प्रेषकः

अमृत लाल गीणा, माथोपसोतो
प्रधान सचिव,
नगर विकास एवं आवास विभाग
विहार, पटना।

सेवा में,

कृषि उत्तादन आयुक्त/प्रधान सचिव/सचिव, कृषि विभाग,
प्रधान सचिव/सचिव, स्वास्थ्य विभाग,
प्रधान सचिव/सचिव, शोधना एवं विकास विभाग,
प्रधान सचिव/सचिव, यथायथ राज, प्रणाली प्रचार,
प्रधान सचिव/सचिव, उद्योग विभाग,
प्रधान सचिव/सचिव, वित्त विभाग,
प्रधान सचिव/सचिव, मामोण विकास विभाग,
प्रधान सचिव/सचिव, शिक्षा विभाग,
प्रधान सचिव/सचिव, राजस्व एवं भूमि सुधार विभाग,
प्रधान सचिव/सचिव, जल संसाधन विभाग,
प्रधान सचिव/सचिव, पर्यावरण और बन विभाग,
प्रधान सचिव/सचिव, पंचायत विभाग,
प्रधान सचिव/सचिव, भवन निर्माण विभाग,
प्रधान सचिव/सचिव, परिवहन विभाग,
प्रधान सचिव/सचिव, लोक स्वास्थ्य अभियंत्रण विभाग,
प्रधान सचिव/सचिव, अपना प्रबन्ध विभाग,
सचिव, सिद्धि विभाग,
प्रधान सचिव/सचिव, पर्यटन विभाग,
प्रधान सचिव/सचिव, युवा कला एवं संस्कृति विभाग,
प्रधान सचिव/सचिव, ग्रामीण कार्य विभाग,
प्रधान सचिव/सचिव, चाष्य एवं आयुक्त (नागरिक) विभाग,
प्रधान सचिव/सचिव, नगर विकास एवं आवास विभाग,
सरकार द्वारा मनोनीत नगर एवं क्षेत्रीय योजना के राष्ट्रीय प्रीडिक्स्ट के दो दिवसिका,
महाराष्ट्र द्वारा मनोनीत वर्तमान सिद्ध पदाधिकारी,
मुख्य नगर निवेशक, नगर विकास एवं आवास विभाग,
जिला पदाधिकारी नालंदा (विषेष आमंत्रित),
जिला पदाधिकारी गवा (विषेष आमंत्रित)।

पटना, दिनांक—15.04.2015

विशय—“राजगीर क्षेत्रीय आयोजना क्षेत्र” एवं “बोधगया आयोजना क्षेत्र” के सीमांकन एवं घोषणा हेतु
दिनांक—22.04.2015 को विकास आयुक्त की अध्यक्षता में विहार शहरी आयोजना तथा
विकास बोर्ड की बैठक के समन्वय में।

महाशय,

उपर्युक्त विश्वास के संबंध में कहना है कि “राजगीर क्षेत्रीय आयोजना क्षेत्र” के सीमांकन एवं
घोषणा की बैठक 11:00 बजे पूर्वदोहर एवं “बोधगया आयोजना क्षेत्र” के सीमांकन एवं घोषणा की बैठक 12:00 बजे अथवा राजगीर क्षेत्रीय आयोजना क्षेत्र के बैठक की समाप्ति के बाद विकास आयुक्त की अध्यक्षता में
उनके कार्यकाल क्षेत्र में दिनांक—22.04.2015 को प्रसारित की गयी है।

अतः, अनुरोध है कि उक्त बैठक में सस्त्य भाग लेने की कृपा की जाय। उक्त आयोजना
क्षेत्रों के सीमांकन से सम्बंधित विवरण संलग्न है।

विश्वासभार, 

अनु०—महोकत।

[चिह्न]
झापांक – 11/नविन(मायापूर्ण)–01/2013…213 नविन एवं आविन पटना, दिनांक…
प्रतिलिपि – कार्यपालक पदाधिकारी, नगर पंचायत राजगीर/ नगर पंचायत सिलाव/ नगर पंचायत
बोधगाय को सूचनार्थ एवं आवश्यक कार्यरानि हेतु प्रेषित।
अनुरोध है कि आवश्यक कागजाती सहित बैठक में सस्मय भाग लेना सुनिश्चित की जाय।
विश्वासभाजन,

[Signature]

