

SAHDP 2041

Jaipur Nagar Nigam Heritage SLAC, Town Planning Department DRONAH

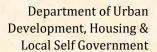
Urban Development, Housing and Local Self Government
GOVERNMENT OF RAJASTHAN













Shanti Dhariwal (Minister)

MESSAGE

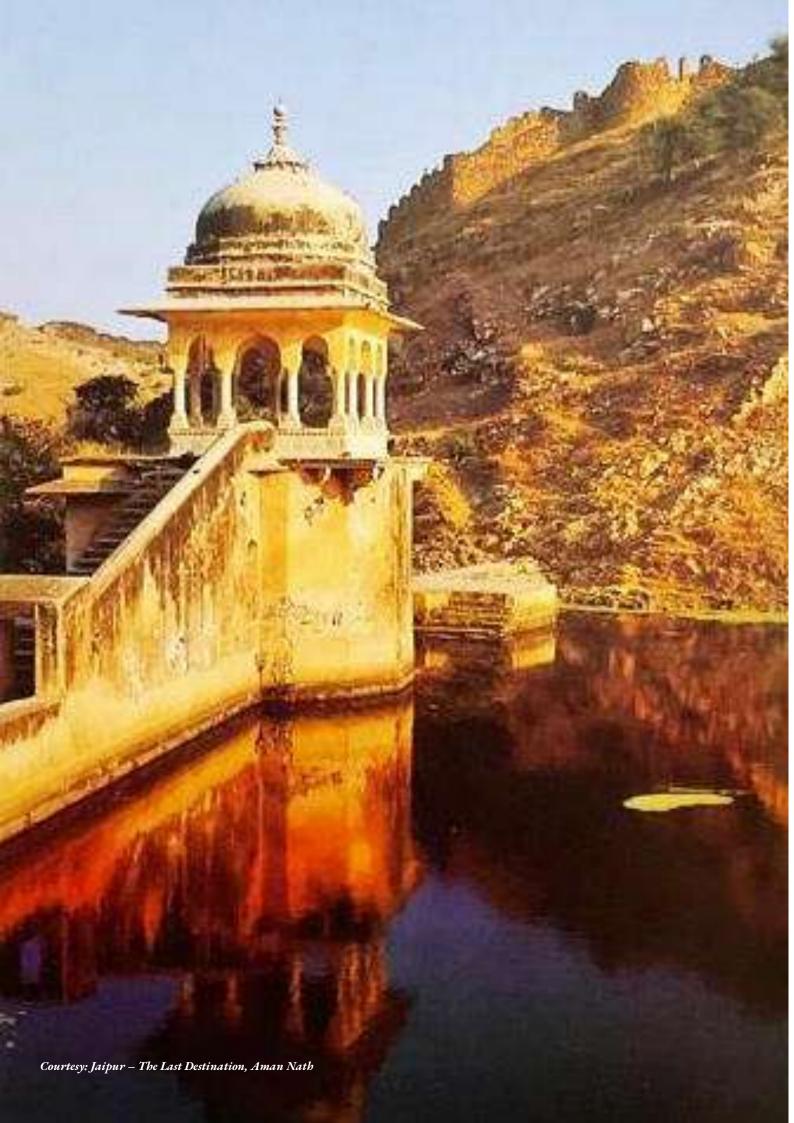
Jaipur has the unique distinction of being considered for multiple inscriptions in the area of Heritage. First, it was Jantar Mantar in the year 2010, then Amber Hill Fort in the year 2013, thereafter in the year 2015 it was declared as the Creative City of Craft & Folk Art. Finally, it was in the year 2019, that Jaipur was awarded the status of World Heritage City. There may be very few cities in the world which have earned so many Heritage Inscriptions.

UNESCO World Heritage City inscription status of Jaipur is a unique opportunity for Jaipur to safeguard its iconic Town Planning; built and unique Heritage and myriad crafts and folk arts; to ensure that these traditional forms of creative expression are mainstreamed in to its Development Plan. Jaipur Master Development Plan (MDP) 2025 had outlined the need for Special Area Heritage Development Plan (SAHDP) 2041 and subsequently as per the UNESCO commitments, a Special Area Heritage Plan (SAHP) for Jaipur is to be prepared in detail. Jaipur Walled City area is divided into Nine Chowkris. Each segment of these Chowkris has a unique character in itself. Protection of Built Heritage & Natural Heritage is only possible when every aspect of walled city area and buffer area are to be assessed and accordingly a plan, which includes details of infrastructure requirements, conservation, control and management over the whole walled city area, is to be prepared. Tourism and Heritage are interdependent factors to be addressed for social and economic development.

I am extremely delighted that the team comprising of Dr. G.S. Sandhu, Advisor UDH; Dr. Joga Ram, Secretary LSG; Sh. Hridesh Sharma, Director, Local Bodies; Sh. H. S. Sancheti, Principal Advisor, Town Planning Department; Sh. R. K. Vijayvargiya, CTP, Rajasthan; Sh. Avdhesh Meena, Commissioner NNJH and others working assiduously to conserve the Heritage of Jaipur City. Valuable suggestions from subject experts and others concerned are welcome to make the Special Area Heritage Development Plan (SAHDP), 2041 more viable which would go a long way in our efforts to protect and conserve the rich Heritage of Walled City of Jaipur.

(Shanti Dhariwal)

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Department of Urban
Development, Housing &
Local Self Government



G. S. Sandhu (Advisor)

MESSAGE

The State of Rajasthan has a rich heritage in the form of Forts, Havelis, Palaces and Temples. It is of the utmost requirement to value and protect its rich heritage.

Jaipur envisions itself as a city which takes the creativity and imagination of its heritage to showcase a model of sustainable development. UNESCO World Heritage City inscription status is a unique opportunity for Jaipur to safeguard its iconic town planning; built heritage and myriad crafts and folk arts. To ensure the above goal – Special Area Heritage Development Plan (SAHDP), 2041 is being prepared. Conservation of heritage requires a comprehensive long-range planning and integrated approach dealing with all the relevant issues.

Heritage conservation needs to be seen and practiced in the overall gamut of planning and development process. It can be seen that everything built in the past does not possess historical value and thus, new buildings can also be unique in character. Therefore, while planning, both the new & the old can be harmonized with each other.

The Special Area Heritage Development Plan (SAHDP), 2041 is a policy document which would set a direction for the development of the Walled City of Jaipur. Jaipur Master Development Plan (MDP) 2025 had outlived the need for a Special Area Heritage Development Plan (SAHDP). And, because of its special importance, the Walled City Area was shown as "Special Area". This area has to be detailed out in the right perspective. Draft Plan has been prepared and is published for valuable suggestions from subject experts and others concerned.

I extend my gratitude to the UNESCO Officials; DRONAH; UDH, Advisor Team; Town Planning Team; NNJH Team and SLAC Team who have contributed a lot in preparing this draft of Special Area Heritage Development Plan (SAHDP) in a very short span of time. This document will provide a roadmap for the Sustainable Development of the Walled City Area of Jaipur.

<mark>(G. S.</mark> Sandhu)









MESSAGE

Heritage must be presented for future generations by identifying risk, developing innovative programs and providing broad public access to expertise on best practices of conservation of Walled City Jaipur. A classic example of a symbiosis of Heritage and tourism that has become a major challenge and objective for conservation, management and planning for UNESCO World Heritage City Jaipur across the world.

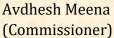
Jaipur envisions itself as a city which fosters the rich cultural, Heritage and Built-Heritage to showcase a model of sustainable development that has been adopted and continued since the 18th CE to the needs of its citizens in present context.

I am extremely delighted that Dr. G. S. Sandhu and his core team have prepared the draft of Special Area Heritage Development Plan (SAHDP) 2041 in a very short span of time to fulfil the requirements of Jaipur MDP 2025. It is a Policy Document which will guide to execute various projects to be undertaken in future. Suggestions are welcome. Constructive recommendations and policies would go a long way in our efforts to protect and conserve the rich Heritage of the Walled City Jaipur.

(Dr. Joga Ram)









FOREWORD

Walled City Jaipur is an exceptional urban example, which was conceived and developed in a single phase in the 18th CE and, still it caters to the needs of its citizens in the present context. Sustainable development that meets the need of the present without compromising the ability of future generations to meet their own needs.

The Heritage of Walled City must be conserved for future generations by identifying risk, developing innovative programs to expertise on best practices of conservation and community participation, therefore, there is a great need to have an overall development plan for Walled City Area.

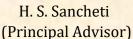
A Special Area Heritage Development Plan (SAHDP) 2041 will be a comprehensive, integrated plan for the Walled City which will take care of all relevant aspects of future development keeping Heritage Conservation a prime factor.

I congratulate Dr. G.S. Sandhu and his core team to complete this task in a very short span of time.

(Avdhesh Meena)









PREFACE

The Walled City of Jaipur is under constant development pressures with increasing commercialization. Besides this, climate change, poor solid waste management, lack of infrastructure, insufficient parking, unauthorized constructions, new interventions, encroachments, drainage and traffic problems, dilapidated historic structures and misuse of historic structures are some of the issues that have become a threat for the city fabric. It is important that the walled city is treated as a Special Area and plans are to be developed for the conservation and development of Walled City, Jaipur.

In view of the above statement, the Walled City Area is shown as a Special Area in the Jaipur MDP 2025 and accordingly a comprehensive development plan for the conservation and development of the UNESCO World Heritage City Jaipur. The plan is also an essential requirement as a commitment to the UNESCO World Heritage Committee since Walled City of Jaipur received its UNESCO Inscription status in the year 2019.

The Development Plan for Jaipur Walled City and subsequent Special Area Heritage Plan (SAHP), outlined in this document which aims to address the linkages and broad policies for the city's invaluable, natural and cultural heritage. These resources would be supportive in achieving sustainable development goals. Special Area Heritage Plan (SAHP) would involve a detailed study of each Chowkri. Detailed survey of two Chowkris namely, Chowkri Modikhana and Chowkri Vishveshwar Ji; were taken up as a pilot project which are almost completed.

