

प्रेषक:-

अमृत लाल मीणा, मा०प्र०से०
प्रधान सचिव,
नगर विकास एवं आवास विभाग
बिहार, पटना।

सेवा में,

कृषि उत्पादन आयुक्त/प्रधान सचिव/सचिव, कृषि विभाग,
प्रधान सचिव/सचिव, स्वास्थ्य विभाग,
प्रधान सचिव/सचिव, योजना एवं विकास विभाग,
प्रधान सचिव/सचिव, पंचायती राज,
प्रधान सचिव/सचिव, उद्योग विभाग,
प्रधान सचिव/सचिव, वित्त विभाग,
प्रधान सचिव/सचिव, ग्रामीण 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 वन विभाग,
प्रधान सचिव/सचिव, पथ निर्माण विभाग,
प्रधान सचिव/सचिव, भवन निर्माण विभाग,
प्रधान सचिव/सचिव, परिवहन विभाग,
प्रधान सचिव/सचिव, लोक स्वास्थ्य अभियंत्रण विभाग,
प्रधान सचिव/सचिव, आपदा प्रबन्धन विभाग,
सचिव, विधि विभाग,
प्रधान सचिव/सचिव, पर्यटन विभाग,
प्रधान सचिव/सचिव, युवा कला एवं संस्कृति विभाग,
प्रधान सचिव/सचिव, ग्रामीण कार्य विभाग,
प्रधान सचिव/सचिव, खाद्य एवं आपूर्ति (नागरिक) विभाग,
प्रधान सचिव/सचिव, नगर विकास एवं आवास विभाग,
सरकार द्वारा मनोनीत नगर एवं क्षेत्रीय योजना के राष्ट्रीय प्रसिद्धि के दो विशेषज्ञ,
महाधिवक्ता द्वारा मनोनीत वरीय विधि पदाधिकारी,
मुख्य नगर निवेशक, नगर विकास एवं आवास विभाग,
जिला पदाधिकारी नालन्दा (विशेष आमंत्रित),
जिला पदाधिकारी गया (विशेष आमंत्रित)।

पटना, दिनांक- 15.04.2015

विषय :- "राजगीर क्षेत्रीय आयोजना क्षेत्र" एवं "बोधगया आयोजना क्षेत्र" के सीमांकन एवं घोषणा हेतु दिनांक-22.04.2015 को विकास आयुक्त की अध्यक्षता में बिहार शहरी आयोजना तथा विकास बोर्ड की बैठक के सम्बन्ध में।


महाशय,

उपर्युक्त विषय के सम्बन्ध में कहना है कि "राजगीर क्षेत्रीय आयोजना क्षेत्र" के सीमांकन एवं घोषणा की बैठक 11:00 बजे पूर्वाह्न से एवं "बोधगया आयोजना क्षेत्र" के सीमांकन एवं घोषणा की बैठक 12:00 बजे अथवा राजगीर आयोजना क्षेत्र के बैठक की समाप्ति के बाद विकास आयुक्त की अध्यक्षता में उनके कार्यालय कक्ष में दिनांक-22.04.2015 को प्रस्तावित की गयी है।

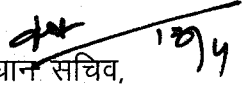
अतः अनुरोध है कि उक्त बैठक में ससमय भाग लेने की कृपा की जाय। उक्त आयोजना क्षेत्रों के सीमांकन से सम्बन्धित विवरण संलग्न है।

अनु०-यथोक्त।

विश्वासभाजन,


प्रधान सचिव,
नगर विकास एवं आवास विभाग।

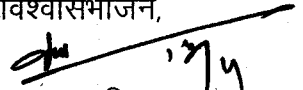
ज्ञापांक - 11/न०वि०(मा०प्लान)-01/2013.....²¹³ न०वि० एवं आ०वि० पटना, दिनांक-... 15/4/15
प्रतिलिपि - कार्यपालक पदाधिकारी, नगर पंचायत राजगीर/ नगर पंचायत सिलाव/ नगर पंचायत
बोधगया को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।
अनुरोध है कि आवश्यक कागजातों सहित बैठक में ससमय भाग लेना सुनिश्चित की जाय।
विश्वासभाजन,


प्रधान सचिव,

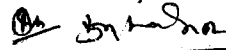
नगर विकास एवं आवास विभाग।

ज्ञापांक - 11/न०वि०(मा०प्लान)-01/2013.....²¹³ न०वि० एवं आ०वि० पटना, दिनांक-... 15/4/15
प्रतिलिपि -विकास आयुक्त, बिहार के प्रधान आप्त सचिव/प्रधान सचिव के आप्त सचिव, नगर विकास
एवं आवास विभाग को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

विश्वासभाजन,


प्रधान सचिव,

नगर विकास एवं आवास विभाग।

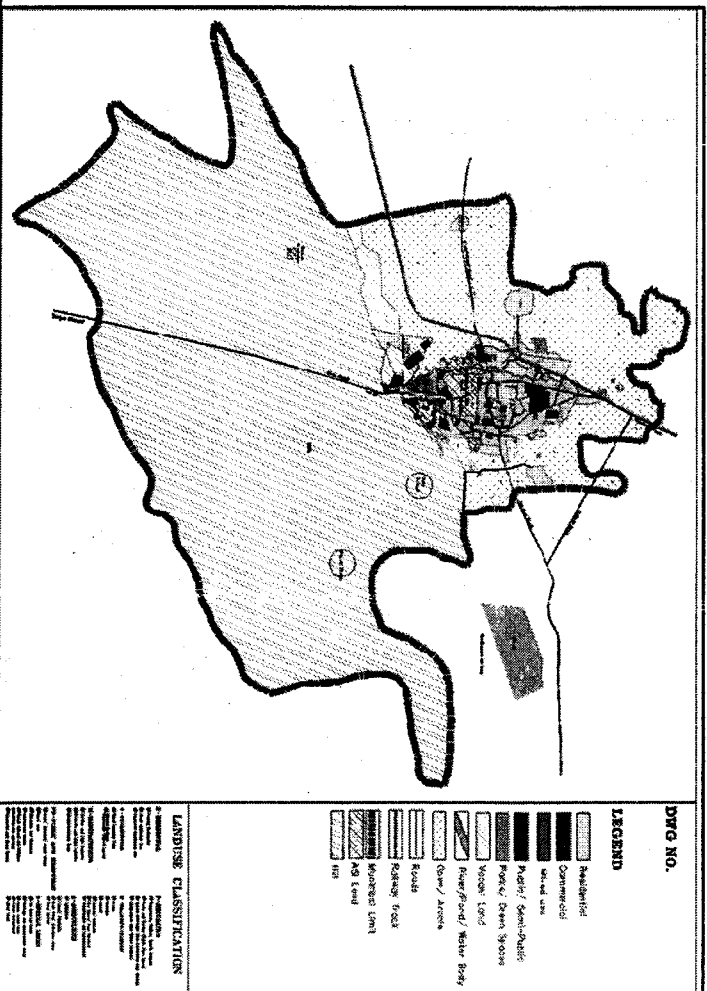
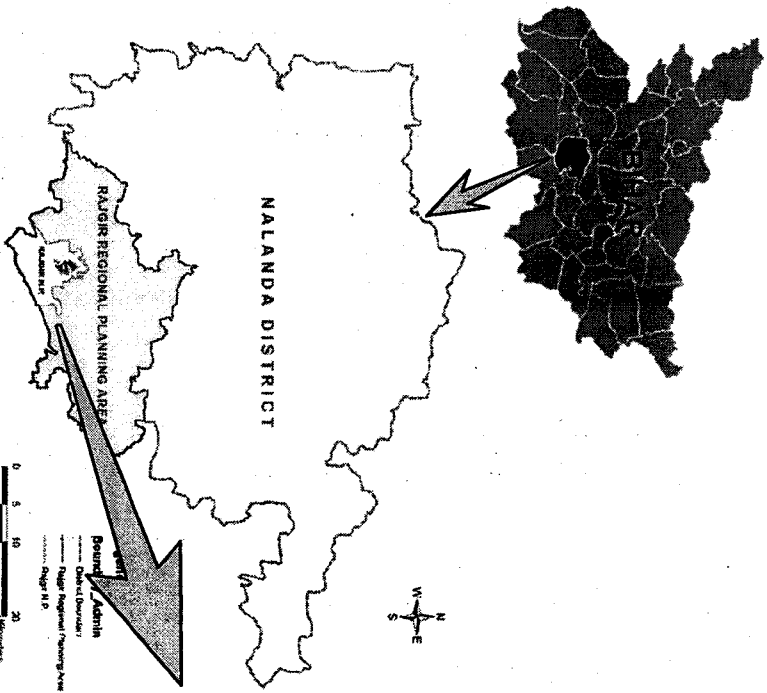


