

**DRAFT THE AIZAWL MUNICIPAL COUNCIL (MASTER PLAN AND STRATEGIC
ZONAL/WARD DEVELOPMENT PLAN) REGULATIONS, 2015”**

CHAPTER - I

Preliminary

1. Short title and commencement;

- (1) These Regulations may be called the Aizawl Municipal Council (Master Plan and Strategic Zonal / Ward Development Plan) Regulations, 2015.
- (2) They shall extend to whole of Aizawl Municipal Council Area.
- (3) They shall come into force on the date of their publication in the Official Gazette.

2. Definitions:

In these Regulations, unless the context otherwise requires-

- (i) “Act” means the Mizoram Municipalities Act, 2007 as amended in 2015.
- (ii) “Board of Councillors” means a Board of Councillors established under the Mizoram Municipalities Act, 2007 as amended from time to time.
- (iii) “Chairman” means the chairman of the Aizawl Municipal Council as elected under section 16;
- (iv) “Chief Executive Officer” means a Chief Executive Officer or a Municipal Commissioner or any other Officers designated as such by a Municipality from time to time.

CHAPTER - II

Survey, Form and Content of the Master Plan

3. Civic and Utilities & Facilities Survey:

Civic, utilities & facilities survey shall be carried out by the Board of Councillors with the help of its Urban Planning such as civic and utilities & facilities surveys including economic and sociological conditions of Aizawl Municipal Council area with

reference to the distribution of population, industry, communications, housing requirements and such other matters as, in the opinion of the Board of Councillors, relating to planned development of Aizawl Municipal Council area.

4. Form and Contents of Master Plan:

- (1) The draft Master Plan shall, subject to the provisions of sub-section (1) of section 341 of the Act, consist of such maps, diagrams, charts, reports and other written matter of an explanatory of descriptive nature as pertain to the development of the whole or any part of Aizawl Municipal Council area.
- (2) The written matter forming part of the draft Master Plan shall include such summary of the main proposals and as such descriptive matter as the Board of Councillors may consider necessary to illustrate or clearly explain the proposals indicated by maps, charts, diagrams and other documents.
- (3) The draft Master Plan may include all or any of the following :-
 - (a) “reports of the survey and analysis” of the socio-economic conditions of Aizawl Municipal Council area with special reference to the trends of growth of population, industries, business, commerce and such other matters as may relate to planned development;
 - (b) “a land use plan” based upon such survey of the present use of land including earmarking landslide prone areas as may be necessary as well as analysis of estimated future needs and consisting of comprehensive proposals for the maximum utilization and development of land such as agricultural, forest, government, commercial, industrial, residential, cultural, educational, recreational, transportation, environmental hazard prone areas and other activities;
 - (c) “a transit and transportation plan” base upon reports of survey and inventory of volume of traffic and capacity of existing roads, parkings and highways and consisting of proposals for pattern of streets, roads, steps, highways and parking, loading, unloading and terminal facilities;
 - (d) “a public utilities plan” consisting of proposals for provision of water, electricity, drainage and disposal of sewage and refuse;
 - (e) “a housing plan” consisting of housing conditions and estimates of housing requirements and proposals relating to standards of new housing units;
 - (f) reports of survey and proposals for elimination of slums and blighted areas;

- (g) “education, recreation and community facilities plan” indicating proposals for parks, open spaces, recreational educational and cultural centres including protection and conservation of archaeological sites;
 - (h) “a financial plan” consisting capital improvement programme, potential for land resource mobilisation, estimates of revenues and resources, estimates and objective of public services and any such other fiscal matters and proposals for the implementation of the Master Plan;
 - (i) “an administrative and management plan” consisting of proposals and recommendations for the administrative and management structure and procedure and processes such as zoning, land sub-division, land pooling , land development and building regulations as may be necessary for the implementation including phasing and periodic review of the Plan; and such other reports or any specified plan projects, satellite township schemes, industrial estate schemes including shifting of industrial sites, relocation or re-housing schemes or conservation schemes or improvement necessary or whichever required for planned development of Aizawl Municipal Council area;
 - (j) indicate the basic pattern of framework of the Master Plan within which Detailed Strategic Zonal / Ward Development Plan shall be prepared and may contain any other matters which is necessary for planned development and implementation of the Master Plan proposals.
- (4) In case of any contradiction between the particular of proposals shown on one map and shown on any other map or maps in respect of any land or building or any other matter which the draft Master Plan relates, the map which is to larger scale shall prevail, and in case of any such contradiction between any map and a written statement, the latter shall prevail.

