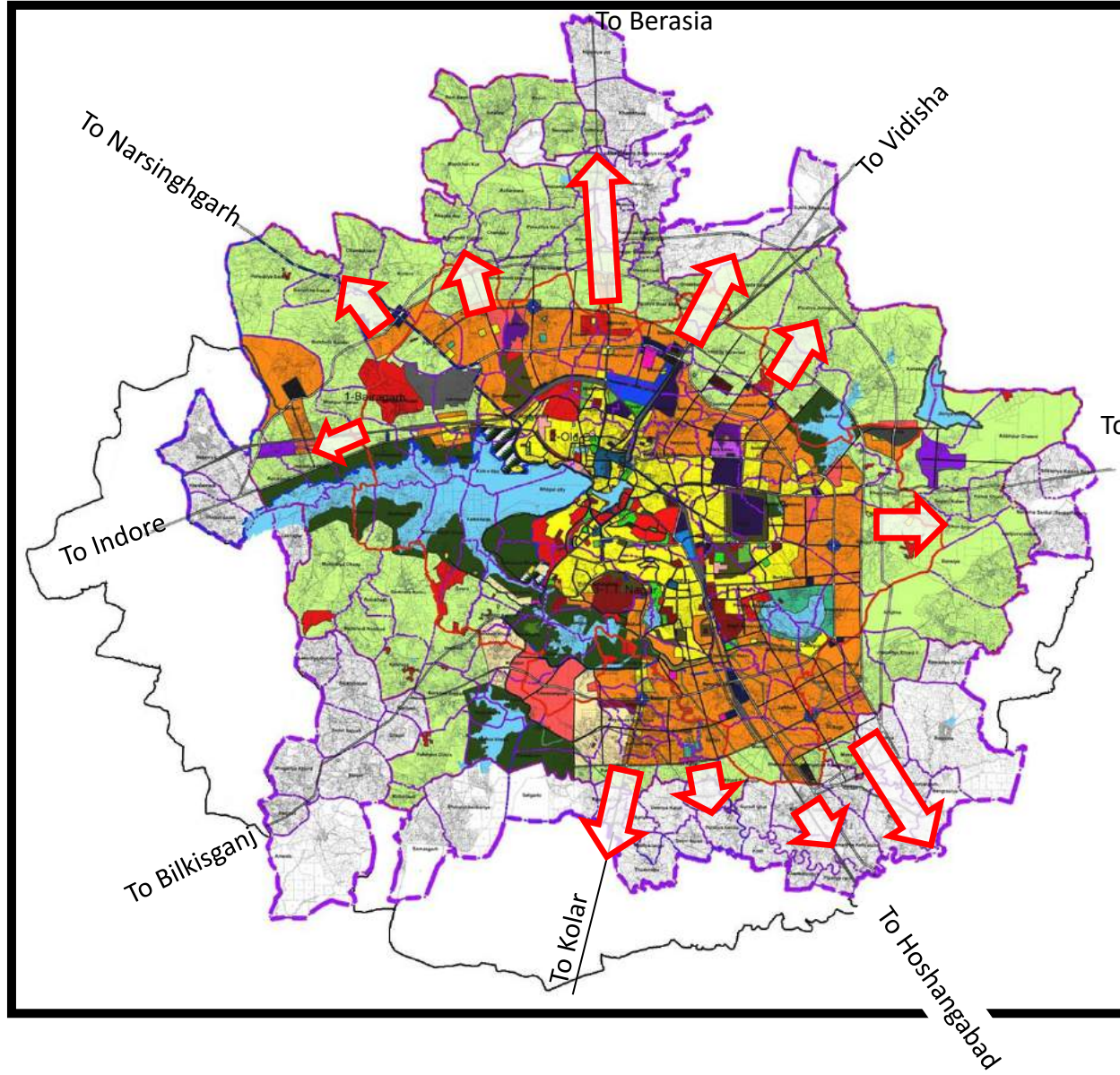
Zoning - Bhopal Development Plan (Draft)2031 - Form Based Coding