This draft of the development plan is a joint effort by NNJH; UDH & LSG Departments; SLAC, Town Planning Department and DRONAH. It is also to be specially mentioned that Dr. G. S. Sandhu and his core team along with administrative support is really appreciable. Valuable suggestions from the subject experts and others concerned are welcome to make the Special Area Heritage Development Plan (SAHDP) 2041, a realistic success. I am very thankful to all the contributors and UNESCO Officials who have supported at the various stages during the preparation of the development plan.

(H. S. Sancheti

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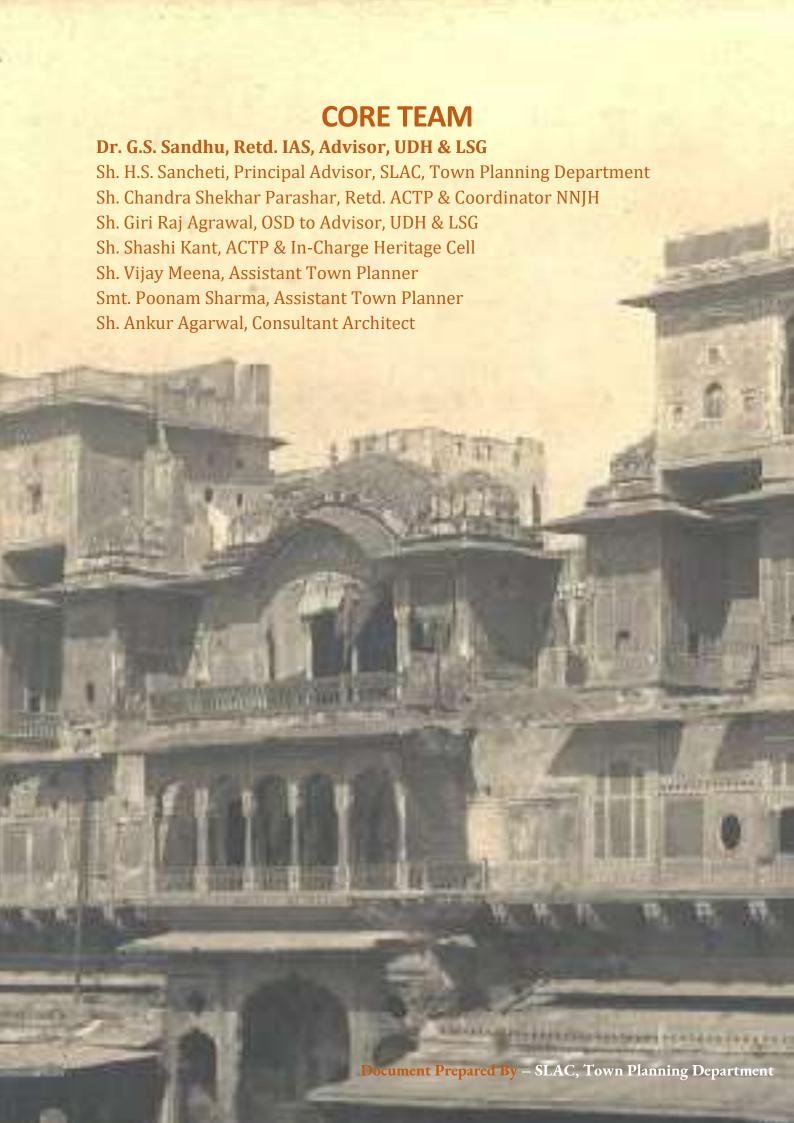
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ACRONYMS

ADB Asian Development Bank AMASRA Ancient Monuments & Archaeological Sites & Remains Act ASI Archaeological Survey of India BRTS Bus Rapid Transit System CBD Central Business District CPCB Central Pollution Control Board CPWD Central Public Works Department CTP Chief Town Planner DCR Development Control Regulations DDMA District Disaster Management Authority DGPS Differential Global Positioning System DLB Directorate of Local Bodies DP Development Plan DPR Detail Project Report DRONAH Development & Research Organization for Nature, Arts & Heritage EoI Expression of Interest FAR Floor Area Ratio GIS Geographic Information System GOI Government of India GGR Government of Rajasthan GPS Global Positioning System GSS Grid Sub Station HRIDAY Heritage City Infrastructure Development & Augmentation Yojana ICOMOS International Heritage Cities Network INTACH Indian National Trust for Art & Cultural Heritage ITPI Institute of Town Planners, India JCTSL Jaipur City Transport Services Limited JDA Jaipur Metro Rail Corporation JINURM Jawahar Lal Nehru National Urban Renewal Mission JSCL Jaipur Feritage Committee JHMP Jaipur Heritage Committee JHMP Jaipur Wirasat Foundation JVYN Jaipur Vidhyut Vitran Nigam Limited LSG Local Self Government Plan MDP Master Development Plan				
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LSG Local Self Government	JVF			
	-			
MDP Master Development Plan		Local Self Government		
	MDP	Master Development Plan		

ACRONYMS

MoU	Memorandum of Understanding		
MoEF	Ministry of Environment & Forest		
MoUD	Ministry of Urban Development		
MRTS	Mass Rapid Transit System		
MSL	Mean Sea Level		
MSWM	Municipal Solid Waste Management		
NCR	National Capital Region		
NGO	Non – Governmental Organization		
NNJG	Nagar Nigam Jaipur Greater		
NNJH	Nagar Nigam Jaipur Heritage		
PHED	Public Health Engineering Department		
PMC	Project Management Consultant		
PPP	Public-Private Partnership		
PPPP			
PWD	Public Works Department		
ROW	Right of Way		
RPCB	Rajasthan Pollution Control Board		
SAHDP	P Special Area Heritage Development Plan		
SAHP	Special Area Heritage Plan		
SDG	Sustainable Development Goals		
SDMA	State Disaster Management Authority		
SLAC	State Level Advisory Committee		
SLC	State Level Committee		
SLSC	State Level Steering Committee		
SPCB			
TCPO	Town & Country Planning Organization		
UDH	Urban Development & Housing		
UIT	Urban Improvement Trust		
ULB	Urban Local Bodies		
UNESCO	United Nations Educational, Scientific & Cultural Organization		
ZSP	Zonal / Sector Plan		



GLOSSARY

1.	BAITHAK	a sitting room or drawing room	
2.	BAZAR	a market, market place or shopping street	
3.	BANGLADAR	curved roof form, resembling the Bengali thatched	
3.	DANGEADAR	roof	
4.	BRAHMASTHANA	central space presided over by Brahma, the divine	
1.	Diaministri	creator	
5.	СНАЈЈА	sunshade, dripstone	
6.	CHAUGAN	polo ground	
7.	CHAUPAR	cross roads (literally 'four-folded')	
8.	CHHATRI	kiosk, small pavilion, typically with four to eight	
0.	CIIIATKI	columns supporting a dome (literally 'umbrella')	
9.	CHOWKRI	literally square section	
10.	DANDA	unit of measurement roughly equal to 0.2m	
11.	DIWAN	Chief Minister	
12.	EKDHALYA	sloped roof on the verandah of bazars	
13.	GARBHA GRIHA	part of a temple where the idol is placed, also a	
13.		covered inner courtyard, (literally 'womb house')	
14.	GARH	Fort; Palace built on highest level or top of the hill	
15.	GERU	powder of burnt bricks, terracotta, also the saffron	
13.		color of holy garb	
16.	GHER	a compound	
17.	GOKHA	a lattice or pierced screen	
18.	HASTA	unit of measurement roughly equivalent to 45cm	
19.	HAVELI	a generic name for a house constructed around	
19.	HAVELI	courtyards	
20.	JALI	pierced screen or trellis (literally 'mesh')	

21.	JHAROKHA	projecting window	
22.	KANGURA	roof that protrudes outside the roof of a building	
23.	KHANDA	buffer space adjacent to city gates	
24.	MANDALA	organizing principle, graphically represented as a	
24.	MANDALA	square or a circle	
25.	MISTRI	head mason, or craftsman	
26.	MOHALLA	community-based sub-division of a town or a city	
27.	POLE / POL	entry gate	
20	DD ACTADA DI AN	city planned in square or rectangle shapes further	
28.	PRASTARA PLAN	divided on the basis of class	
		partly shaded place, surrounded on one side by the	
29.	TIBARA	open place and on the other side by a fully shaded	
		place	
30.	RANG MAHAL	a place for festive enjoyments, place of festivity	
31.	SARAHAD	boundary, edge	
32.	SAWAI	one and a quarter	
33.	SHALA	room or range under a single roof form	
34.	SHASTRA	canonical treatise	
35.	SHEESH MAHAL	palace of mirrors	
36.	SHIKHARA	spire; tall pointed tower	
37.	SPANDRIL	triangular space between the curve of an arch of an	
37.	STANDRIL	arch and the square enclosing it	
38.	VASTU PURUSHA	male principle of consecrated space	
39.	VASTU SHASTRA	generic name for treatises dealing with architecture	
40	VIA CODVI VIADALA	Indic system of architecture (literally 'architectural	
40.	VASTU VIDYA	knowledge')	
41.	ZENANA	the women's portion of a house or a palace	



CONTENTS

	Contents	Page No.
	Message, Foreword, Preface	
	Contributors, Core Team	(i)
	Acronyms, Glossary	(iii)
	Vision Statement, Jaipur MDP 2025	(xi)
	Vision Statement, SAHDP - 2041	(xii)
	Factsheets	(xiii)
	Chapter 1 – Jaipur Background	
	1.1 Jaipur - Development (Since 1727)	2
	1.2 Regional Setting	5
	1.3 Climate	6
	1.4 Demography	6
Tigin	1.5 Flora & Fauna	7
	Chapter 2 - Walled City Jaipur	
	2.1 About Walled City – Jaipur	9
	2.2 Urban Character	9
TA LA PRAPADOR S	2.3 Administrative System	10
	2.4 Chronological Growth of Jaipur City	17
	2.5 Conceptual Prastara Plan for Walled City, Jaipur	29
Con	2.6 Architectural Elements	31