प्रथम सचिव,
नगर विकास एवं आवास विभाग।

झापांक – 11/नविन(मायापूर्ण)–01/2013…213 नविन एवं आविन पटना, दिनांक… 15/4/15
प्रतिलिपि –विकास आयुक्त, बिहार के प्रधान आयुक्त सचिव/प्रधान सचिव के आयुक्त सचिव, नगर विकास
एवं आवास विभाग को सूचनार्थ एवं आवश्यक कार्यरानि प्रेषित।
विश्वासभाजन,

[Signature]

प्रथम सचिव,
नगर विकास एवं आवास विभाग।

[Signature]
Structure of Presentation

- Introduction & Regional connectivity of proposed area
- Rajgir town profile
- Importance of Rajgir and its surrounding area
- Delineation of Rajgir Regional Planning Area
- Constituents of Rajgir Planning Area
- Outcomes
Raigarh town has been divided into 19 wards. A Draft Master Plan was prepared for the town by HUDCO in 2009 which did not get into the final stage.

The population of 41587 according to Census 2011, Raigarh is a Class-III town in the district of Nalanda, with an area of 61.65 sq. km.

Raigarh town profile.
Importance of Rajgir and its surrounding area...

• Historical importance:
  ▪ First capital of the kingdom of Magadha during 6th century BC.
  ▪ Bhima and Jarasandh fought one of the Mahabharata battles.

• Religious importance:
  ▪ Lord Buddha spent many years and also delivered sermons here. He was also treated by Jivak when he was wounded by Devdutta.
  ▪ Lord Mahavira spent fourteen years of his life at Rajgir and Nalanda, spending chaturmas (i.e. 4 months of the rainy season) at a single place in Rajgir (Rajgriha) and the rest in the places in the vicinity.

• International Importance:
  ▪ The spread of Buddhism resulted in the establishment of many monasteries in this area. Vishwa Shanti Stupa, built in 1969 by the government of Japan is one of the 80 peace pagodas constructed for spreading international peace and non-violence.

• Natural and recreational importance:
  ▪ Located in close proximity of Rajgir Hills, this small hill town is covered with lush green forests.
  ▪ The Rajgir Hills contain hot springs, which contain some medicinal properties that help in the cure of many skin diseases.
The places around Raisigh are famous for stone sculptures and bowls.

**Arts and Crafts:**
- Bihar State Tourism Department every year in the month of October.
- Raisigh Dance Festival, a festival of classical and folk dances organized by the Bihar State Department of Tourism.
- Raisigh is the venue for various melas/events and festivals like Maha Kumbh, Mahavir Jayanti, Mahakali Maha Kumbh, etc.

**Local Events and Festivals:**
- Japanese Delegates also address attention among tourists.
- The Rope way connecting Viswa Shanti Stupa and Monasteries built by the Japanese.
- The area has developed the area as a favoured tourist destination.

**Tourism Importance:**
- A new campus has been demarcated near Raisigh for revival of ancient glory.
- During 5th-12th BC.

**Educational Importance:**
- Nalanda University was a world renowned centre for Buddhist learning.

**Ecological Importance:**
- The Raisigh Sanctuary is home for many wild animals.
Delineation of Rajgir Regional Planning Area

1. Places of historical, religious and spiritual character:
   • Rajgir and its surrounding area has important pilgrimage places of Buddhist, Jain and Hindu followers.

2. Connectivity and linkage:
   • The area has connectivity with National Highways (No. 82, 31), State Highways (No. 71, 6) and Major Roads also direct connectivity through railways (stations at Nekpur, Rajgir, Silao and Nalanda)

3. Administrative boundary:
   • The region is located in the district of Nalanda and falls within the jurisdiction of four Community Development Blocks viz. Rajgir, Silao, Giriak and Katrisarai

4. Tourist inflow:
   • Rajgir region experiences huge influx of foreign and domestic tourists every year which peaks in Malamas years.

5. Festival (National & International level):
   • Religious gatherings on auspicious occasions like Buddha Jayanti, Mahavir Jayanti and Malamasa Mela in Rajgir have both national and international importance.
### Constituents of Raigar Block Regional Planning Area

<table>
<thead>
<tr>
<th>S. No.</th>
<th>C.D. Blocks</th>
<th>C.D. Blocks</th>
<th>No. of Rural D. Blocks</th>
<th>No. of Rural D. Blocks</th>
<th>No. of Rural D. Blocks</th>
<th>No. of Rural D. Blocks</th>
</tr>
</thead>
<tbody>
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<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

So, it is important to declare the area as **Regional Planning Area**.