Sr. No.	Use Zone	Code	Base FAR	Premium FAR*	TDR**		Total permissible FAR
					Generating (G)	Receiving (R)	
1.	Residential general 1	RG-I	1.25	0.75	-	-	2.00
2.	Residential general 2	RG-II	1.25	0.75	-	-	2.00
3.	Residential General 3- (Areas including Arera Colony, Chunabhatti, vijay nagar)	RG-III	0.75	0.50	-	-	1.25
4.	Residential general-4	RG-IV	1.25	0.75	-	-	2.00
5.	Residential General 5	RG-V	0.75	0	-	-	0.75
6.	Transit Oriented Development Zone	TOD	1.25	1.25	-	0.5	3.00
7.	Old City Zone	OC	2.0	0	As per TDR regulations	-	2.0 + TDR (G)
8.	Commercial Mixed Use Center 1 (MP Nagar)	CMU-1	2.5	1.5	-	1.00	5.0
9.	Commercial mixed use center 2 (New Market, Karond circle, Misrod)	CMU-2	2.0	1.0	-	1.00	4.0
10.	Commercial mixed use center 3 (Proposed commercial zones)	CMU-3	1.5	1.5	-	-	3.0
11.	Industries -1	I1	2.0	0	-	-	2.0
12.	Industries -2	I2	2.0	0	-	-	2.0
13.	Logistics, Warehousing and Wholesale	LW	1.5	0	-	-	1.5
14.	Public and Semi Public (Administrative, Educational, Health, Other Institutions)	PSP	1.0	0.5	-	-	1.5
15.	Bhojtaal Lake and catchment zone-0 (FTL)	CZ-0	0	0	-	-	0
16..	Bhojtaal Lake and Catchment zone-1	CZ-1	0	0	0.1	-	0.1
17.	Bhojtaal Lake and Catchment zone-2	CZ-2	0.1	0	-	-	0.1
18	Village (Gramin Aabadi)	V	1.25	0	-	-	1.25
19	Village Extension-2 [250 mts Gramin Aabadi Vistaaran khestra of villages in Bhojtaal lake catchment]	VE-2	0.75	0	-	-	0.75
20	Agriculture	AG	0.1	0	-	-	0.1



Bhopal Development Plan 2005

Bhopal Development Plan (Draft) 2031



Time frame for Development Plan

S.no	Particulars	Time frame	Date
1	2	3	4
1	Publication of Draft Development Plan under section 18(1) of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973.		10-07-2020
3	Hearing on objection/suggestion received after publication of the Draft Development Plan.	90 days	08-09-2020 to 05-10-2020
4	The recommendations of the Joint Director were sent to the Director.	135 days	04-01-2021
5	Under Section 18(3) of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973, the recommendations on Development Plan, 2031 (draft) was sent by the Director to the State Government.	30 days	02-02-2021

- **Number of objection/suggestion received on draft development plan - 1732**
- **The hearing process was conducted through online mode.**

The procedure **(SOP)** for joining online hearing of objection/ suggestion was sent to persons who had filled objections/suggestions by **letter, e-mail, short messaging service (SMS), Whatsapp and voice call.**

STANDARD OPERATING PROCEDURE

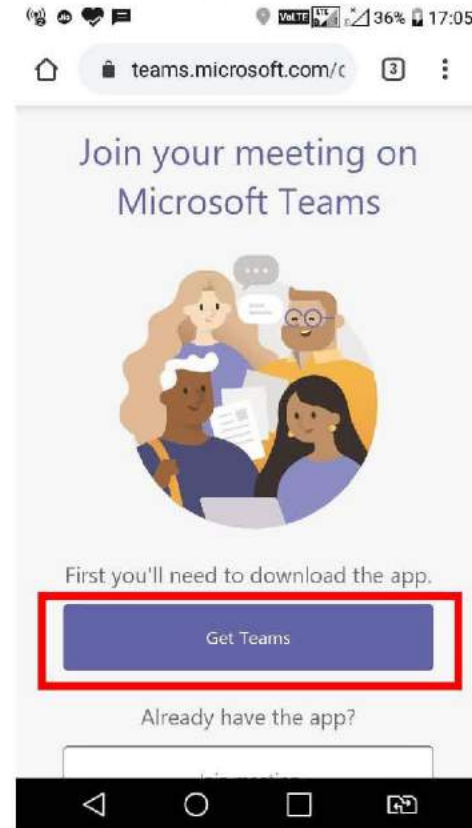
दिनांक: 08/09/2020 तथा दिनांक: 09/09/2020 को आयोजित भोपाल विकास योजना, (प्रारूप) 2031 पर प्राप्त आपत्ति एवं सुझाव के लिये गठित समिति के समक्ष सुनवाई हेतु विडियो कान्फ्रेंस के लिए मोबाइल से जुड़ने की प्रक्रिया