	Chapter 3 – Broad Land Use	
	3.1 Walled City Chowkris	43
	3.1.1 Pilot Project - Chowkri Modikhana	44
	3.1.2 Pilot Project - Chowkri Vishveshwar Ji	45
	3.2 Existing Land Use - Walled City, Jaipur	46
	3.3 Land Use Characteristics in Walled City Area	47
	3.3.1 Residential	47
	3.3.2 Commercial	50
	3.3.3 Mixed use	53
	3.3.4 Religious	55
	3.3.5 Industrial / Handicrafts	58
A SOOT 2	3.3.6 Public/ Semi – Public	60
	3.3.7 Parks and Open Spaces	63
	3.3.8 Circulation and Transportation	65
	3.3.9 Public Utilities	67
	3.3.10 Water Bodies	71
	3.3.11 Recreational	73
	3.3.12 Governmental	73
	3.3.13 Tourist Facilities	73
	Chapter 4 - Initiatives on UNESCO Commitments	
	4.1 About UNESCO	75
	4.2 UNESCO Inscription Journey – Pink City, Jaipur	75

	4.3 07 UNESCO Commitments	76
	4.4 Actions Taken	76
	4.4.1 Special Area Heritage Plan (SAHP)	76
	4.4.2 Detailed Heritage Inventory	76
	4.4.3 Legal Protection	77
	4.4.4 Heritage Management System	78
	4.4.5 Heritage Impact Assessments	79
	4.4.6 Detailed Monitoring Program	80
	4.4.7 Interpretation and Tourism Plan	80
	4.5 Other Initiatives Taken by Government & NNJH	80
	4.5.1 Grant of Building Permission in the Conservation Area by NNJH	80
	4.5.2 Creation of Heritage Fund	80
100	4.5.3 Conservation and Urban Renewal Initiatives	81
The state of the s	Chapter 5 - Planning Policies and Proposals	
	5.1 India's Heritage Laws	85
	5.2 Rajasthan's Heritage Laws	85
	5.3 Planning Policies	86
	5.4 Planning Proposals	92
	5.5 Development Plan – Review, Monitoring, Enforcement & Implementation	94

9 / 90

1

VISION STATEMENT, JAIPUR MDP 2025

An importance of Walled City Jaipur was long back assessed and addressed categorically in the Jaipur MDP 2025; which was enforced from 06th November, 2011.

The text is reproduced as below (Jaipur MDP Volume 02 - Page 93):

"The Walled City of Jaipur is under constant development pressures with increasing commercialization. Besides this, climate change, poor solid waste management, lack of infrastructure, insufficient parking, unauthorized constructions, new interventions, encroachments, drainage and traffic problems, dilapidated historic structures and misuse of historic structures are some of the issues that have become a constant threat for the city fabric. It is important that the walled city is treated as a special zone and plans are to be developed for the conservation and development of Walled City, Jaipur."



Source: Jaipur MDP 2025, Special Area Walled City Jaipur



Jaipur Master Development Plan (MDP) 2025 had outlined the need for Special Area Heritage Development Plan. A Special Area Heritage Plan-2041 (SAHP) for Jaipur walled city is also an essential requirement as a commitment to the UNESCO World Heritage Committee since walled city of Jaipur received its UNESCO Tag in the year 2019.

"Jaipur envisions itself as a city which fosters the creativity and imagination of its people using its rich cultural heritage to showcase a model of sustainable development that has continued and been adapted since the 18th century to the needs of its citizens in the 21st century. Collectively, the UNESCO World Heritage City status and UNESCO Creative City status of Jaipur are a unique opportunity for Jaipur to safeguard its iconic town planning, built heritage and myriad crafts and folk arts and, to ensure that these traditional forms of creative expression are mainstreamed into its development plan with direct impact on socio-economic sustainability of the city.

The development plan for Jaipur Walled City and subsequent Special Area Heritage Plan (SAHP) outlined in this document aims to address the linkages and policies for the city's invaluable natural and cultural heritage resources in achieving Sustainable Development Goals (as per SDG Agenda, 2030) through a holistic and inclusive social, economic, cultural and environmental approach."

Pink City, Jaipur - Factsheet

1.	Location		Latitude – 26.9124° N, Longitude: 75.7873° E
2.	Population (As per Census 2011)		Jaipur Municipal Corporation – 30,46,163
3.	Area (As per Mas	ter Plan 2025)	JDA Region – 2940 Sq. Km. (Including 725
			Villages & JMC Area)
100	Depart Cary Winter	n dawa	JMC – 373 Sq. Km.
4.	Climate	Average	Summer (Maximum) = 45.2° C
		Temperature	Winter (Minimum) = 2.5° C
		Wind	Prevailing Wind Direction – North-West to South-East
		Mean Annual	563.8 mm
		Rainfall	303.6 11111
5.	Geomorphology	Altitude	430 m above Sea Level
		Major Physiographic	Aravalli Hills, Hillocks in South & West of the
		Units	City
		Slope	North to South (Also Direction of Drainage)
	9	Major Drainage &	Drainage from North Foothills – Jal Mahal
		Water Bodies	(Man Sagar)
			Seasonal Rivers: Banganga, Dhundh & Bandi
			Dravyavati River (Amanishah Nallah), Talkatora
			Lake, Ramgarh Lake
6.	Transportation	Road	NH-8, NH-11, NH-12
	Transportation	Rail	Jaipur Junction Railway Station, Gandhinagar,
		Nan	Durgapura, Jagatpura, Nindar Benad &
			Sanganer
		Airport	Jaipur International Airport
		Metro Rail	Jaipur Metro + Underground Metro
7.	Heritage Monum	ents & Tourist Spots	Albert Hall Museum, Amer Fort, Nahargarh
,.	Tieritage Worldin	ents & rounst spots	Fort, Jaigarh Fort, Jal Mahal, Birla Mandir, Garl
			Ganesh Temple, Moti Dungri Ganesh Temple,
			Jaipur Zoo, Patrika Gate (Jawahar Circle), Galta
			Ji
8.	World Heritage S	ites (UNESCO)	Walled City of Jaipur, Jantar Mantar
STEE.			(Observatory) & Amer Fort
9.	Major Parks		Central Park, Smriti Van, Sisodiya Rani Bagh &
٥.	iviajor i arks		Kanak Vrindayan
10.	Population (As pe	er Census 2011)	Nagar Nigam Jaipur Heritage = 13,30,550
			Jaipur Nagar Nigam Greater = 17,15,613
11.	Area (As per Census 2011)		Nagar Nigam Jaipur Heritage = 109 Sq. Km.
			Jaipur Nagar Nigam Greater = 264 Sq. Km.
			Nagar Nigam Jaipur Heritage = 100
12.	No. of Wards		

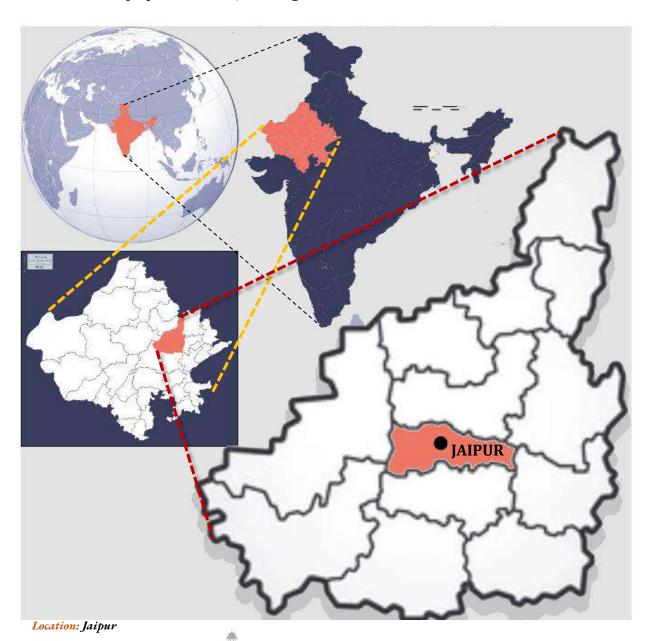
Walled City, Jaipur - Factsheet

		City – Jaipur
1.	Founder (Established in 1727)	Maharaja Sawai Jai Singh II
2.	Planner	Shri Vidhyadhar Bhattacharya
3.	Design Concept	Prastara Plan, Grid-Iron Pattern
4.	Design Population (in 1727)	60,000
5.	Area	6.74 Sq. km.
6.	Population (As per Census, 2011)	6,31,297
7.	No. of Wards	30
8.	No. of Chowkris	09
9.	No. of Major Gates	09
10.	No. of Heritage Structures Identified	1575
11.	City Wall	Length of City Wall = 17 Km
	54	Height of City Wall = 6 to 9 Mts
		Thickness of City Wall = 2 to 3 Mts
12.	Roads Hierarchy	Major Axis Road Width: 111 ft.
		Minor Roads Width: 55 ft. (Half of Major Axis Road
13.	Creation of Shops	 On each side of Johari Bazar, Sireh Deorhi,
		KishanPol, Gangauri Bazar: 162 shops
		• On western side of KishanPol Bazar: 144 shops
14.	Elements of Designing Houses	Jharokhas, Jalis, Chhajjas, and Todas
15.	Distances	SurajPol to ChandPol = 3.6 Km
		Sanganeri Gate to Jorawar Singh Gate = 2.5 Km
16.	Metro Stations (Underground)	ChandPol, Chhoti Choupar, Badi Choupar
		ChandPol to Badi Choupar = 1.74 Km
17.	Main Crafts	Kundan, Meenakari, Jadaw Jewellery, Precious
_,.	William Cranto	Stone, Bandhej, Blue Pottery, Terracotta Pots, Bras
		Work
4.0		ens Planton
18.	Folk Culture	Gaalibaazi, Tamasha
19.	Dialect/ Language – Spoken	Dhoondhari/ Hindi
20.	Main Bazars	ChandPol Bazar, Tripolia Bazar, Ramganj Bazar,
		SurajPol Bazar, KishanPol Bazar, Chaura Rasta, Joh
		Bazar, Ghat Darwaza Bazar, Nehru Bazar, Bapu
		Bazar, Gangauri Bazar, Sire Deorhi Bazar, Subhash
		Chowk Bazar, Sanjay Bazar, Indira Bazar
21.	Choupars	Chhoti Choupar, Badi Choupar, Ramganj Choupar
22.	Important Landmarks	Hawa Mahal, City Palace, Jantar Mantar, Isarlat
22.	important Landinarks	(Sargasuli), Govind Dev Ji Temple, Talkatora Lake,
		Kale Hanuman Ji, Paundrik Park, Chaugan Stadium
		Sawai Man Singh Town Hall, Rajasthan School of
		Arts (Museum of Legacy), National Institute of
		Ayurveda, Jama Masjid, Tarkeshwar Temple, Tripo
		Gate, Jaleb Chowk, Golcha Cinema, Shri Ramchand
		Ji Temple
23.	Connectivity	Railway Station established in 1927
		Aerodrome in 1938
	<u></u>	Bus Connectivity
	_ W	