Structure of Presentation

- **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**

Rajgir town profile

- Rajgir is a Class-III town in the district of Nalanda, with an area of 61.6sq.km. and a population of 41587 according to Census 2011.
- The town is a part of the proposed planning region which occupies 11.8% of total land area.
- Rajgir 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.



Existing Landuse Plan – Rajgir, 2008
Source: Draft Master Plan, Rajgir 2009

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.

- Ecological importance:
 - The Rajgir Sanctuary is home for many wild animals viz. Wild bear, Leopard, Hyena, Barking Deer, and Nilgai.
 - Venu Van (residence of Lord Buddha during King Bimbisara) has been developed as a Deer Park.
- Educational importance:
 - Nalanda University was a world renowned centre for Buddhist learning during 5th -12th BC.
 - A new campus has been demarcated near Rajgir for revival of ancient glory.
- Tourism importance:
 - Buddhist Monasteries as well as Hindu and Jain temples situated in and around Rajgir has developed the area as a favourite tourist destination.
 - The Ropeway connecting Viswa Shanti Stupa and Monasteries built by the Japanese Devotees also adds attraction among tourists.
- Local events and festivals:
 - Rajgir is the venue for various melas/events and festivals like Malmas mela (held every three years), Buddha Jayanti, Mahavir Jayanti, Makar Sankranti
 - Rajgir Dance Festival, a festival of classical and folk dances organized by Bihar State Tourism Department every year in the month of October.
- Arts and Crafts:
 - The places around Rajgir are famous for stone Sculptors and bowls.

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.

6. Low Urbanized region:

- The proposed area falls in the southern part of Nalanda district which is a less developed region. Presently, no Class-I and Class-II cities present within planning area.

- Keeping in view of the mentioned parameters, the region has very high potential of tourism development and scope for urban as well as regional development.
- So, it is important to declare the area as **Regional Planning Area** .

Constituents of Rajgir Regional Planning area

| S. No. | C. D. Blocks | No. of Rural Administrative Units* | Area (sq.km) | No. of Urban Administrative Units* | Area (sq.km) | Total Administrative Units per C.D. Block* | Area (sq.km) | |
|----------------------------------|--------------|------------------------------------|--------------|------------------------------------|--------------|--|--------------|--|
| 1 | Rajgir | 9 | 138.1 | 1 | 61.6 | 10 | 199.7 | |
| 2 | Silao | 14 | 142.7 | 1 | 11.1 | 15 | 153.8 | |
| 3 | Giriak | 10 | 101.3 | 0 | 0 | 10 | 101.3 | |
| 4 | Katrisarai | 5 | 62.2 | 0 | 0 | 5 | 62.2 | |
| Sub - Total Administrative Units | | 38 | 444.3 | 2 | 72.7 | 40 | 517 | |
| Total Administrative Units | | 40 | | | | | | |

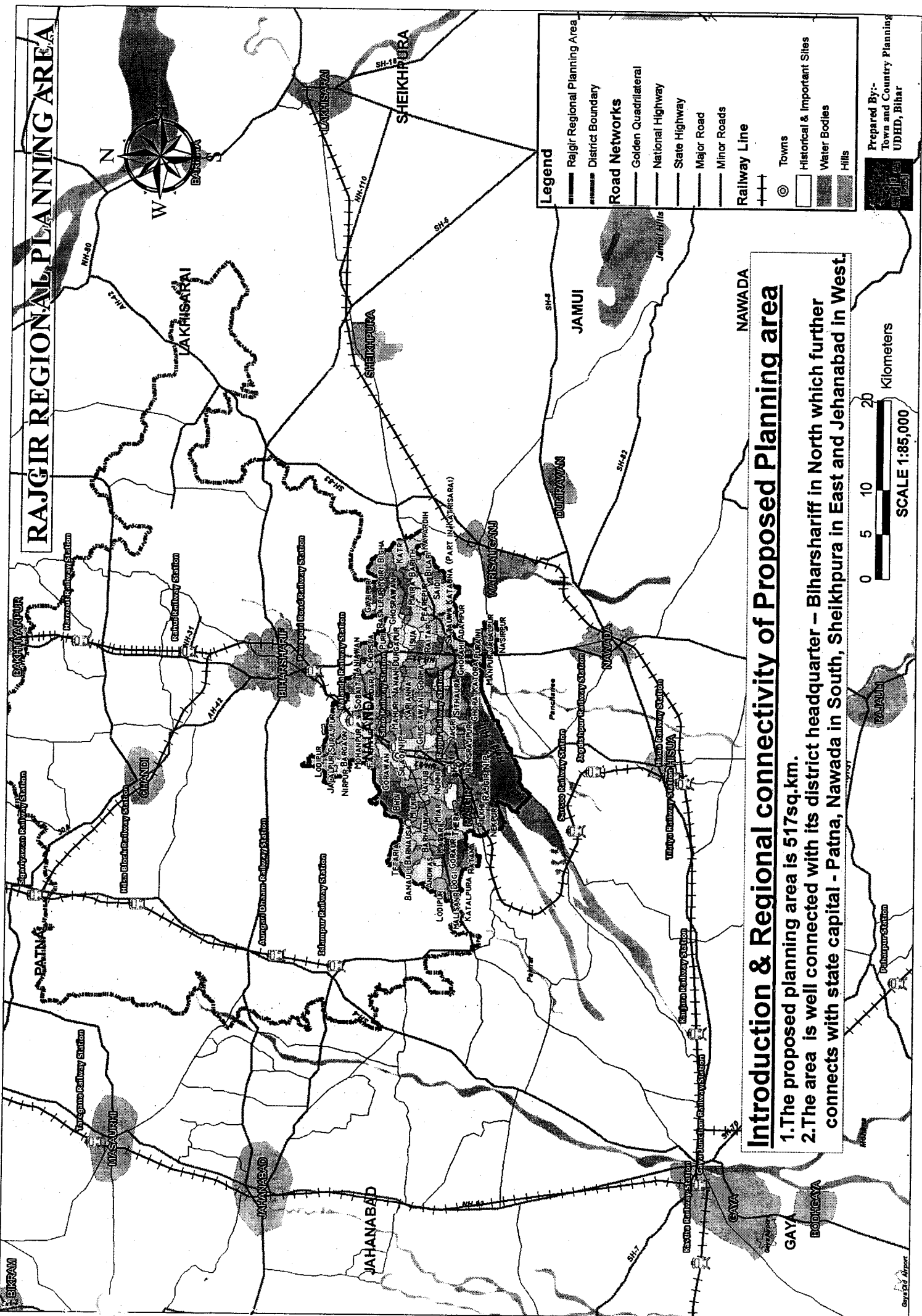
RAJGIR REGIONAL PLANNING AREA



Legend

- Rajgir Regional Planning Area
- District Boundary
- Road Networks**
 - Golden Quadrilateral
 - National Highway
 - State Highway
 - Major Road
 - Minor Roads
- Railway Line
- Towns
- Historical & Important Sites
- Water Bodies
- Hills