स्टेप -1, नीचे दिये गये लिंक पर क्लिक करें।

दिनांक: 08/09/2020 तथा दिनांक: 09/09/2020 की सुनवाई के लिए लिंक

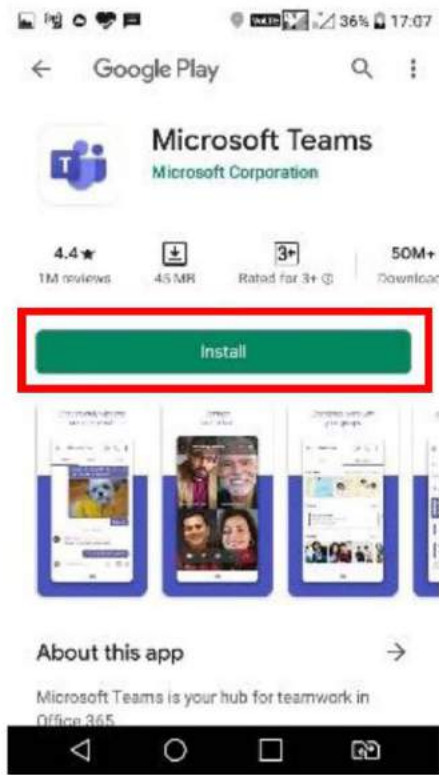
https://teams.microsoft.com/dl/launcher/launcher.html?type=meetup-join&deeplinkid=d58a4a9b-b093-4b52-a23d-1891afda4a00&directDl=true&msLaunch=true&enableMobilePage=true&url=%2F%23%2F%2Fmeetup-join%2F19%3Ameeting_MmRkMzVmMmUtYjVmNS00MmJiLTk4YmMtOTA2M2FjMWU0NDYx@thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%252d68d559e-e516-4099-aad3-8fc6603c2178%2522%252c%2522Oid%2522%253a%252217d2c15a-a437-4859-8c23-4754376bdd1b%2522%257d%26anon%3Dtrue&suppressPrompt=true

स्टेप -2 Get Teams पर क्लिक करें।

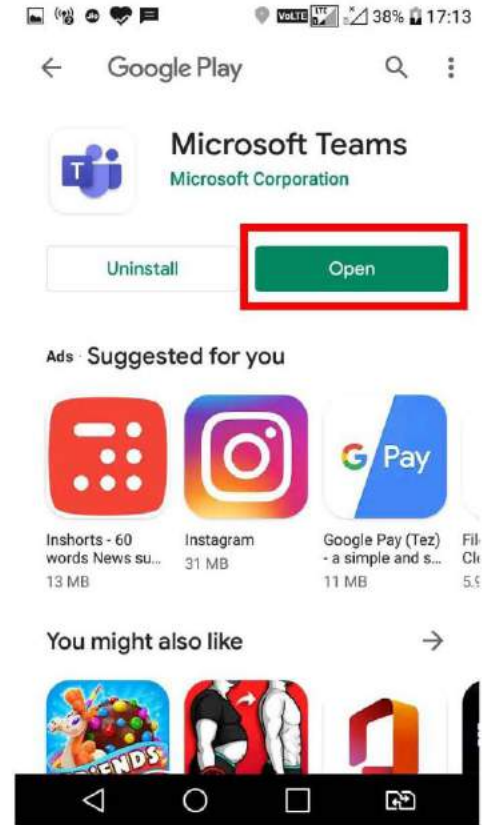


STANDARD OPERATING PROCEDURE

स्टेप -3, Install पर क्लिक करें ।



स्टेप -4, open पर क्लिक करें ।



STANDARD OPERATING PROCEDURE

स्टेप -5, Join Meeting पर क्लिक करें।

Microsoft Teams

Microsoft Teams



Meeting time!
How would you like to
join?