*Dilme: Salimpoor 600 *MADEUNI ocmological displaying Soultaine - Molance + Sargarose gurh Beergman Landah Bow to -Buttente Remain poor Charalli Kheturie Bernniah Rangelite. Billaran Sherent Bulleyo astrait Nowalgara Dhark R SHurson utchmning Note pastler Ant est de Beimmpour Dutlymer Dinneur nivia. Malinis Lhiraly dienigmont. Seikur Kho Lohngurb Hauendur Kassullie Kassullie Kassullie Kassullie Kassullie Chandpopenh rlant * Timougener Amphiness Charles Stranger Landing Control Lan Dhade Shiper Leaven Beating Brant el Cital ou That Wernin / Rathah Juntelpoor Biogus Mulbonne Chicheother Dhank Madidaspear Bhalyterir Junior *Dantah Latherin Sepundant II Managaran angest. of hierard Hallotte. Manual Ja Siphetonie & Michael Kentchatwa Sungestitiers Statement the breedy San Annah Andrew Skalasters Lainter Marout Michaely Summerines Temper Description Naywiir - Major Transpur Pin Sambur Calmin Distance Purbutain Sungapore Sungapore Conf. I all proport Jhaga appraguzh Richenhauger Kninwal Chundle Markowaller - Mile (Hoppin) Merabad Neharripoor Thatama branch & Rotchy Kulmuk Phaggir Ludham Dungan Jupan Secretarin Labout profesy KISI Sundre Middee Luwah Keteen . Lingsond General . Luwaha Hanolee Bagree Jolakie M.Burardoo A Cherry Bomolah Campon Tanzara Cheer Townson W Arrye Diggie Peoplee Chamberracky in Spi distah Baharen a Vourne And I Lawrence Malgooren Manuadorth Marriagany -French 28 liming his Humoerpoor Funigum Indates Sodres Bagwantyar, and Michael Mar Jonesh Toda Prochalla A pRanboors Kakate Courtesy: Jaipur – The Last Destination, Aman Nath

CHAPTER 1: JAIPUR - BACKGROUND

One of the best planned cities of India, Jaipur is the capital city of the state of Rajasthan. Its features of beautiful Architecture, planned growth and cosmopolitan character have endowed it with uniqueness in India's urban character. Jaipur being capital of Rajasthan is the focus of the socio-economic and political center of State. It witnessed fast growth both physical and demographic i.e., with 2001 population at 23.23 lakhs, the city is likely to attain a population 64.95 lakhs by the year 2025 with 5.3% annual growth rate and the population of JDA Region would be 75 Lakhs.



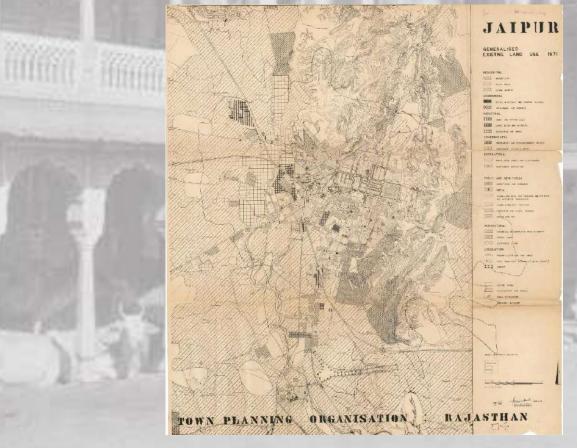
1.1 JAIPUR - DEVELOPMENT (Since 1727)

Plates showing the chronological development and expansion of mother city, Jaipur to its outer growth which were depicted in various Master Development Plans. In the given time-frames below, the graph of population has increased continuously, therefore, planned development of the city was necessitated in order to improve the quality of life of the residents of the Pink City, Jaipur.

1. Jaipur Walled City Plan - 1727



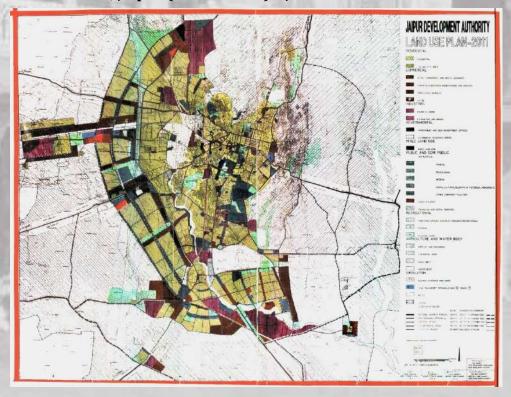
2. Generalised Existing Land Use Plan - 1971



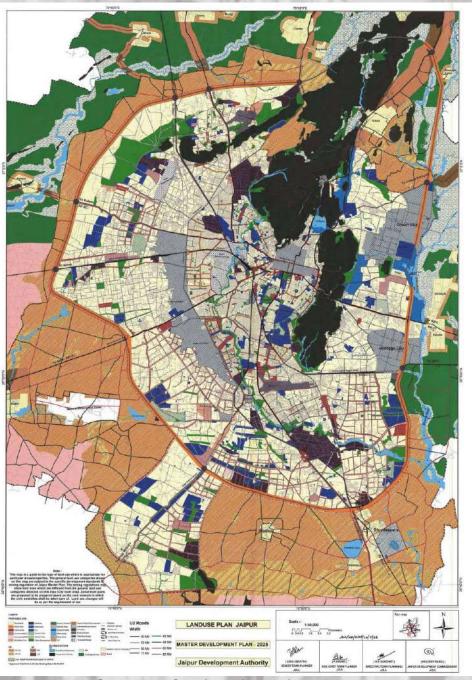
3. Land Use Plan, Jaipur - (1971-1991 [Extended up to 1996])



4. Land Use Plan, Jaipur (1996 - 2011) - JDA



5. Jaipur Master Development Plan (2011-2025) - JDA



6. Jaipur Master Development Plan (2025-2041) - JDA

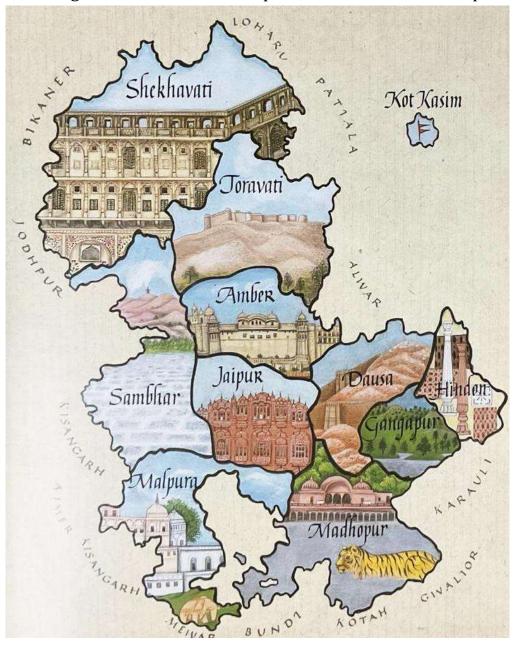
Horizon year of Jaipur MDP 2025 is approaching to its time frame. Therefore, the Government of Rajasthan has decided to initiate the next (fourth) generation Development Plan. In view of the Government decisions, Jaipur MDP 2025 is to be reviewed for the preparation of a new Jaipur Master Development Plan 2041; while taking new technology and new policy framework into consideration.

Walled City Jaipur having an area of 6.74 sq. km. with a population of about 6,00,000 is very important as the UNESCO has given the inscription status of World Heritage City to Walled City, Jaipur in the year 2019. Now, Government has initiated the preparation of a draft Special Heritage Development Plan 2041.

1.2 REGIONAL SETTING

The city of Jaipur is situated 260 km south-west of New Delhi on a sandy triangular dried plain of the lake. It extends from 26° 47′ 0.21″ to 27° 1′ 36.84″ N latitude and 75° 41′ 15.19″ to 75° 54′ 36.27″ E longitude. The Jaipur District is surrounded with other districts' boundaries, i.e., Alwar, Dausa, Tonk, Ajmer, Nagaur and Sikar. The capital city of Jaipur is very well connected by road, rail and airways.

The whole geographical area of the city is surrounded by the hills in North, East and West sides (a part of Northern Aravalli Range) and water bodies. The city has forts i.e., Nahargarh, Jaigarh, Ganeshgarh, Shankargarh, Raghunathgarh and Ambagarh in the north and south of Galtaji. The peak elevation around the city is 648m, 599m, 786m, 747, 775m and 656m at Jaigarh, Nahargarh, Barwara, Manoharpura, Bilali and Bichun respectively.