CHAPTER - III

Procedure for Preparation of Master Plan

5. Public Notice regarding preparation of Master Plan :

- (1) As soon as may be, after the draft Master Plan has been prepared, the Board of Councillors or its authorized Officer shall publish a public notice stating that –

- (a) The draft Master Plan has been prepared and may be inspected by any person at such time and place as may be specified in the notice, and
 - (b) Suggestions and objections in writing, if any, in respect of the draft Master Plan as may be submitted by any person to the Chairman or an authorized Officer of the Aizawl Municipal Council within 60(sixty) days from the date of first publication of the Notice.
- (2) The Notice may be in Form 'A' appended to these regulations without or with modification as may be necessary.
6. **Mode of publication of Public Notice:** The Board of Councillors or an authorized Officer shall cause the said notice to be published in the manner prescribed by sub-section (3) or sub-section (6) of section 341 of the Act and may also cause it to be published in the Local Newspapers.
7. **Notice to and representation from Ward Committee and Local Council:** The Board of Councillors or an authorized Officer shall cause a copy of the notice referred to in rule 6 to be sent to every Ward Committee and Local Council may, within whose limit any land touched by the Plan is situated, and such Ward Committee and Local Council may, within a period of 60 days from the date of the notice make any representation with respect to the Plan to the Board of Councillors or an authorized Officer.
8. **Appointment of Committee for Enquiry and Hearing :**
- (1) The Board of Councillors shall, for hearing and considering any representation, objection and suggestion to the draft Master Plan / Zonal or Ward Development Plan, appoint a Committee for each and every Ward under the chairmanship of elected Councillor with other members including urban planning personnel of the Aizawl Municipal Council for taking up public consultation and objections and suggestions regarding Strategic Zonal / Ward Development Plan.
 - (2) No business of the Committee shall be transacted at any meeting in the absence of the chairman and unless one-third of the members are present.

9. **Enquiry and Hearing:** The Councillor of the Ward Committee or an authorized Officer shall, under these regulations for making objections, representations and suggestions, fix a date or dates for hearing by the Committee of any person or the Ward Committees and Local Councils in connection with any objection, representation or suggestion made by such person or the Ward Committees and Local Councils in respect of the draft Master Plan / Strategic Zonal or Ward Development Plan, and shall serve on the Ward Committees and Local Councils or any person who may be allowed a personal hearing in connection with such representation, objection or suggestion to the draft Master Plan / Strategic Zonal or Ward Development Plan, a notice intimating the time, date and place of hearing. Provided that the Committee may disallow personal hearing to any person, if it is of the opinion that the objection or suggestion made by such person is inconsequential, trivial or irrelevant.
10. **Report of Enquiry:** The Committee shall, after conclusion of its enquiry, submit to the Board of Councillors or an authorized Officer, a report of its recommendations.
11. **Preparation of final Draft Master Plan and its Submission to State Government:** The Board of Councillors shall, after considering the report of the Committee and any other matter as it thinks fit, finally prepare the Master Plan / Strategic Zonal or Ward Development Plan and submit to the State Government for its approval.
12. **Approval of State Government of the Master Plan/Zonal or Ward Plan:** In exercise of powers under sub-section (4) of Section 341, the State Government may, but not later than 6(six) months after submission, either approve the Master Plan / Strategic Zonal or Ward Development Plan without or with such modification and the notice may be given in FORM 'B' as appended to these regulations without or with such modification as may be necessary.

13. **Amendment of the Master Plan/Zonal or Ward Plan :** In lines with the provisions under sub-section (6) of Section 341, the Board of Councillors may make any amendment to the whole or any part of the Master Plan / Strategic Zonal or Ward Development Plan, if necessary, at the expiry of every five years in accordance with the procedure prescribed by the Act and these regulations;

Provided that, if the Board of Councillors is of the opinion that having regard to the emergent and critical circumstances prevailing at any particular time, it is necessary so to do; it may amend the Master Plan as also Zonal/Ward Development Plan or any part thereof at any time prior to the expiry of the said period, in accordance with the aforesaid procedure.

Provided further that, the Board of Councillors may, without following the foresaid procedure, but with the prior approval of the State Government permit ,on receipt of the application in this behalf, may make any change and modification in the Master Plan / Strategic Zonal or Ward Development Plan.

14. **Approval of State Government to the Amendment of the Master Plan/ Zonal or Ward Development Plan:**
- (1) Amendment of the Master Plan / Zonal or Ward Development Plan shall not take effect unless it is approved by the State Government.
 - (2) Immediately after an amendment has been approved by the State Government, the Chairman or an authorized Officer of Aizawl Municipal Council shall publish in such manner as may be prescribed by regulations, a notice stating that the amendment may be inspected at all reasonable hours and upon the date of the first publication of the foresaid notice the amendment shall come into operation.