Join meeting

Sign in and join

स्टेप -6, पत्र में दिए गये यूज़र नेम दर्ज करें तथा पुनः Join Meeting पर क्लिक करें।
उदाहरण: यदि आपका यूज़र नेम 10/79 है तो, 10/79 लिखकर Join Meeting पर क्लिक करें।

Microsoft Teams

Microsoft Teams



Type your name, then select Join
meeting.

10/79

Join meeting

दिनांक 08.09.2020 को आयोजित, भोपाल विकास योजना, (प्रारूप) 2031 पर प्राप्त आपत्ति एवं सुझाव के लिये गठित समिति के समक्ष प्रस्तुत आपत्ति की सुनवाई के लिए समूह 1 से 30 तक की सूची

क्र	गु.प. क्र.	आपत्ति कमांक	नाम	पता	ग्राम का नाम	विडियो क्रांफेसिंग से जुड़ने हेतु आपका यूजर नेम	सुनवाई का समय
1	1	1	लखवीर सिंह	अध्यक्ष भोपाल पुलिस कर्मचारी कॉर्पोरेटिव हाउसिंग सोसायटी, भोपाल		1/1	11:00 बजे से 11:35 तक
2	1	494	लखविंदर सिंह	भोपाल पुलिस कर्मचारी को-ऑर्पोरेटिव हाउसिंग सोसायटी		1/494	11:00 बजे से 11:35 तक
3	2	2	डॉ. बी.आर. सिंह, श्रीमती सरला सिंह, श्रीमती रश्मि शाह, विनी भाटी,	पता: हाउस नं. 9/10 कम्फर्ट इन्क्लेव बावड़िया कलां, भोपाल		2/2	11:00 बजे से 11:35 तक
4	3	3	के.एल. शर्मा	177 सी सेक्टर इन्द्रपुरी, भेल, भोपाल		3/3	11:00 बजे से 11:35 तक
5	4	4	नीरज शर्मा	177 सी सेक्टर इन्द्रपुरी, भेल, भोपाल		4/4	11:00 बजे से 11:35 तक
6	5	5	अजय पाटीदार पिता श्री मुरलीधर पाटीदार,	मिसरोद		5/5	11:00 बजे से 11:35 तक
7	5	80	हेमराज पाटीदार, ग्राम मिसरोद,	मिसरोद		5/80	11:00 बजे से 11:35 तक
8	5	728	पुष्पा देवी पाटीदार	3702 भिमावत भवन, रामलीला मैदान के पास मिसरोद, भोपाल	मिसरोद	5/728	11:00 बजे से 11:35 तक
9	5	729	शालिगराम पाटीदार	3702 भिमावत भवन, रामलीला मैदान के पास मिसरोद, भोपाल	मिसरोद	5/729	11:00 बजे से 11:35 तक
10	5	730	धनकुवर बाई	148 राम मंदिर के पास, मिसरोद, भोपाल	मिसरोद	5/730	11:00 बजे से 11:35 तक

- Group and objection number
- Names and address of person
- **Dedicated time slot**
- Dedicated time slot made the **process of online hearing efficient and easy**

भोपाल विकास योजना (प्रारूप) 2031 पर प्रस्तुत आपत्ति की वीडियो कॉन्फेरेन्स के माध्यम से सुनवाई हेतु वैकल्पिक केंद्र (Chat room) की सूची व समय सारणी