State of Jaipur Comprises 11 Divisions

1.3 CLIMATE

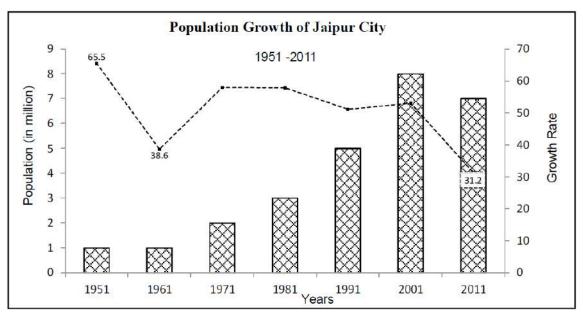
The capital city of the desert state Rajasthan lies in the semi-arid climate zone. The city experiences varying climatic conditions from extremely hot summers to pleasant and cool winters. The temperature ranges between 4°C to 9°C in the winter season and between 40°C to 47°C in the summer season (March to June). The annual average rainfall (2011-2020) of Jaipur City is 566.63mm. (Ref. Groundwater Yearbook 2020-21 Rajasthan, CGWB)

1.4 DEMOGRAPHY

Jaipur is the largest metropolitan city of Rajasthan. The city comprises of an area of 467.57 sq. km. with a total population of 3 million as per 2011 Census. As per the Census Report 1881, the population of Jaipur city is about 1,50,000 and the census reports of years - 1891, 1901 and 1911 show the 10% decadal growth rate. The boundary of Jaipur Municipal Corporation (JMC) has been extended in different phases of time as it was 06 sq. km. in 1931, 65 sq. km. in 1941, 104 sq. km. in 1961, and 258.57 sq. km. in 1971.

The area of Jaipur city decreased from 258.57 sq. km. to 210.09 sq. km. in 1981 and again increased from 210.09 sq. km. to 218.26 sq. km. in 1991. Its maximum decadal growth was noticed in 1951 with 68.22% because of migration from West Pakistan to India after partition. In the year 1961, city growth reduced almost half of the last decade while again started growing at the rate of 55.17% from 1971 to 1991. The annual growth rate of the Pink City is 3.4% and it ranks 7th in India.



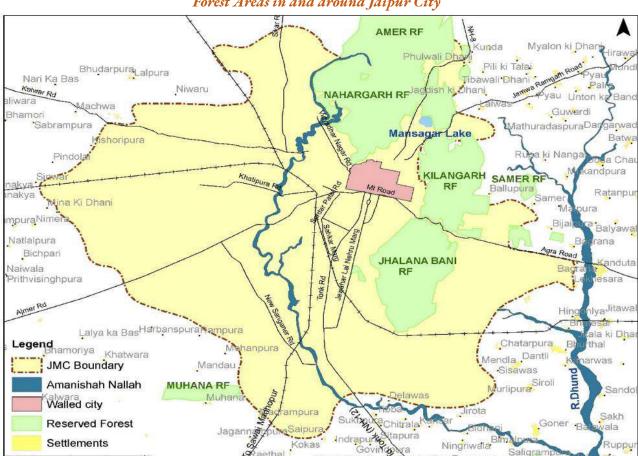


Population Growth of Jaipur City Source: Census of India, 2011

1.5 FLORA & FAUNA

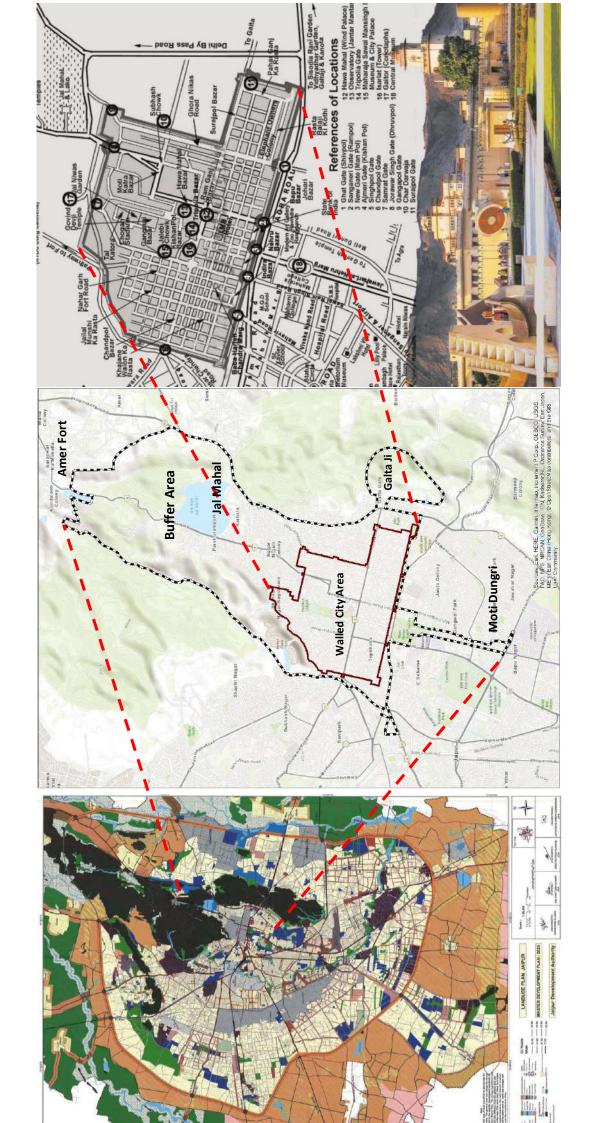
Flora: Jaipur city is flanked by reserved forests on the north and east. Nahargarh Reserve Forest (RF) is to the north of the city and Amer R.F. is further to its north, Kilangarh R.F. lies to the east and Jhalana Bani R.F. is situated on the south-east of the city as seen in the figure below. The forests are characterized by dry forests of Khair tree. Deforestation is resulting in soil erosion, which is exposing the rocky surface and leading to silting of drainage channels. Drainage channels are a direct sufferer of deforestation. With the water resources already being scarce, silting of drainage channels only adds to the existing problems.

Fauna: The Rajasthan District Gazetteer - Jaipur (1972) recorded a gradual decline in the number of wild animals due to the persistent problem of indiscriminate killing and degradation of habitat due to poor forest growth and increasing demand for pastureland. The animals known to be present then included tigers, hyenas. wolves, bears, sambhars, deer, pigs, caracals and Nilgais. "Nahari ka Naka' - a water hole in the Nahargarh hills and forest was a popular preference of tigers and other big cats.



Forest Areas in and around Jaipur City

UNESCO World Heritage SITE – JAIPUR: Location



CHAPTER 2: WALLED CITY JAIPUR

2.1 About Walled City - Jaipur

The Walled City of Jaipur is an exceptional urban example, was conceived and developed in a single phase in the 18th century with a grid-iron model inspired from the Prastara plan of the Vastu Shastra. Built under the patronage of Raja Sawai Jai Singh II (Rule 1700-1743 CE) with the help of the then Town Planner Shri Vidhyadhar Bhattacharya, from 1727-1731 CE, within a span of four years, along with special royal invitations to several traders and craftsmen, inviting them to settle in this newly envisaged trade and commerce city.



Raja Sawai Jai Singh II

Envisaged as a trade capital, the main avenues of the city were designed as markets, which remain significant bazaars of the city till date. Chaupar or designed large public squares at the intersection of roads, is another feature that is distinct to Jaipur as are its single to multicourt havelis and haveli temples.

Jaipur is an expression of the astronomical skills, living traditions, unique urban form and exemplary foresighted city planning of an 18th century city from India.

2.2 Urban Character

The planned nine square (Chowkri) plan of Jaipur city was a grid defined by the main streets running north south and east-west. A massive city wall and nine gates were constructed around the walled city of Jaipur.

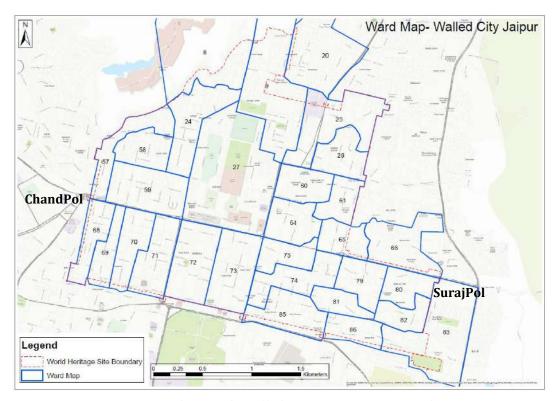
The main streets were defined by continuous line of shops with colonnade creating various markets. Three major intersections were formed by the streets in the center forming a kind of public space called the "Choupars, namely Badi Choupar, Chhoti Choupar and the Ramganj Choupar.

The Choupars had kunds (tanks) in the center of the space bringing water for the people through an underground canal system from outside the city, buildings of public use like temples, libraries and institutions were constructed along the main streets and choupars.

2.3 Administrative System

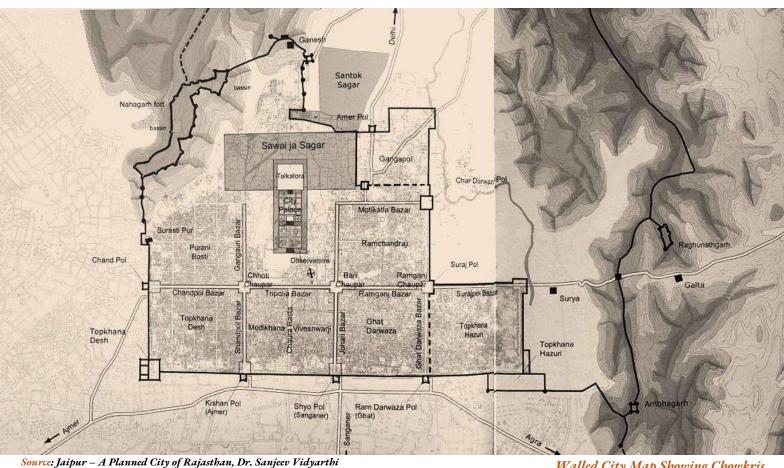
The Walled City of Jaipur was initially designed for a population of 60,000 inhabitants in an area of 6.74 sq. km. Industrial growth, rural to urban migration in view of public jobs (once Jaipur became a capital) and the influx of refugees during partition, led to a substantial increase in population until 1961. The population of Jaipur was 60,000 in 1825; 1,37,000 in 1870; 15,18,000 in 1991 & 24,86,000 in 2001. Such growth (one of the highest in India) required a strong and efficient institutional system, in order to deal with problems of housing and slums, water supply and sewerage system, transportation, solid waste collection and treatment.