Prepared By:-
Town and Country Planning
UDED, Bihar

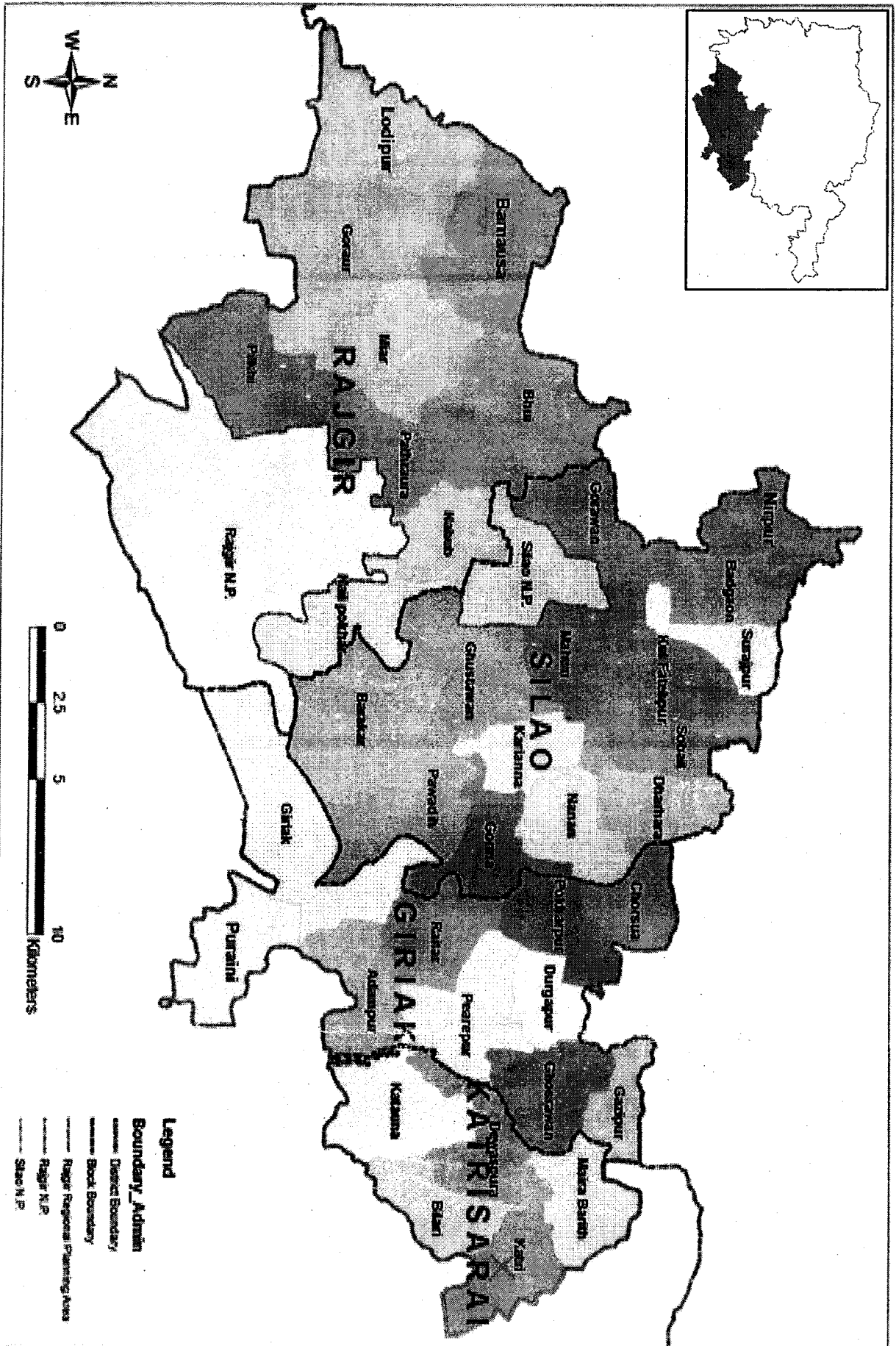


Introduction & Regional connectivity of Proposed Planning area

1. The proposed planning area is 517sq.km.
2. The area is well connected with its district headquarter – Biharhariff in North which further connects with state capital - Patna, Nawada in East and Jehanabad in West.



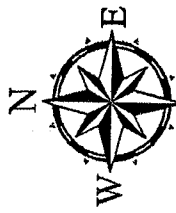
Map showing extent of proposed Rajgir Regional Planning Area



CONSTITUENTS OF RAJGIR REGIONAL PLANNING AREA

Legend

- Rajgir Regional Planning Area
- District Boundary
- Road Networks**
 - Golden Quadrilateral
 - National Highway
 - State Highway
 - Major Road
 - Minor Roads
- Railway Line**
 - Towns
 - Historical & Important Sites
 - Water Bodies
 - Hills