समूह क्रमांक	आपत्तियों की संख्या	आपत्ति क्रमांक	वीडियो कॉन्फेरेन्स हेतु वैकल्पिक केंद्र	सुनवाई का समय
1	2	1, 494	संचालनालय की लाइब्रेरी	11:00 से 11:35 तक
2	1	2	मानचित्रकार कक्ष, जिला कार्यलय भोपाल	
3	1	3	अन्वेक्षक कक्ष, जिला कार्यलय भोपाल	
4	1	4	श्री बी.पी.दोगने,सहायक संचालक का कक्ष, संचालनालय	
5	11	5,80,728,729,730,731,732,733,734,737,839	इंस्टीट्यूट ऑफ टाउन प्लानर्स,माता मंदिर, भोपाल	
6	1	6	श्री मनोज गोहोदिया,सहायक संचालक, का कक्ष, संचालनालय	11:40 से 12:20 तक
7	1	7	सीटॉप, ई-5 पर्यावरण परिसर अरेरा कॉलोनी, भोपाल	
8	1	8	संचालनालय की लाइब्रेरी	
9	1	9	मानचित्रकार कक्ष, जिला कार्यलय भोपाल	
10	15	10,858	इंस्टीट्यूट ऑफ टाउन प्लानर्स,माता मंदिर, भोपाल	
11	1	11	अन्वेक्षक कक्ष, जिला कार्यलय भोपाल	
12	1	12	श्री बी.पी.दोगने,सहायक संचालक का कक्ष, संचालनालय	
13	8	13,317,553,552,554,558,555,556	सीटॉप, ई-5 पर्यावरण परिसर अरेरा कॉलोनी, भोपाल	
14	2	14,363	श्री मनोज गोहोदिया,सहायक संचालक, का कक्ष, संचालनालय	
15	4	15,570,88,744	संचालनालय की लाइब्रेरी	
16	1	16	मानचित्रकार कक्ष, जिला कार्यलय भोपाल	
17	9	17,18,372,373,374,375,376,389,942,943,370	संचालनालय की लाइब्रेरी	

- **7 CHAT ROOMS WERE CREATED**

Forming of 'GROUPS'

- For conducting process of hearing, **all the objections/suggestion received** by were **classified based upon their nature** and **similar objections/suggestions** were **compiled together inform of groups**.
- The **objections/suggestion** were **geo tagged** on **land use map** and were **displayed to the persons** who were **present in the online hearing process**.

समूह क्रमांक

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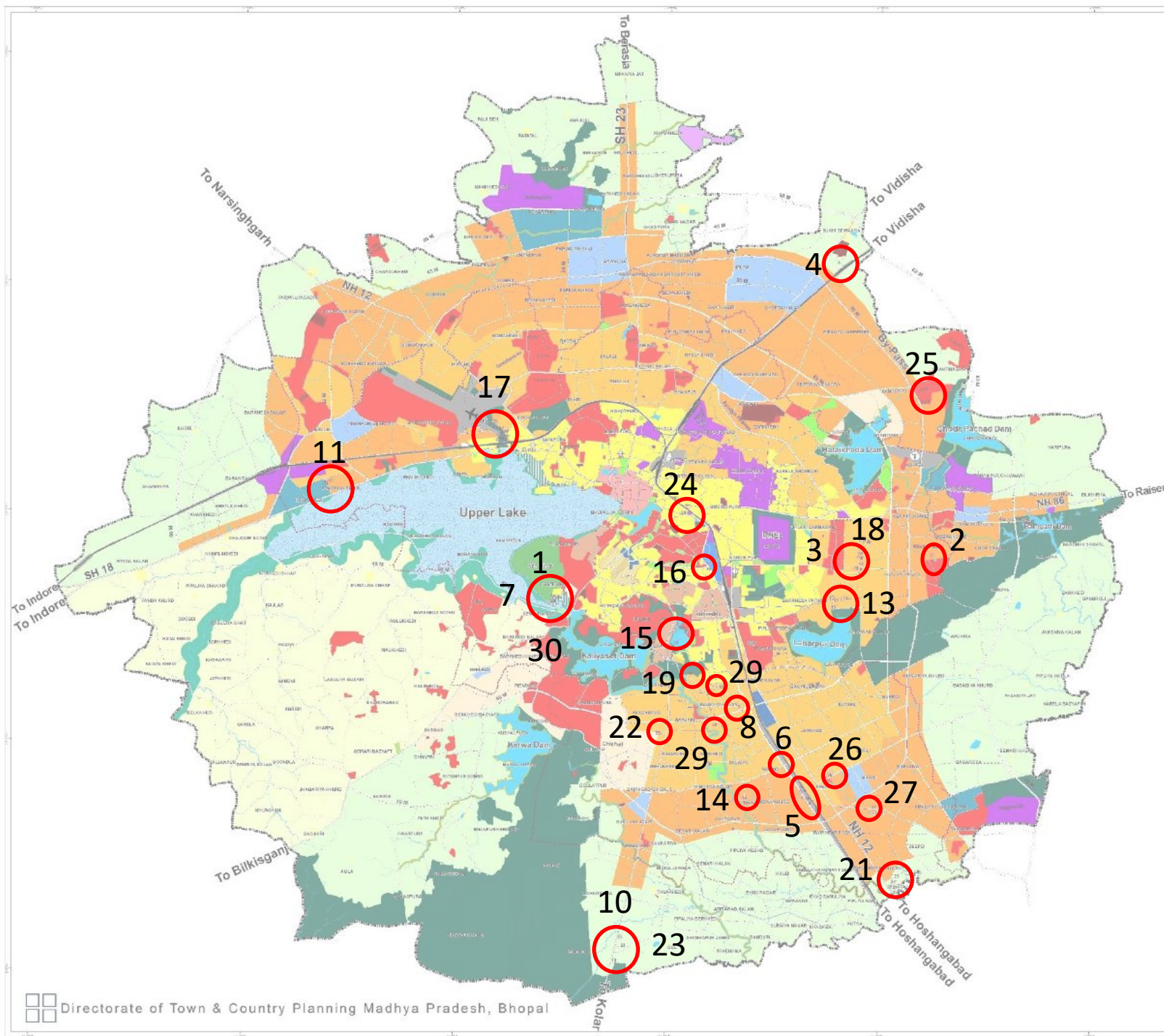
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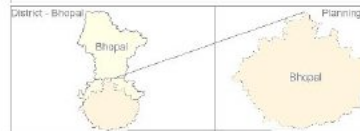
Directorate of Town & Country Planning Madhya Pradesh, Bhopal