To tackle this, administrative systems evolved & strengthened slowly on the basis of the 74th Constitutional Amendment Act. Jaipur Municipal Corporation (JMC), which administers the walled city, within the Municipal limits, was created. It was initially a Nagar Committee in 1869; a Municipal Board in 1938; a Municipal Council in 1944; Jaipur formed as the capital of



Ward Map of Walled City Jaipur - 30 Wards

Rajasthan State (on March 30th,1949) and finally a Municipal Corporation established in 1992. In the year 2020, Nagar Nigam Jaipur was divided into two divisions namely Nagar Nigam Jaipur Greater (NNJG) & Nagar Nigam Jaipur Heritage (NNJH). Out of 100 wards, 30 wards fall within the Walled City area under NNJH.



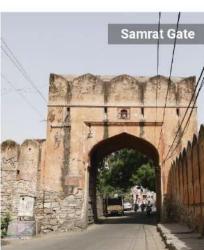
Walled City Map Showing Chowkris



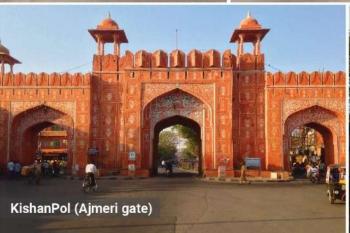
Jaipur Walled City Gates

The walled city show a 6M high and 3M thick crenellated masonry wall surrounding the city that is pierced by **nine gates** - seven original and two added later. The Gate on the Western end, the direction of sun set is called the Chandpol Gate and the opposite Eastern end is called the Surajpol Gate.













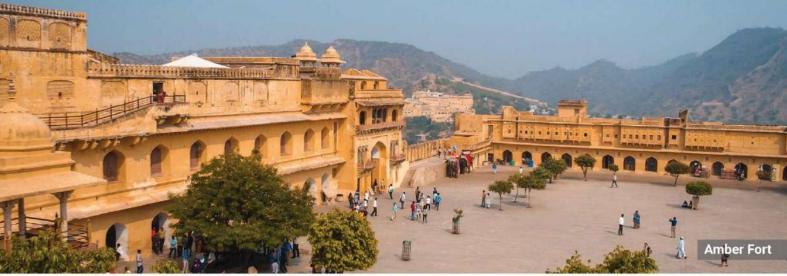




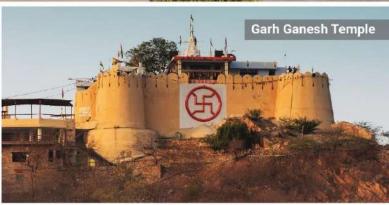




IMPORTANT LANDMARKS (BUFFER AREA)

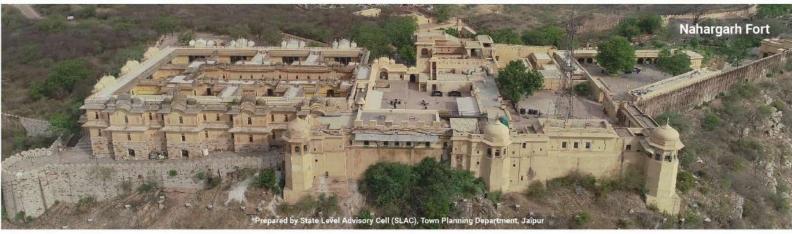


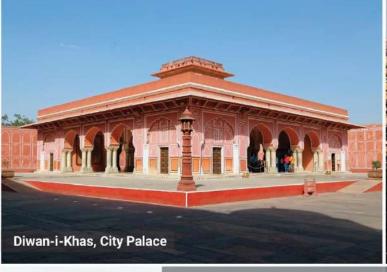














Ramganj Chaupar

IMPORTANT LANDMARKS (WALLED CITY)

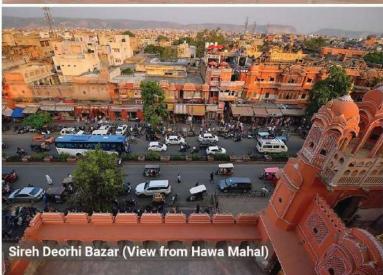




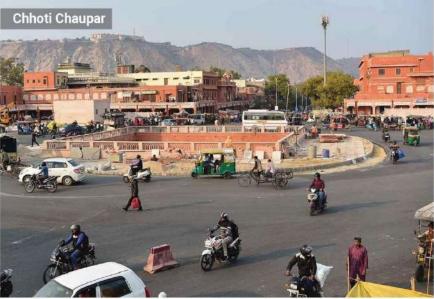


















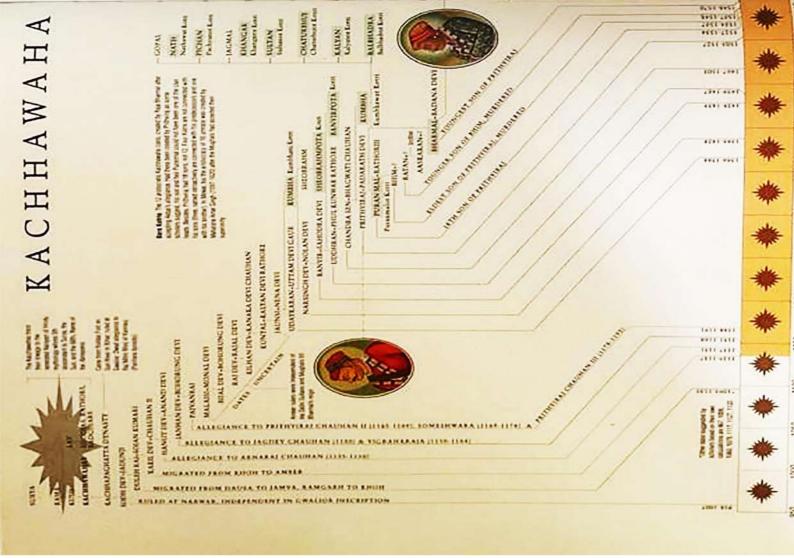












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2.4 Chronological Growth of Jaipur City

JAI SINGH II (REIGN 1689 - 1743)

<u>1700 - 1707</u>

Jai Singh II is the founder of Jaipur city. In the year 1700, Jai Singh's State, Amber, consisted of only three Parganas, the total area of which was between 5,000 and 7,500 sq. kms. In the year 1707, on February 21 Shah Alam took Amber capital, in the direct administration of Delhi.

<u>1708 -1725</u>

In the year 1708, Amber occupied by Bahadur Shah and renamed it as Mominabad during 1708 October Jai Singh II finally became the ruler of Amber. In the year 1718, construction of an observatory was begun by Jai Singh II Jai Niwas Bagh had been developed just before this and the construction of Surya Mahal had begun the final construction of Surya Mahal at Jai Niwas Bagh was in progress in the year 1720 and Jai Niwas Bagh was completed in the year 1725. The water bodies, Talkatora, on the south bank of which Surya Mahal was built, and Rajamal ka Talab, to just east of Talkatora, existed. A stream Dharbayati flowed here.

1725 - 1729

The foundation laying ceremony of Jaipur city was performed on November 29, 1727 during 1728 to 1929 Jai Singh II issue an order to all Jagirdars in the state informing them that houses would be built for them by the state in Jaipur city and they should pay for the building in installments by sending 10% of their annual income regularly to Vidhyadhar Letter inviting Ghasiram Murlidhar, a businessman to settle down in Jaipur by Singh II to business-men residing in Delhi, Mathura and Agra. They were offered free land and given concessions and remissions on taxes.

<u>1733 - 1734</u>

A Parwana was issued by Muhammad Shah recognizing the new city as "Sawai Jaipur" in the years 1733-1734. The main markets of the town including Johari Bazar, Sireh Deorhi Bazaar, KishanPol Bazaar and Gangauri Bazaar had been built. Probably ChandPol Bazaar, Tripolia Bazaar and Ramganj Bazaar had also been built. 162 shops were constructed on each side of the first four bazaars mentioned above, except on the western side of KishanPol Bazaar where 144 shops were constructed. All these shops were of uniform size and form, and were constructed by the State. The main four

Chowkris - Sarhad, Purani Basti Topkhana Desh and the one including the present Modikhana and Vishveshwarji were largely built. SurajPol, ChandPol, KishanPol (Ajmeri Gate), ShivPol (Sanganeri Gate) were constructed. Amber Chowk (Chhoti Chaupar), and Manak Chowk (Badi Chaupar) were constructed. (Canal & reservoirs) Sudarshangarh (Nahargarh) was completed. The rivulet Dharbavati was dammed, thereby transforming the marshy land just upstream of the dam into a lake man Sagar. Jai Singh II performed the 'Ashvamedha Yagya' as a memorial to which a pillar was erected at the Yagya sites. After the Yagya, Jai Singh II took a final purification bath at the Ghat of Man Sagar.



Sireh Deorhi Ka Darwaja

1735 to 1743

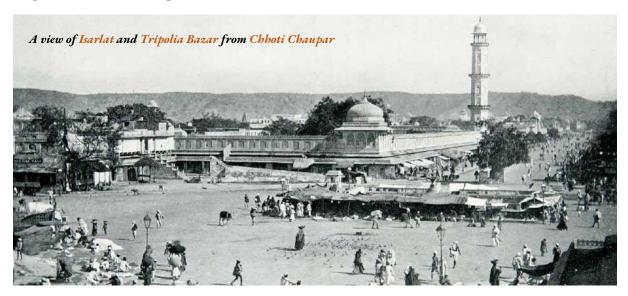
The conversion of Surya Mahal into Govind Dev Temple was completed. Temple of Patodi in Chowkri Modikhana was completed. Badhi Chand Jain Temple in Gheewalon ka Rasta, Chowkri Ghat Darwaja was constructed. Several temples and gardens including Vidhyadhar ka Bagh were built in the narrow pass to the east of Jaipur city, presently Ghat ki Guni area. Chaugan situated between Gangauri Bazaar and the Palace complex was built as a

ground for fairs, like Gangaur and Teej, and elephant fights and other sporting events.

After Death of Sawai Jai Singh II in the year 1743 on September 21, Jaipur comprised the area of the present districts of Jaipur, Sikar, Jhunjhunu, Sawai Madhopur, Tonk, Alwar and part of Bharatpur.