PATNA

LAKHISARAI

JAHANABAD

JAMUI

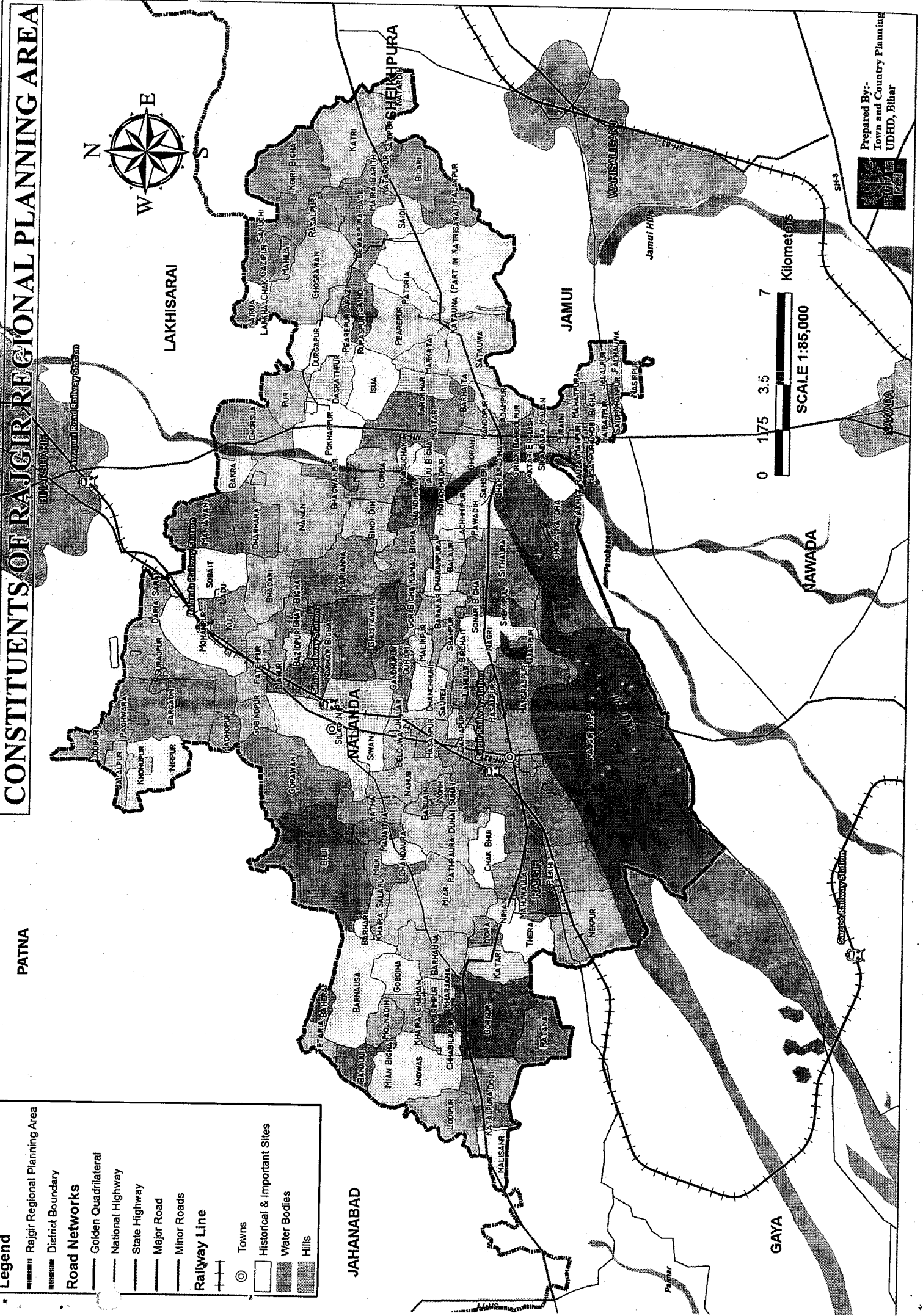
GAYA

SCALE 1:85,000

Kilometers



Prepared By:
Town and Country Planning
UDDH, Bihar



Constituent villages

of

Rajgir Regional Planning Area

| Block | Village Name | Area sqkm | HH | Population |
|-------|-----------------------|-----------|-------|------------|
| | Bhui | 1020 | 991 | 6618 |
| | Bahera | 103 | 84 | 586 |
| | Chak Bhui | 80 | 85 | 568 |
| | Khaira Salaru | 33 | 0 | 0 |
| | Milki | 74 | 97 | 466 |
| | Chandaura | 154 | 80 | 511 |
| | Malaittha | 121 | 81 | 504 |
| | Katha | 119 | 102 | 661 |
| | Jharpur | 197 | 201 | 1436 |
| | Hansrajpur | 192 | 295 | 1577 |
| | Hansrajpur | 280 | 132 | 509 |
| | Rasajpur | 138 | 109 | 643 |
| | Ahwar | 162 | 370 | 2312 |
| | Birchait | 46 | 61 | 363 |
| | Siwan | 130 | 245 | 1747 |
| | Belouwa | 113 | 217 | 1481 |
| | Jhalal | 40 | 165 | 1094 |
| | Saurai | 70 | 77 | 567 |
| | Hasanpur | 146 | 191 | 1072 |
| | Danapur | 60 | 0 | 0 |
| | Nahub | 278 | 442 | 2700 |
| | Basuain | 60 | 78 | 509 |
| | Nonhi | 91 | 191 | 1121 |
| | Pathraura Duhai Suhai | 367 | 394 | 2523 |
| | Barhari | 228 | 391 | 2412 |
| | Pikhi | 563 | 518 | 3541 |
| | Nekpur | 596 | 496 | 3578 |
| | Mahuwalia | 63 | 41 | 311 |
| | Nirman | 65 | 81 | 561 |
| | Thera | 250 | 189 | 1328 |
| | Mora | 101 | 117 | 806 |
| | Mar | 733 | 472 | 3172 |
| | Barnausa | 582 | 453 | 3174 |
| | Banauli | 189 | 113 | 633 |
| | Mohadhi | 141 | 389 | 3007 |
| | Mlan Bigha | 22 | 67 | 515 |
| | Khaira Chaman | 168 | 243 | 2140 |
| | Kairampur | 55 | 83 | 525 |
| | Khajama | 72 | 100 | 682 |
| | Gobdha | 185 | 185 | 1313 |
| | Barhauna | 320 | 277 | 1693 |
| | Katari | 212 | 173 | 1094 |
| | Goraur | 687 | 635 | 4041 |
| | Ratana | 284 | 142 | 915 |
| | Dogi | 264 | 239 | 1390 |
| | Chhablapur | 77 | 70 | 546 |
| | Andwas | 576 | 726 | 5562 |
| | Lodipur | 380 | 295 | 2071 |
| | Katalpura | 88 | 79 | 594 |
| | Malsanr | 164 | 98 | 646 |
| | Total | 11339 | 11360 | 75398 |

| Block | Village Name | Area sqkm | HH | Population |
|-------|--------------|-----------|-------|------------|
| | Lodipur | 192 | 266 | 1702 |
| | Talau Bigha | 123 | 97 | 640 |
| | Nirpur | 344 | 406 | 2471 |
| | Jalalpur | 43 | 37 | 213 |
| | Pachwara | 73 | 99 | 674 |
| | Bargaon | 714 | 1120 | 7441 |
| | Madhopur | 118 | 130 | 940 |
| | Gobindpur | 147 | 106 | 755 |
| | Gorawan | 673 | 715 | 4594 |
| | Fatehpur | 224 | 242 | 1555 |
| | Suraipur | 502 | 759 | 4874 |
| | Mohanpur | 349 | 516 | 3435 |
| | Kul | 290 | 430 | 2813 |
| | Sobait | 306 | 501 | 4133 |
| | Ladu | 13 | 0 | 0 |
| | Khonpur | 45 | 280 | 1978 |
| | Maniawan | 393 | 664 | 4424 |
| | Dharhara | 323 | 660 | 4925 |
| | Bhadari | 319 | 366 | 2429 |
| | Bhat Bigha | 43 | 62 | 409 |
| | Mahuri | 357 | 589 | 3664 |
| | Bezidpur | 83 | 105 | 643 |
| | Nanhar Bigha | 159 | 332 | 2399 |
| | Ghustawan | 611 | 613 | 4214 |
| | Karianna | 543 | 790 | 5283 |
| | Bindi Dih | 231 | 336 | 2457 |
| | Nanan | 811 | 1024 | 6724 |
| | Bhaqwanpur | 106 | 129 | 786 |
| | Gorna | 351 | 502 | 3240 |
| | Daria Sarai | 100 | 158 | 939 |
| | Chandiman | 270 | 254 | 1879 |
| | Chamar diha | 91 | 69 | 436 |
| | Samsara | 89 | 69 | 497 |
| | Pawadh | 216 | 328 | 2048 |
| | Sithaura | 482 | 471 | 2623 |
| | Achhmipur | 64 | 32 | 147 |
| | Balur | 119 | 151 | 897 |
| | Dharampura | 85 | 71 | 469 |
| | Karnal Bigha | 254 | 313 | 1997 |
| | Gor Bigha | 57 | 173 | 1043 |
| | Barakar | 163 | 443 | 2954 |
| | Sonar Bigha | 45 | 41 | 202 |
| | Shekhpul | 161 | 100 | 497 |
| | Nagri | 303 | 214 | 871 |
| | Dhanchnuhi | 157 | 199 | 1495 |
| | Shahpur | 94 | 158 | 931 |
| | Malikpur | 76 | 126 | 1175 |
| | Dumari | 74 | 107 | 946 |
| | Gandhapur | 150 | 161 | 953 |
| | Total | 11536 | 15516 | 102814 |