BHOPAL DEVELOPMENT PLAN-2031 (Draft)

Map No.

Legend

Symbols	Code	Description
[Yellow]	RG-I	Residential General-I
[Orange]	RG-II	Residential General-II
[Light Orange]	RG-III	Residential General-III
[Light Yellow]	RG-IV	Residential General-IV
[Light Green]	RG-V	Residential General-V
[Blue with diagonal lines]	TOD	Transit Oriented Development
[Red]	OC	Old City
[Blue]	CMU-I	Commercial Mixed Use Center-I
[Light Blue]	CMU-II	Commercial Mixed Use Center-II
[Light Blue]	CMU-III	Commercial Mixed Use Center-III
[Yellow with diagonal lines]	SPZ1	Special planning Zone-1
[Purple]	I-1	Industries -1
[Light Purple]	I-2	Industries -2
[Brown]	PUF	Public Utilities & Facilities
[Red]	PSP	Public & Semi Public
[Blue]	LW	Logistics, Wholesale and Warehousing
[Green]	G1	Gardens and Parks
[Light Green]	G2	Playfield / Stadium / Exhibition Ground
[Light Green]	G3	Zoological / Botanical Garden
[Light Green]	G4	Lake Front
[Dark Green]	G5	City Forest / Afforestation
[Light Blue]	CZ0	Bhojtal Lake and Catchment Zone-0
[Light Blue]	CZ1	Bhojtal Lake and Catchment Zone-1
[Light Blue]	CZ2	Bhojtal Lake and Catchment Zone-2
[Yellow]	V	Village / Gramin Aabadi
[Blue]	W	Waterbodies
[Green]	WB	Waterbodies Buffer
[Light Green]	AG	Agriculture
[T]	T	Transportation
[Grey line]		Existing_Road
[Grey line with dots]		Proposed_Road
[Grey rectangle]		Bus Stand
[Grey rectangle with dots]		Railway Station
[Grey line]		Railway Line
[Grey rectangle with cross]		Airport
[Grey rectangle with T]		Transport Nagar
[Grey rectangle with bridge]		Bridge
[Grey rectangle with P]		Parking
[Dashed line]		Boundaries
[Dotted line]		Planning Area
[Dotted line]		Village
[Dotted line]		Municipal



Landuse & Urban Survey Division
Remote Sensing Application Centre, MPCST, Bhopal

Source: World View II Satellite Data & AMRUT Guidelines.