ISHWARI SINGH (REIGN 1743 - 1750)

In the year 1743, Ishwari Singh's son, Jai Singh II became the ruler (reign 1743 to 1750) Ishwari Singh began construction of Isarlat of Swarga Suli to commemorate his victory in the battle and in the year 1748, Parswanath Digamber Jain Temple constructed.



MADHO SINGH I (REIGN 1752 -1767)

1752 -1754

Between the years 1750 and 1754, Madho Singh ascended the throne and constructed the Cenotaph of Ishwari Singh in the north-west corner of the city palace complex. This is the only Cenotaph of any Jaipur ruler within the city, in the year 1750, Jaipur city had become an attraction for visitors, four thousand Marathas and other sights.

<u>1754 - 1756</u>

Balanandi Gaddi and Sita Ram Temple constructed on a hillock in Chowkri Purani Basti. Foundation stone of Sirmoris's Temple laid by Madho Singh I in Acharyon ka Rasta at KishanPol Bazar.

1764 - 1767

Indradhvaja Puja, organized by Jains of Jaipur city, held on a huge platform constructed near Moti Dungri. during this time majority of merchants Jains and they numbered 6, 7, 8, or 10 Jain culture and religion take place and Madho Vilas built on the north-eastern side of Rajamal ka Talab by Madho Singh I at ChandPol Bazar.

PRATAP SINGH (REIGN 1778 - 1803)

1785 - 1799

In the year 1785, the one and only Jain Temple Yashodanand in a main market (Chaura Rasta) was built by Jain Bhagat Ram and Diwan Bhag Chand; between the years 1792 to 1799, Govardhannath Temple was built abutting Hawa Mahal in Sireh Deorhi Bazaar by Pratap Singh. Brijanand Temple was built by Pratap Singh. Construction of Hawa Mahal, the pyramidal five-storied in Sireh Deorhi Bazaar, originally dedicated to Radha and Krishna, was completed. Govardhannath, Brijnidhi, Anand Krishna Bihari, Pratapeshwar, Anandeshwar, Madan Mohan, Amrit Raghunath, Ratneshwar Mahadev and Anand Bihari Temple were constructed.



JAGAT SINGH (REIGN 1803 - 1818)

Ascending the throne and during this Chandra Bihari Temple, near Chowk, Jagateswar Temple on Haldiyo ka Rasta at Johari Bazaar was constructed.

Vyason ki Haveli in Chowkri Purani Basti was built Nanaji ki Haveli at the junction of Chaura Rasta and Gopalji ka Rasta was constructed. On 2nd April 1818, Jagat Singh signed a treaty of subsidiary alliance with the British Government.

JAI SINGH III (REIGN 1819 - 1835)

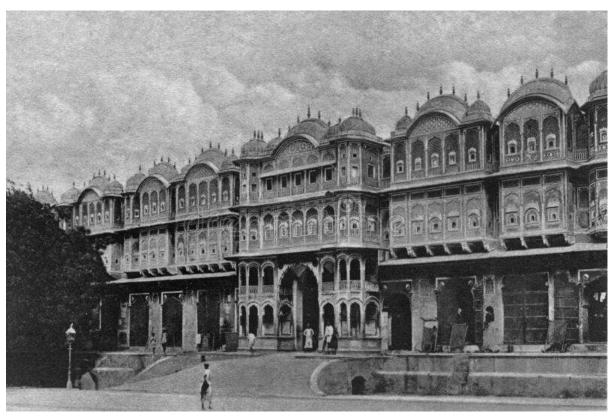
On March 18th 1821, British political Agency established in Jaipur. In the year 1825, as per Bishop Heber, the population of the city was 60,000.

RAM SINGH II (REIGN 1835 - 1880)

<u>1840 - 1879</u>

The Ram Bagh Palace structure was built as a Guest House by Ram Singh II (around the year, 1840) construction of a dam on Amani Shah Nala for supply of water to Jaipur City this dam was washed away after 8-10 years. The first Medical Dispensary for the public was opened. Maharaja's college began as a school in Manak Chowk.

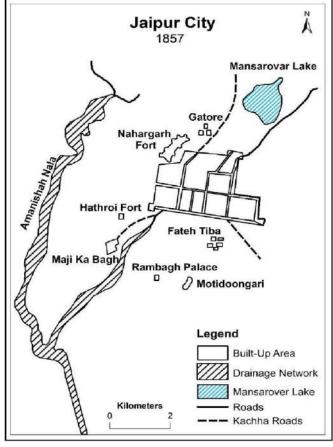
Between the years 1848 to 1866, Ram Chandra Temple, Maharaja's College, Sanskrit College, Council Hall, the present Vidhan Sabha Bhawan, Central Jail, Public Work Department, Postal Department (40 Post office), Telegraph Office, Girls' Schools, Public library, Maharaja's School of Arts constructed in Jaipur City in the year 1868-1869. The first Church in Jaipur was constructed Roman Catholic Church in the City and The First Railway Service was started.



A historical image of Sanskrit College

Between the years 1869 to 1879, Ram Singh established the "Jeypore Social Science Congress" to create consciousness regarding civic amenities among

the people. and seven banking Mavo Hospital, firms. Niwas Bhag. Albert Hall, main streets of Jaipur city and steam pumps were erected the side of the embankments is replaced by water supply from dam, in the year 1878 Gas supply commenced in Jaipur. In the year 1879, Ram Singh II built are Theatre Hall, Ram Prakash Natak Ghar, Khasa Kothi (Guest Ram House). Bagh Palace complex, Roop Niwas Palace and Garden, the trend of green, vellow and pink color used for street facades but finally pink color adopted was Chowkris of Jaipur city except



Map of Jaipur - 1857

Chowkri Topkhana Hazuri had developed fully.

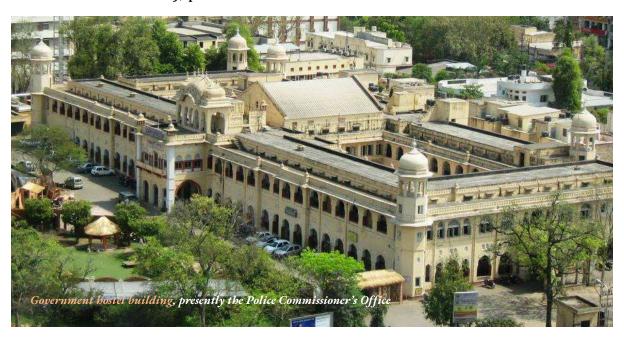
MADHO SINGH III (REIGN 1880-1922)

1876 - 1921

Became the ruler the population of Jaipur city was 1,42,578 of which 1,25,785 lived within city walls and 16,793 lived outside. Kaiser-I-Hind Hotel, Public library (started in 1876) irrigation projects, storage dams, Albert Hall (Completed), Ramchandra Temple, Garh Dam three depot was located four solid waste 1891 the population of the city increased by 11.4% during the decade 1881-91 and became 1,58,787 of which 1,32,421 lived within the city walls and 26,366 lived outside. The Cenotaph of Maji Jodhi Ji was constructed at Gaitore.

During the years 1899 to 1921 the population reduced from 1,60,167 to 1,20,207; the Growth of Population reduced to 10% in the year 1901, grew to 14.4% in 1911, 12.3% in 1921 and Prince of Wales visited Jaipur city in

the years 1913 to 1921. Protestant Church, Coal Gas Plant (Oil Gas substituted Coal Gas), present Government Hostel was constructed as hotel.



MAN SINGH II (REIGN 1922 - 1940)

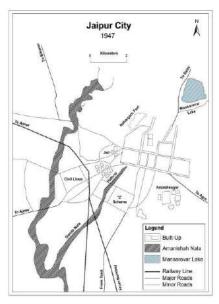
1922 - 1932

Became the ruler and the State was administered by a state council (1922-32) Municipalities of Jaipur State were reorganized and Electric Power House constructed (January 03, 1927), in the year 1931, New Water works scheme prepared in the twenties and in which Ram Garh Lake was used as the source, State Women's Hospital, First Sewerage System of the Jaipur city (1932) the population of the city was 1,44,179 in the year 1931.

SIR MIRZA ISMAIL AS DIWAN 1942

1942 - 1949

In the year 1942, Sir Mirza Ismail shifted the main offices of the state from Jaleb Chowk to the present Government Hostel building from 1942-1943. Sawai Man Singh Hospital, Vegetable Market, outside Ajmeri Gate, and a Grain and Fruit Market, Inside Sanganeri Gate, were constructed the Mayo Hospital was converted into the High Court. Improvements in the Residency building and its staff quarters, as well as Ram Niwas Bagh and Ram Bagh Palace. Paving of the foot paths at Chaura Rasta and of



Map of Jaipur - 1947

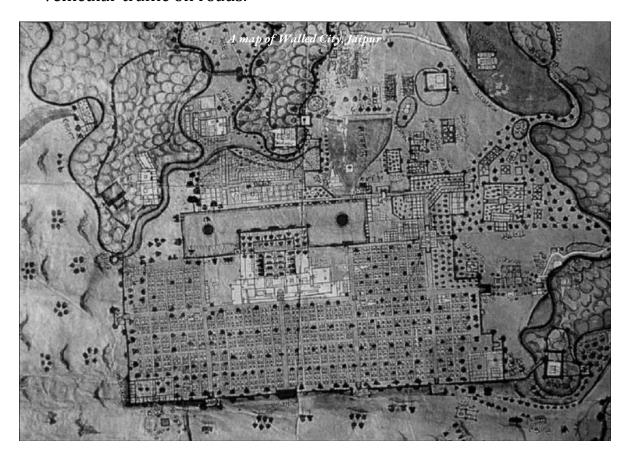
city lanes and bye-lanes was done. Improvement of the Parkotas at Ajmeri Gate and ChandPol was done.