| Block | Village Name | Area | HH | Population |
|-------|------------------|------|-------|------------|
| | Kairua | 84 | 216 | 1581 |
| | Lakhta Chak | 63 | 81 | 514 |
| | Mahila | 109 | 96 | 787 |
| | Gazipur | 183 | 343 | 2318 |
| | Sakuchi | 42 | 143 | 1012 |
| | Ghosrawan | 681 | 1062 | 7142 |
| | Bakra | 158 | 428 | 2915 |
| | Chorsua | 399 | 694 | 4229 |
| | Pokharpur | 419 | 853 | 5555 |
| | Puri | 251 | 427 | 2687 |
| | Durgapur | 258 | 448 | 2720 |
| | Dasrahpur | 231 | 400 | 2657 |
| | Isua | 286 | 466 | 2827 |
| | Rupaspur | 57 | 88 | 564 |
| | Pearepur Arazi | 25 | 0 | 0 |
| | Saindih | 136 | 182 | 1101 |
| | Pearepur | 343 | 424 | 2975 |
| | Markata | 183 | 163 | 1230 |
| | Satauwa | 273 | 340 | 2219 |
| | Barhaila | 44 | 53 | 471 |
| | Tarokhar | 144 | 148 | 1283 |
| | Raitar | 554 | 1007 | 7153 |
| | Kasuchak | 45 | 0 | 0 |
| | Mohammadpur | 82 | 106 | 673 |
| | Chorahi | 297 | 446 | 3180 |
| | Kandopur | 85 | 208 | 1312 |
| | Adampur | 191 | 284 | 1834 |
| | Giriak Bahbolpur | 149 | 619 | 4374 |
| | Ghora Katora | 1288 | 179 | 1264 |
| | Dakrar English | 47 | 132 | 691 |
| | Sikandara Kalan | 36 | 40 | 331 |
| | Pureini | 205 | 317 | 1947 |
| | Mahpur | 72 | 151 | 1057 |
| | Takhat Rauza | 33 | 81 | 549 |
| | Hasanpur | 28 | 41 | 304 |
| | Halbatpur | 70 | 51 | 255 |
| | Saidpur | 51 | 67 | 459 |
| | Khanpur | 46 | 99 | 644 |
| | Dhobi Bigha | 57 | 0 | 0 |
| | Mahatpura | 46 | 162 | 1059 |
| | Lalalpur | 106 | 144 | 1079 |
| | Palhauwa | 70 | 71 | 403 |
| | Nasipur | 83 | 0 | 0 |
| | Katana | 81 | 56 | 410 |
| | Total | 8091 | 11316 | 75735 |

Silao

Rajgir

| Block | Village Name | Area in sqkm | HH | Population |
|-------------|--------------------------|--------------|-------------|--------------|
| Katrissarai | Koiri Bigha | 82 | 116 | 600 |
| | Rasalpur | 255 | 364 | 2270 |
| | Maira Barith | 512 | 979 | 6684 |
| | Katri | 600 | 1082 | 6582 |
| | Katardih | 111 | 114 | 794 |
| | Saidpur | 50 | 87 | 549 |
| | Katarpur | 74 | 124 | 834 |
| | Badi | 125 | 171 | 1136 |
| | Safdi | 199 | 259 | 1824 |
| | Bilari | 372 | 578 | 3623 |
| | Palatpur | 187 | 263 | 1778 |
| | Katauna (Part in Girkak) | 1235 | 1218 | 7969 |
| | Dewaspura | 239 | 376 | 2465 |
| | Patoria | 186 | 95 | 626 |
| | Total | 4227 | 5826 | 37734 |

| | | | | |
|--------------|---------------------|------------------|--------------|---------------|
| Total | 157 villages | 350 sqkm. | 44018 | 291681 |
|--------------|---------------------|------------------|--------------|---------------|

DELINEATION OF
BODHGAYA PLANNING AREA

TOWN & COUNTRY PLANNING ORGANISATION
URBAN DEVELOPMENT & HOUSING DEPARTMENT

Patna, Bihar

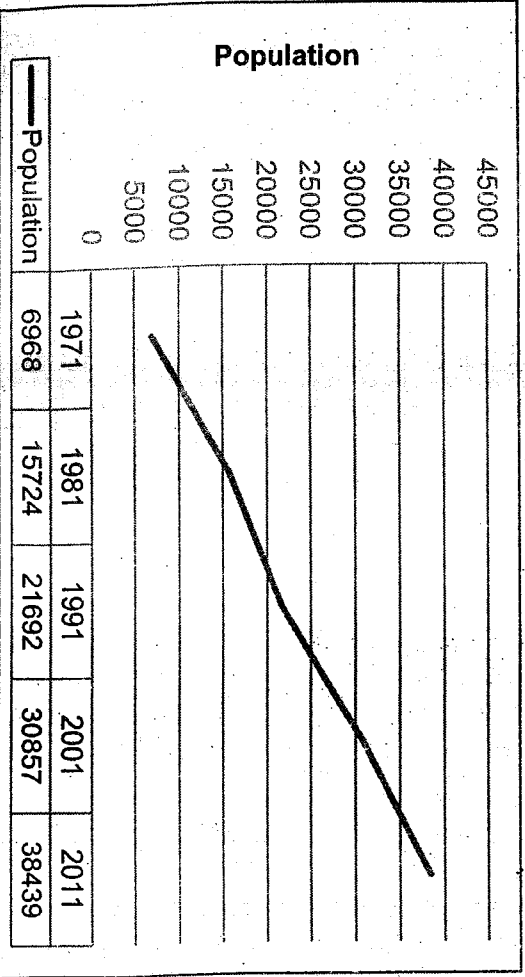
Contents

- Introduction to Bodhgaya town
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- 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

Population Growth

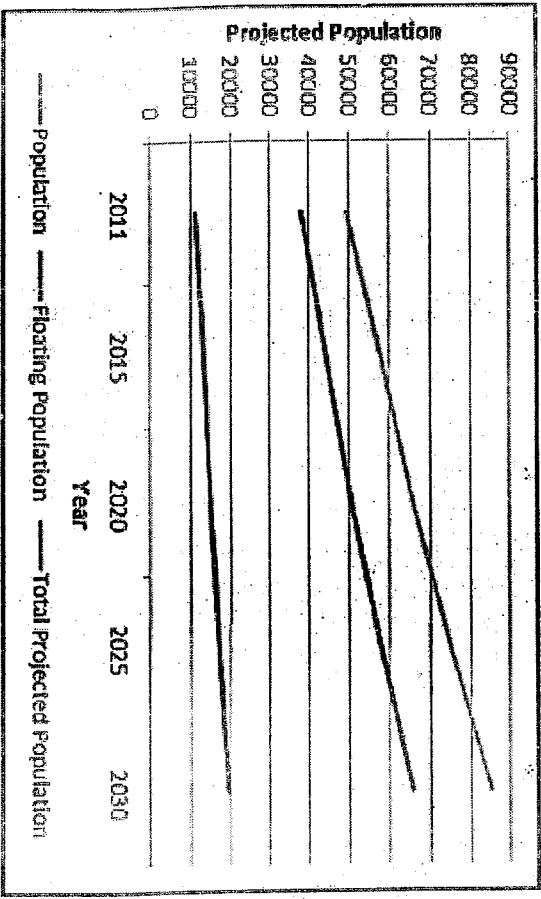
- The town has Considerable potential for tourism and pilgrimage.
- The growth rate of the last decade was about 42% and the average growth rate of the last two decades in about 40%.
- Floating population is assumed to be 30% of the projected population.
- The projected population in 2030 is 85262.