समूह क्रमांक

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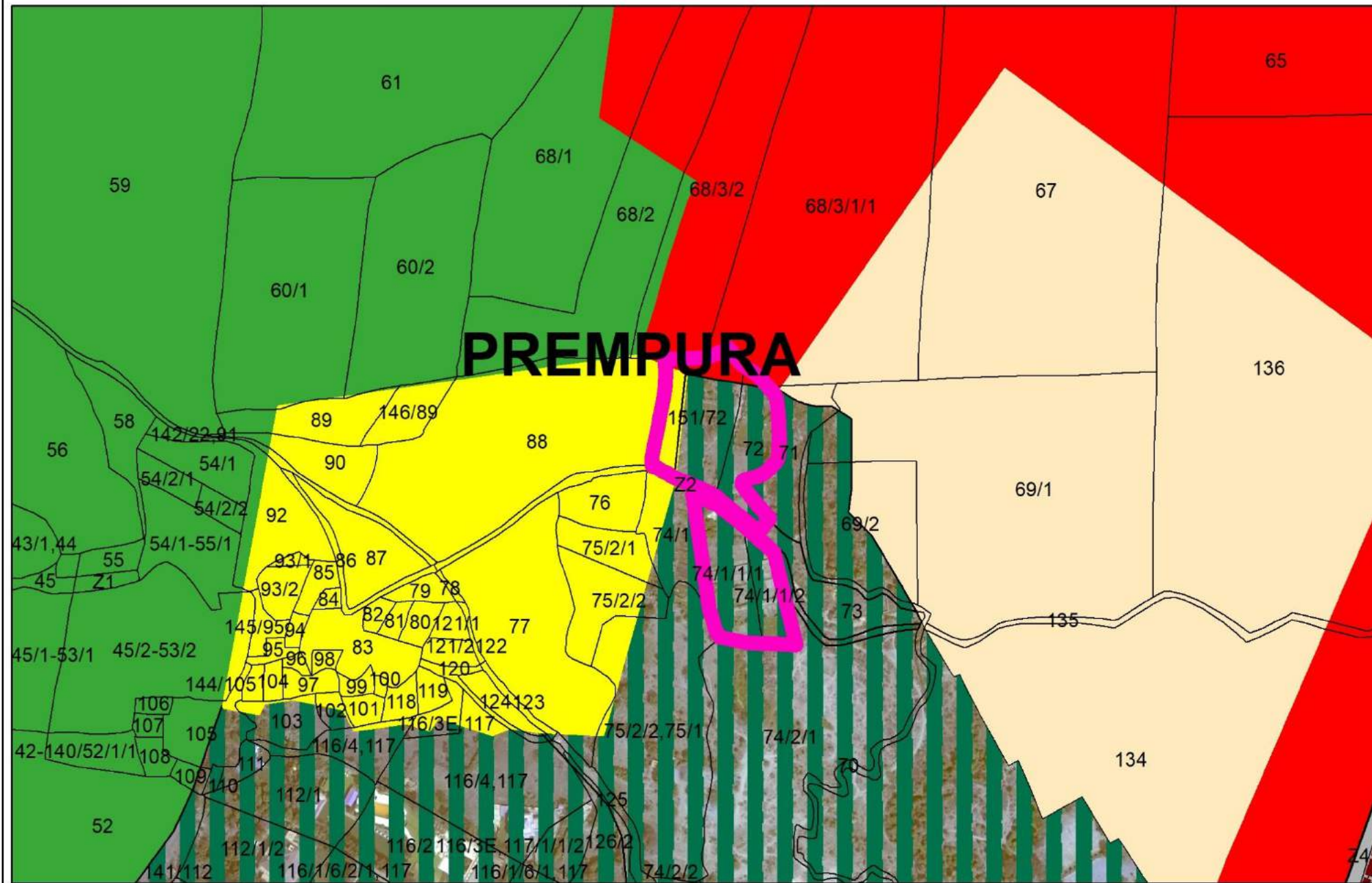
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Group-1

AP No- 1,494



Thank you