CHAPTER - IV

DETAILED STRATEGIC ZONAL / WARD DEVELOPMENT PLAN

15. **Contents of Strategic Zonal / Ward Development Plan** – In line with the provisions under sub-section (2)of Section 341, simultaneously with the preparation of the Master Plan or as soon as may be thereafter, the Board of Councillors with the help of its Urban Planning shall proceed with the preparation of Detailed Strategic

Zonal / Ward Development Plan for each of the Zones or Wards to be rolling plan and a public notification should be served for any Zone or Ward of Aizawl Municipal Council area for the purpose of this Act. The draft Strategic Zonal / Ward Development Plan may include all or any of the following –

- (a) Location, area, boundaries and linkages, with reference to the Master Plan.
- (b) Population and building densities and employment.
- (c) Special area, landslide hazard prone areas, or any other special characteristics and conservation aspects.
- (d) Residential development and housing areas.
- (e) Work centers, viz. Industry, Trade & commerce, Wholesale trade, Govt. Offices, etc. including local level commercial facilities.
- (f) System of Community facilities / social Infrastructure with reference to the Master Plan standard and neighborhood community formation.
- (g) “Transportation” consisting of proposal such as intra and inter zonal transportation , Mass transport subsystem, Net-works of roads, Depot and terminals, Road network including right of way and public steps , exclusive pedestrian and two wheeler movement corridors proposed to be indicated in the Zonal/Ward plan, linking recreational areas, work centres, commercial centres and historical monuments etc.
- (h) “Infrastructure (Physical)” i.e Water supply, sewerage, power, drainage and solid waste. The proposals may include their qualification, projection, major problems and proposals.
- (i) Mixed land use for, informal sector & weekly markets; identification of commercial streets, weekly markets, informal sector shopping & organized eating places.
- (j) Ecology & Environment; The Strategic Zonal / Ward Development Plan incorporate City disaster management plan and includes specific studies and recommendation with regards to the following:-
 - (i) System of green areas, parks and open spaces,
 - (ii) Ecology, conservation hazard prone area & parks,
 - (iii) Conservation of urban heritage and listing of protected monuments, including prohibited & development control & restrictions,
 - (iv) Reserved forests,
 - (v) Proposals for health, safety and convenience.
- (k) Development controls including man-made disasters, land sub-division, land pooling and land development, zoning regulations and building control.

- (l) Urban re-development / renewal-Identification of critical areas and regulations for renewal / improvement.
- (m) Implementation- Prioritized programmes and projects identification of implementing agencies, phasing, co-ordination and peoples / citizen participation.

Provided that where no norms and standards is given in the Master Plan, the norms and standards under the National Building Code of India 2005 published by Bureau of Indian Standards and Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines 2015 prepared by the Government of India Ministry of Urban Development shall be the main recourse and reference documents.

16. The provisions of regulations 3 and 5 to 14 relating to the Master Plan shall apply mutatis mutandis to the Detailed Strategic Zonal / Ward Development Plan.

FORM 'A'

Notice under sub-section (3) or (6) of Section 341 of the Aizawl Municipal Council (Master Plan and Strategic Zonal / Ward Development Plan) Regulations, 2015 on the preparation and publication of the draft Master Plan / Strategic Zonal or Ward Development Plan for

(1) Notice is hereby given –

(a) A draft Master Plan / Zonal or Ward Development Plan for.....has been prepared ; and

(b) A copy thereof will be available for inspection at the office of the Chairman, Aizawl Municipal Council between the hours of 11:00 a.m. and 4:00 p.m. on all working days till the date mentioned in para 3 hereinafter.

(2) Objections and suggestions are hereby invited with respect to this draft Plan.

(3) The objection or suggestion may be sent in writing to the Chairman or an authorized Officer, Aizawl Municipal Council before the day of 20.....

Aizawl.....

Date.....

**Chairman/
Authorized Officer
Aizawl Municipal Council**

FORM 'B'

Notice under sub-section (4) or (6) of Section 341 of the Mizoram Municipalities (Second Amendment) Act, 2015 (Act No.5 of 2015).

Notice is hereby given that –

(a) The State Government / Government of Mizoram in exercise of powers conferred under sub-section (4) of Section 341 of the Mizoram Municipalities (Second Amendment) Act, 2015 (Act No.5 of 2015) hereby approved the Master / Strategic Zonal or Ward Development Plan for

(b) A copy of the Plan (Master Plan / Strategic Zonal or Ward Development) as approved may be inspected at the office of the Chairman, Aizawl Municipal Council, between the hours of 11:00 a.m. and 3:00 p.m. on all working days.

Aizawl.....

Date.....

**Chairman/
Authorized Officer
Aizawl Municipal Council**