Population Growth (1971-2011)



Source: Census of India

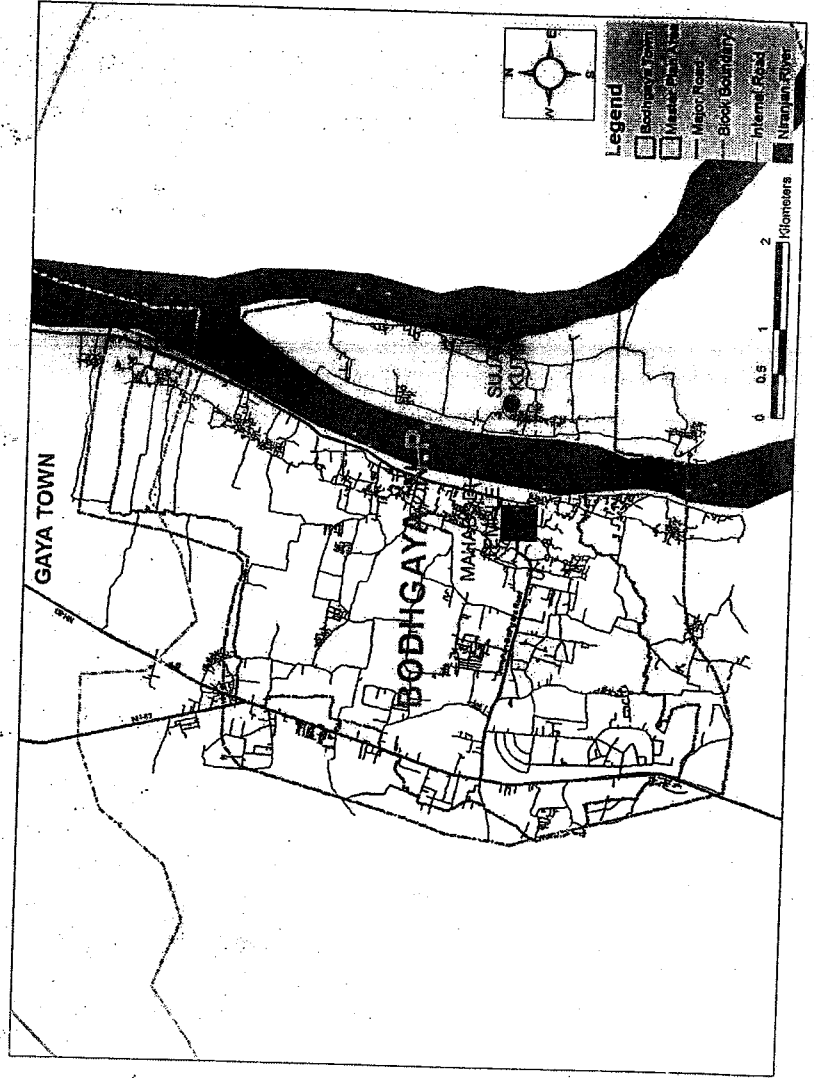
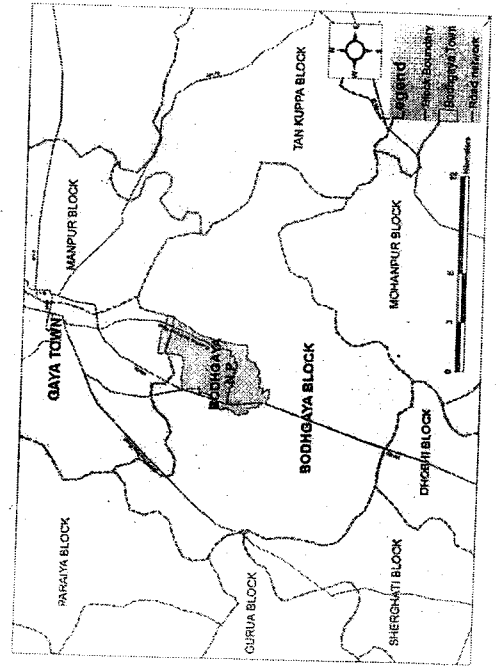
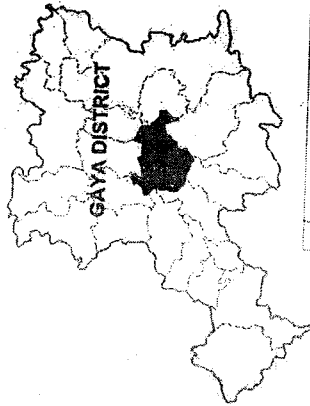
Projected Population Growth (2011-2030)



Source: CDP Bodhgaya (2010-2030)

Introduction to the area

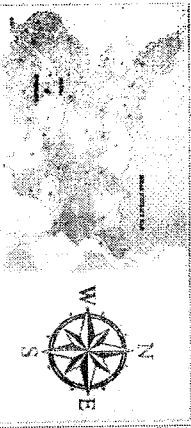
- Located in the state of Bihar, Bodhgaya has an important place in the world map as a holy site for Buddhists .
- It is a Class-II town in the block Bodhgaya with an area of 20.2 sq.km with population of 38349, according to Census 2011.
- Improved connectivity and regular flow of visitors to the place 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.





Regional settings of Bodhgaya Planning Area

BODHGAYA BIHAR



KEY MAP

Legend

- Bodhgaya Block Boundary
- Gaya Town Boundary
- New Planning Area
- Previous Planning Area
- Water Bodies
- Railway line
- Golden Quadrilateral
- National Highway
- State Highway
- Major Roads
- Minor Roads

BODHGAYA PLANNING AREA



Prepared By:-
TOWN & COUNTRY PLANNING ORGANISATION
UDAHN, Bihar

Regional connectivity of Bodhgaya Planning Area

BODHGAYA
BIHAR



KEY MAP

Legend

- Block boundary
- Planning boundaries**
- New Planning Area
- Previous Planning Area
- Railways**
- Railway line
- Roads**
- Golden Quadrilateral
- National Highway
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- Major Roads
- Minor Roads
- Water Bodies