- Keeping in view of the mentioned parameters, the region has very high development potential of tourism development and scope for urban as well as regional within planning area.
- Less developed region. Presently, no Class-I and Class-II cities present.
- The proposed area falls in the southern part of Malnad district which is a low urbanized region.
Introduction & Regional connectivity of Proposed Planning area

1. The proposed planning area is 517 sq. km.
2. The area is well connected with its district headquarters - Biharsharif in North which further connects with state capital - Patna, Nawada in South, Sheikhpura in East and Jehanabad in West.
<table>
<thead>
<tr>
<th>Block</th>
<th>Village Name</th>
<th>Area in sqkm</th>
<th>HH</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Katrisarai</td>
<td>Koiri Bigha</td>
<td>82</td>
<td>116</td>
<td>600</td>
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<tr>
<td></td>
<td>Rasalpur</td>
<td>256</td>
<td>364</td>
<td>2270</td>
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<tr>
<td></td>
<td>Maira Barith</td>
<td>512</td>
<td>979</td>
<td>6664</td>
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<td></td>
<td>Katri</td>
<td>600</td>
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<td>6582</td>
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<td></td>
<td>Katardih</td>
<td>111</td>
<td>114</td>
<td>794</td>
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<td>Saidpur</td>
<td>50</td>
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<td>Katarpur</td>
<td>74</td>
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<tr>
<td></td>
<td>Badi</td>
<td>126</td>
<td>171</td>
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<td>Saldi</td>
<td>199</td>
<td>259</td>
<td>1824</td>
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<td></td>
<td>Biliari</td>
<td>372</td>
<td>578</td>
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<td></td>
<td>Palatpur</td>
<td>187</td>
<td>263</td>
<td>1778</td>
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<tr>
<td></td>
<td>Katauna (Part in Girlap)</td>
<td>1235</td>
<td>1218</td>
<td>7969</td>
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<tr>
<td></td>
<td>Dewaspura</td>
<td>239</td>
<td>376</td>
<td>2465</td>
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<td>Patoria</td>
<td>186</td>
<td>95</td>
<td>626</td>
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<td><strong>Total</strong></td>
<td><strong>4227</strong></td>
<td><strong>5826</strong></td>
<td><strong>37734</strong></td>
</tr>
</tbody>
</table>

| Total        | 157 villages | 350 sqkm. | 44018 | 291681 |
Patan, Bihar

URBAN DEVELOPMENT & HOUSING DEPARTMENT
TOWN & COUNTRY PLANNING ORGANISATION

BODHGAYA PLANNING AREA

DELINEATION OF
Contents

- Introduction to Bodhgaya town
- Regional Connectivity
- Population growth
- Opportunities and weaknesses for development
- Major policy interventions
  - Site Management Plan
  - Heritage led Development Plan for Bodhgaya, Vision-2030
- Constituents of Bodhgaya Planning Area
- Constituent villages of Bodhgaya Planning area, Census 2001
The projected population in 2030 is 85262.

Floating population is assumed to be 30% of the projected population.

Rate of the last two decades in about 40%.

The growth rate of the last decade was about 42% and the average growth is about 40%

The town has considerable potential for tourism and pilgrimage.

Population Growth
Introduction to the area

- Located in the state of Bihar, Bodhgaya has an important place in the world map as a holy site for Buddhists.
- It is a Class-II town in the block Bodhgaya with an area of 20.2 sq.km with population of 38349, according to Census 2011.
- Improved connectivity and regular flow of visitors to the place has transformed Bodhgaya from its rural and remote character.
- The town has seen high growth rates especially in the last three decades with the population doubling in the last two decades.
Introduction & Regional connectivity of Proposed Planning area

1. The proposed planning area is 83.7 sq km.
2. The area is well connected with the district headquarters - Gaya in North which further connects with the state capital - Patna, Jharkhand in South, Nalanda in East and Aurangabad in West.

Prepared By:
Town & Country Planning Organisation
UD&HD Bihar
The Heritage-led Perspective Development plan for Bodhgaya, Vision 2005-2031 has also incorporated the SMP proposed zonation policy for development of the region.