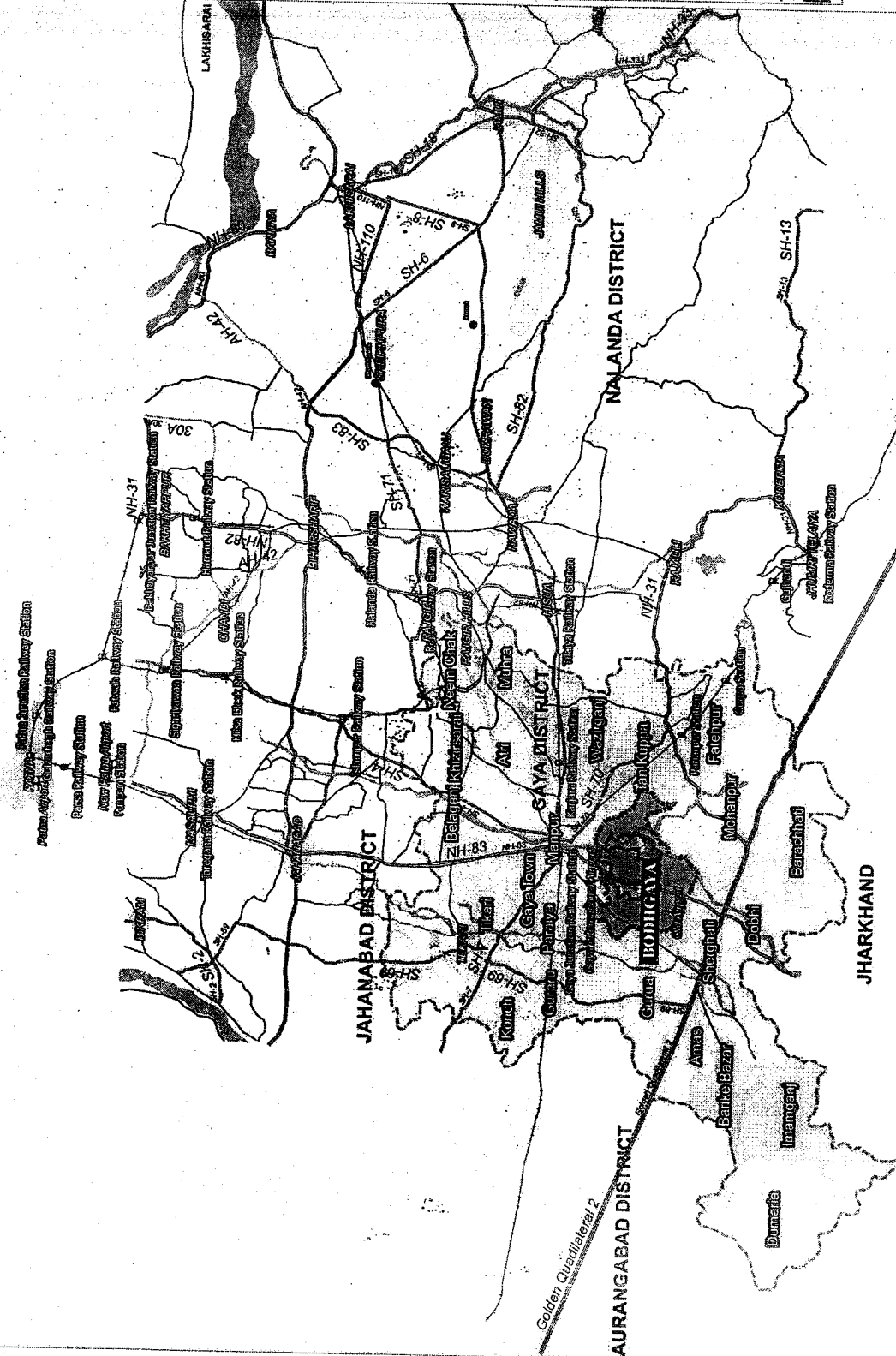
BODHGAYA PLANNING AREA

SCALE 1:275,000



Prepared By:-

Town & Country Planning Organisation
UD&HD Bihar



Introduction & Regional connectivity of Proposed Planning area

1. The proposed planning area is 83.75 sq.km.
2. The area is well connected with its district headquarter - Gaya in North which further connects with state capital - Patna, Jharkhand in South, Nalanda in East and Aurangabad in West.

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Site Management Plan, Mahabodhi Temple Complex, 2014 - Management policy directions

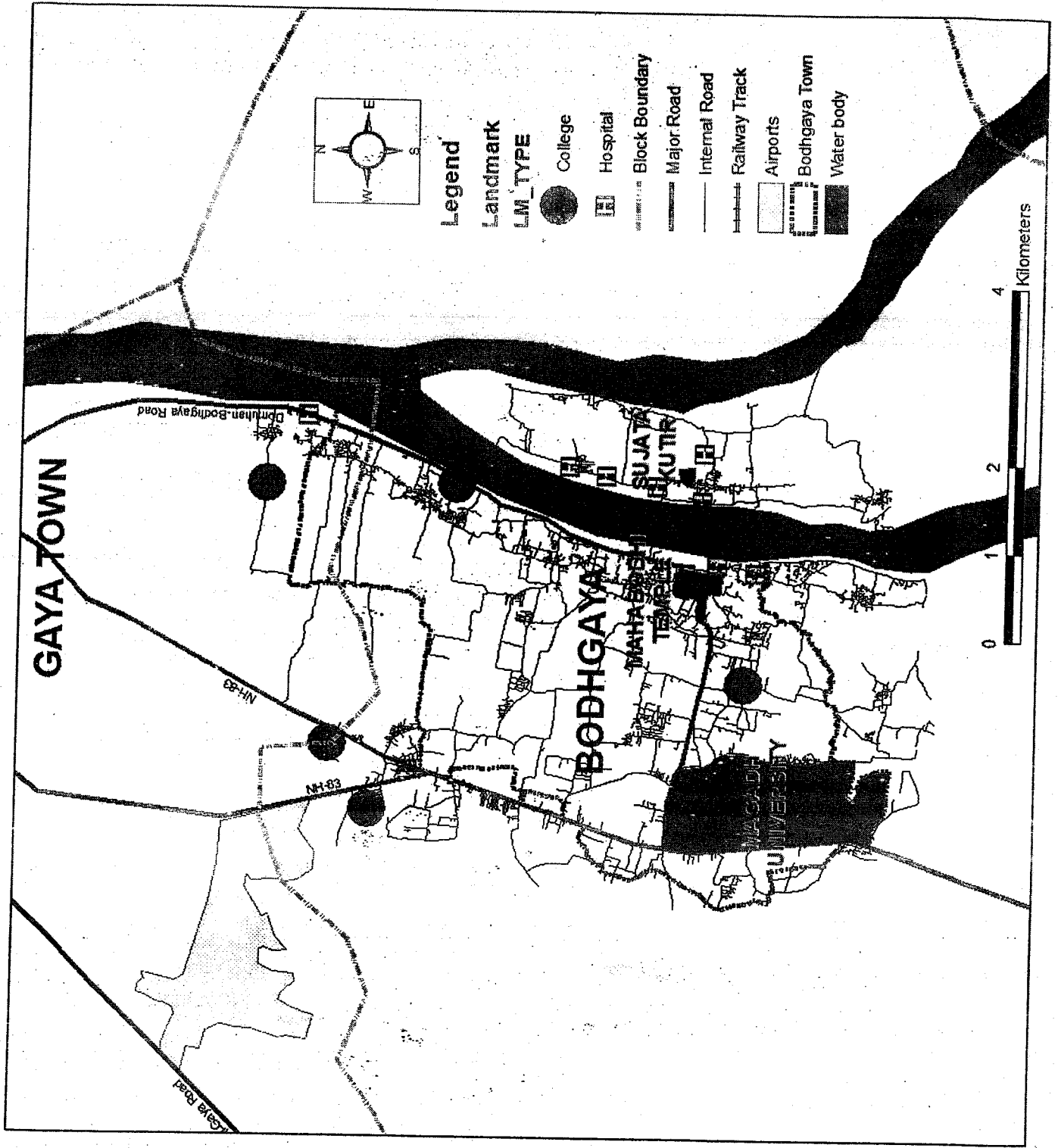
- Preparation of conservation master plan
 - Identification of pockets for archaeological excavation
 - Classification of different spatial zones
 1. WHS Boundary: Mahabodhi Temple Complex
 2. Core Zone: ½ km area around main temple
 3. Buffer Zone: 1 km area around the core zone
 4. Periphery Zone: 2 km area around buffer

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
 - Addition of new areas in the Core and Buffer Zones with defined permissible activities(residential, recreational, monastic and religious, public/semi-public, agriculture)
 - Identification of village extension areas for various socio-economic infrastructure including community facilities for local residents.

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.



Planning issues in Bodhgaya

- Uncontrolled and haphazard growth of monasteries:
 - New monasteries built by foreign countries is creating identity crisis for the main temple complex. In recent years 20 new monasteries have been set up in the city.
- Violation of building regulations:
 - Due to heavy pressure of tourists into the city, there are unlawful extension of new accommodation facilities resulting violation of building regulations.
- Land-use zoning conflict:
 - Green zone notified in the previous Master Plan is needed to be adjusted in some areas to promote local business opportunities and optimum use of valuable land.
- Flow of foreign currency:
 - Special status provided to the various monasteries keep the international visitors away from the local hotels. As the monasteries pay very nominal holding tax amount to Nagar Panchayat, the flow of currency is biased.