- Demarcation of Special Area - A&B or Core and Buffer zone infrastructure including community facilities for local residents.
- Identification of new areas in the Core and Buffer Zones with defined permissible activities (residential, recreational, monastic and religious, public/semi-public, agriculture)

1. WHS Boundary: Mahabodhi Temple Complex
2. Core Zone: ½ km area around main temple
3. Buffer Zone: 1 km area around the core zone
4. Periphery Zone: 2 km area around buffer

- Preparation of conservation master plan
- Identification of pockets for archaeological excavation
Opportunities and weaknesses for development

- Mahabodhi Temple Complex at Bodh Gaya is a UNESCO World Heritage Centre and attracts significant tourist volume.
- Location of large educational facilities (Magadh University and 5 other colleges) has facilitated the city into an educational centre by strengthening educational infrastructure.
- Bodhgaya lacks adequate higher medical facilities. In support to medical tourism there is a dire need for health facilities, hospitals, and dispensaries within the town.
Flow of foreign currency: Valuable land.

Valuable land.

Some areas to promote local business opportunities and optimum use of green zone notified in the previous Master Plan is needed to be addressed.

Land-use zoning conflict:

Violation of building regulations:

Violation of building regulations.

In the city.

Due to heavy pressure of tourists into the city, there are unlawful extensions.

Dharmasthala

New monasteries have been set up in recent years. 20 new monasteries are being built by the government. Monasteries are creating identity crisis for the monastic centers.

New monasteries built by the government.

Uncontrolled and haphazard growth of monasteries: Planning issues in Bologna.
Bodhgaya Planning Area

- The total area of the Proposed Bodhgaya Planning Area has an area of 83.78 sq.km.
- There are 33 revenue villages (63.5 sq.km) included in the proposed area. Bodhgaya Nagar Panchayat (20.2 sq.km) is the only Urban Administrative Unit in the area.
- The proposed planning area shares its boundary with:
  1. North: Starting from east, Mankosi of Gaya CD Block to villages of Gaya CD Block namely Khaiyawan, Bajidpur and Dubhanal (part) upto villages of Bodhgaya CD Block; Dhanawan and Tikuna on the west
  2. South: On the east, from Narkatiya, Shivrajpur, Bhabni to Sakhwara and Turi Khurd of Bodhgaya CD Block
  3. East: On the northside; Mankosi, Chhanchh of Bodhgaya CD Block to Bataspur and Narkatiya
  4. West: Jahan Bigha, Amar Bigha on the north to Pathalgarih of Bodhgaya CD Block on the south

Constituents of Bodhgaya Master Plan area

<table>
<thead>
<tr>
<th>S. No.</th>
<th>C. D. Blocks</th>
<th>No. of Revenue Villages</th>
<th>Rural Area (sq.km)</th>
<th>No. of Urban Administrative Units*</th>
<th>Urban Area (sq.km)</th>
<th>Total Planning Area (sq.km)</th>
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<td>1</td>
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<td>33</td>
<td>63.55</td>
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## Constituent villages of Bodhgaya Planning area, Census 2001

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<td>Hathiar</td>
<td>241</td>
<td>2291</td>
</tr>
<tr>
<td></td>
<td>Silaunja</td>
<td>199</td>
<td>1396</td>
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<tr>
<td></td>
<td>Bataspur</td>
<td>211</td>
<td>1581</td>
</tr>
<tr>
<td></td>
<td>Chhanchh</td>
<td>240</td>
<td>1822</td>
</tr>
<tr>
<td></td>
<td>Moratal</td>
<td>324</td>
<td>1933</td>
</tr>
<tr>
<td></td>
<td>Mankosi</td>
<td>350</td>
<td>2282</td>
</tr>
<tr>
<td><strong>Total (30 villages)</strong></td>
<td></td>
<td><strong>5921.47</strong></td>
<td><strong>45026</strong></td>
</tr>
</tbody>
</table>

### Bodhgaya Nagar Panchayat

<table>
<thead>
<tr>
<th>Block</th>
<th>VILL NAME</th>
<th>AREA (Ha.)</th>
<th>POP 2001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaya</td>
<td>Dubhanal (part of)</td>
<td>104.13</td>
<td>30857</td>
</tr>
<tr>
<td></td>
<td>Khaiyawan</td>
<td>273.62</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Bajidpur</td>
<td>57.44</td>
<td>-</td>
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<tr>
<td><strong>Total (3 villages)</strong></td>
<td></td>
<td><strong>435.19</strong></td>
<td>-</td>
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</tbody>
</table>

### Grand Total (33 villages)

<table>
<thead>
<tr>
<th>Block</th>
<th>VILL NAME</th>
<th>AREA (Ha.)</th>
<th>POP 2001</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>8375.09 Ha</strong></td>
<td><strong>45026</strong></td>
</tr>
</tbody>
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