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 (63.5sq.km) included in the proposed area. Bodhgaya Nagar Panchayat (20.2sq.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 Pathalgarh of Bodhgaya CD Block on the south

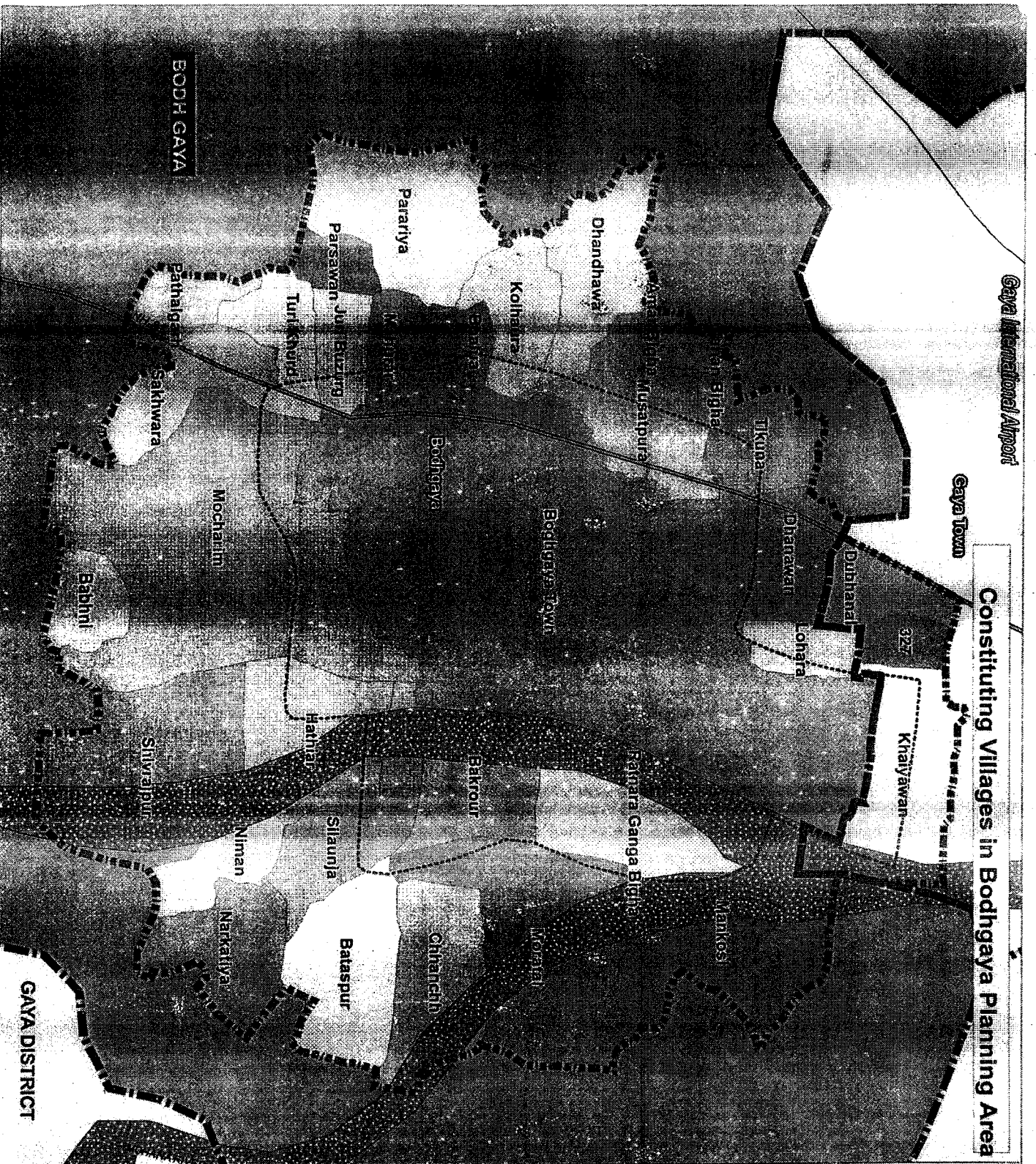
Constituents of Bodhgaya Master Plan area

| S. No. | C. D. Blocks | No. of Revenue Villages | Rural Area (sq.km) | No. of Urban Administrative Units* | Urban Area (sq.km) | Total Planning Area (sq.km) |
|--------|--------------|-------------------------|--------------------|------------------------------------|--------------------|-----------------------------|
| 1 | Bodhgaya | 30 | 59.2 | 1 | 20.20 | 79.42 |
| 2 | Gaya | 3 | 4.35 | 0 | - | 4.35 |
| | Total | 33 | 63.55 | 1 | 20.20 | 83.75 |

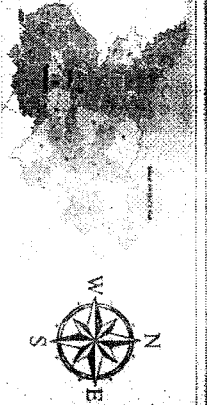
Gaya International Airport

Gaya Town

Constituting Villages in Bodhgaya Planning Area



BODHGAYA BLOCK

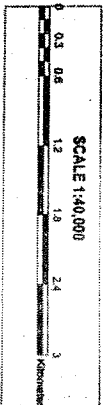


KEY MAP

Legend

- Bodhgaya Block Boundary
- Gaya Town Boundary
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BODHGAYA PLANNING AREA



Prepared By:-

TOWN & COUNTRY PLANNING ORGANISATION
UNDAED, BHILAI

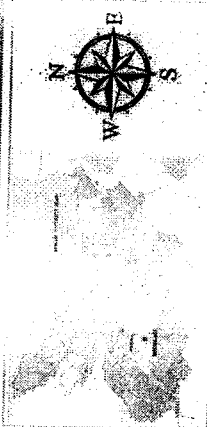
Constituents Blocks of Bodhgaya Planning Area

GAYA

BODHGAYA

Legend

- Bodhgaya Block Boundary
- Gaya Town Boundary
- Planning boundaries
- New Planning Area
- Previous Planning Area
- Water Bodies



BODHGAYA
PLANNING AREA



Prepared By:-
Town and Country Planning
UDHD, Bihar

- Jahan Bigha
- Amar Bigha
- Musatpura
- Dhandhawa
- Kolhaura
- Bhalba
- Parariya
- Mahurair
- Parsawanpuri
- Buzurg
- Tari Khura
- Mochadin
- Pahalgam
- Sakhwara
- Sukrajpur
- Babinai
- Mankosi
- Rajnata
- Ganga Bigha
- Moratal
- Balkroun
- Chhanche
- Siluhja
- Bataspur
- Hathjar
- Niman
- Narkatiya

Constituent villages of Bodhgaya Planning area, Census 2001

| Block | VILL NAME | AREA (Ha.) | POP 2001 |
|----------------------------------|---------------------------------|-------------------|--------------|
| Bodhgaya | Amar Bigha | 85 | 600 |
| | Jahan Bigha | 20.9 | 560 |
| | Dhanawan | 146 | 1695 |
| | Tikuna | 132 | 1259 |
| | Musatpura | 184 | 1574 |
| | Ratnara Ganga Bigha | 304 | 1615 |
| | Bakraur | 246 | 3308 |
| | Turi Buzurg | 93 | 1253 |
| | Mahurar | 62 | 622 |
| | Bhalua | 75 | 628 |
| | Kolhaura | 156 | 1036 |
| | Dhandhawa | 199 | 1679 |
| | Lohara | 73 | 0 |
| | Parewa | 289 | 1685 |
| | Parariya | 295 | 2214 |
| | Parsawan | 62 | 498 |
| | Sakhwara | 82 | 0 |
| | Pathalgarh | 70 | 566 |
| | Turi Khurd | 119 | 476 |
| | Mocharim | 1165 | 7621 |
| | Babhni | 97 | 1194 |
| | Narkatiya | 101.57 | 1162 |
| | Niman | 263 | 1478 |
| | Shivrajpur | 37 | 998 |
| | Hathiar | 241 | 2291 |
| | Silaunja | 199 | 1396 |
| | Bataspur | 211 | 1581 |
| | Chhanchh | 240 | 1822 |
| | Moratal | 324 | 1933 |
| | Mankosi | 350 | 2282 |
| Total (30 villages) | | 5921.47 | 45026 |
| Gaya | Bodhgaya Nagar Panchayat | 2020.43 | 30857 |
| | Dubhanal (part of) | 104.13 | - |
| | Khayawan | 273.62 | - |
| | Bajidpur | 57.44 | - |
| Total (3 villages) | | 435.19 | - |
| Grand Total (33 villages) | | 8375.09 Ha | 45026 |