From 1934 to 1949, Ram Singh Palace was completed and started using it as his chief place on residence, Ashok Club, new buildings of Maharaja's College and Lady Willingdon Hospital were opened in the year 1936. In the year 1935, new aero-drome started construction. In the year 1938, aero-drome building was completed and headquarters and barracks of new army unit, Sawai Man guards, were constructed after that this stated being used as the state secretariat in 1949. A ceremonial highway from Ajmer Road to Moti Dungri Road, the present Mirza Ismail Road, was constructed. An approach to Chaura Rasta from outside the walls was provided by breaking the city wall where a procession gate, which ultimately became the New Gate, was built in the year 1943 Maharani Gayatri Devi Girl's School was started. Between 1945 and 1950, four major industries, National Ball Bearing Co. Ltd., Man Industries Ltd., Jaipur Spinning and Weaving Mills Ltd., and Jaipur Metals & Electricals Ltd., were established in the year 1946. Ayurveda Department of the Sanskrit College was shifted to Madho Vilas Palace and the Jaipur legislative council passed the Jaipur State Primary Education Act, when primary education was made compulsory in Jaipur city. Consequently, primary schools were opened in every ward Lady Willingdon Hospital was converted into Sawai Man Singh College Hospital and the foundation stone of the Medical College building was laid in the year 1947. In the year 1949, the University of Rajasthan was inaugurated, Sawai Man Singh Medical College started functioning, the Rajasthan State was formed and Jaipur was chosen became its capital.



Significant characteristics of Chronological Development of Jaipur City:

- ❖ The foundation of the city of Jaipur was laid down by Sawai Jai Singh II (1700-1743) in the year 1727. The city concept was visualised by Sawai Jai Singh II himself and further developed and monitored by his renowned counsellor and town planner Vidhyadhar Bhattacharya.
- ❖ The city planned in the grid iron pattern was built with extraordinary foresight and futuristic planning and is probably the only 18th century walled city in India that can still cater to the present-day pressures of vehicular traffic on roads.



❖ It included innovative concepts in traditional planning guidelines along with an appropriate adaptation of the terrain itself. The direct application of the mandala in the plan of Jaipur seems improbable, though parallels can be found between the Jaipur planning principles and traditional texts on spatial organization such as Rajvallabha, the regional 15th century text written by the Sutra Dhār Mandan.

- * Two significant facts responsible for the origin of the city and its subsequent layout plan were:
 - The need of a new capital for 18th CE Dhoondhar as the earlier one of Amber built on a hill was getting congested;
 - Sawai Raja Jai Singh's vision of the new capital as a strong political statement at par with Mughal cities and as thriving trade and commerce hub for the region.
- ❖ The medieval towns of Rajasthan were of military, agrarian, mercantile or religious nature. The presence of a deity marked the reference point for the ruler's abode and the rest of the city. The name of the town was usually associated with the political or religious centre (with the Ambikeshwar temple in the case of Amber and with Sawai Jai Singh in the case of Jaipur).
- Unlike Dausa and Amber, the two previous capital cities of the Dhoondhar region established on hill-top, whose planning was guided by topographical structure of the areas, Jaipur City was revolutionary both in term of its grid-iron pattern planning and its location at the base of the hills.
- There was also a significant economic shift from an agricultural base in Dausa and Amber to trading in the capital of Jaipur.
- ❖ The site selected for establishing the new capital of Jaipur was a valley located south of Amber and the plains beyond, a terrain that was the bed of a dried lake. There used to be dense forest cover to the north and the east of the city.
- ❖ The physical constraints that informed the building of Jaipur city included the hills on the north that housed the fort of Jaigarh and the Amber palace beyond, and the hills on the east, which contained the sacred spot of Galtaji.



- ❖ To facilitate water supply to the new city, the Dravyavati river in the north was dammed to create the Jai Sagar and Man Sagar (that later housed the Jal Mahal) lakes. Later the Jhotwara river in the north-west was diverted through the Amani Shah Nallah and a number of canals were channelized through Brahmapuri and Jai Niwas to supply water to the city.
- ❖ The east-west axis of the town was divided by three perpendicular roads into eight portions with the central ones of equal size and the outer ones as per the remaining dimensions till the Chand Pol in the west and SurajPol in the east. A sawaya (a quarter extra) system of measurement was used in the planning and details of Jaipur, with use of dimensions that a quarter more than a whole number.
- ❖ Later in the 18th and 19th centuries, there were additions in the built fabric of the city and the palace such as the Hawa Mahal and a number of temples added by Sawai Pratap Singh under whom the Jaipur architectural vocabulary reached its peak in terms of stylization.
- ❖ Two major contributors to the city development and establishment of modern infrastructure were Sawai Ram Singh II (1835-1879) and Sawai Man Singh II (1922-1969).
- ❖ In the 19th century, with the accession of Sawai Ram Singh II, the city extended beyond the old city walls, adapted newer modes of transport such as the railways with a railway station located on the western outskirts, started using gaslights on the streets and adopted modernized drainage and piped water supply system.



A historical image of City Palace, Jaipur

- ❖ There were interesting additions in the urban fabric within the walled city with new building constructed in the Indo-Saracenic vocabulary such as the Mubarak Mahal within the Palace Complex, the Naya Mahal or Vidhan Sabha and the Maharaja's College in 1873 (now Rajasthan School of Arts); and the Ramniwas Bagh that was later enhanced with the visual focus of the monumental Albert Hall Museum to the south of the walled city.
- ❖ The 20th century observed further modernization and urban renovations within the walled city, including the restoration work of the city walls and gates and, converting the inner temporary house in the sectors into more permanent structures; pioneered by the famous Mirza Ismail who was appointed as the Prime Minister of Jaipur in the early 20th century. A number of new colonies such as the Bani Park came outside the walled city.
- ❖ In the year 1947, the four largest Rajput states, Jodhpur, Jaisalmer, Bikaner and Jaipur opted to join secular India. Jaipur then became the capital of Rajasthan leading to further attraction of administrative and economic activities. These factors led to increased development of residential areas to cater to the growing population.



A historical image of Tarkeshwar Mahadev Temple, Jaipur

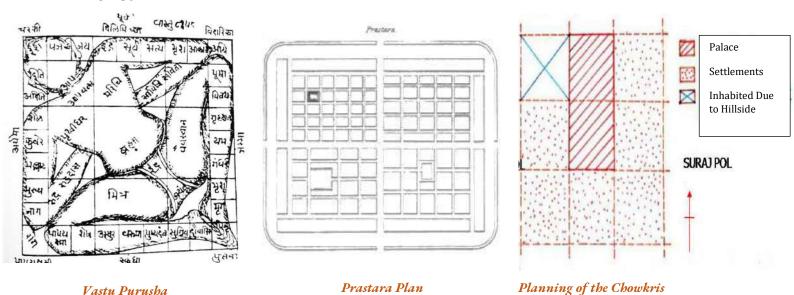
2.5 Conceptual Prastara Plan for Walled City, Jaipur

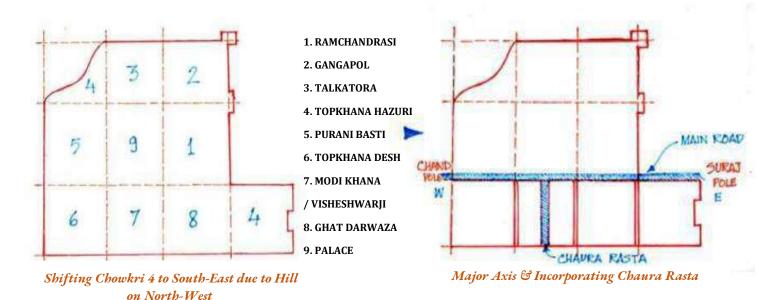
Prastara plan is based on Hindu systems of town planning and followed the principles prescribed in the Shilpa-shastra, an ancient Indian treatise on architecture according to this Shastra. The site should be divided into grids or mandalas ranging from $2x\ 2$ to $10\ x\ 10$. It is a model of town planning the first planned city in India.

The city was planned according to the Prastara layout, which gives prominence to the cardinal directions. Thus, plan of Jaipur is a grid of 3x3 with gridlines being the city's main street. The central axis of the town was laid from East to West between the gates of the Sun (SurajPol) and the Moon (ChandPol). This was crossed by two roads at right angles dividing the town into nine almost square, almost equally sized blocks, which were further sub divided by lanes and alleys all at right angles.

By building the western boundary of the city right up to the hill's southern apex, it provided a continuous line of defence. The Mandala could not be complete in the NW due to the presence of the hills. On the other hand, in the SE an extra square has been added that plugged the gap between the city and the eastern hills.

The planning at the south of the main axis road was structured as almost four equal rectangles. The rectangle opposite the palace has been divided into two equal and smaller rectangles by the Chaura Rasta. Thus, altogether there are now five rectangles (Chowkris) on the south of the main road. On the north of the main road - Purani Basti, the Palace and Ramchandraji Chowkris exist.

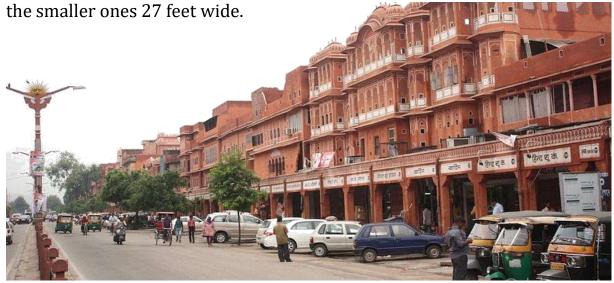




The principal bazaars lead from the western gate in the city wall, the ChandPol bazar passes through the Tripolia Gate to the eastern city gate, the SurajPol.

The palace building covered – two blocks, the town – six blocks; and the remaining ninth block was not usable on account of steep hills. So, this northwest ward was replanned to the south-east corner of the city, making the shape of the plan as a whole; asymmetrical rather than square.

The Walled City's division into nine Chowkris were also in conformity with the Hindu caste system, which necessitated the segregation of people belonging to different communities and class. Even the streets were named after the occupations of inhabitants such as Maniharon ka Rasta, Thatheron ka Rasta & many such others. Following the directions of the Hindu Shilpa Shastra (Manasara), width of the main & other streets was fixed. Thus, the main streets of the city were 111 feet wide, secondary streets 55 feet wide &

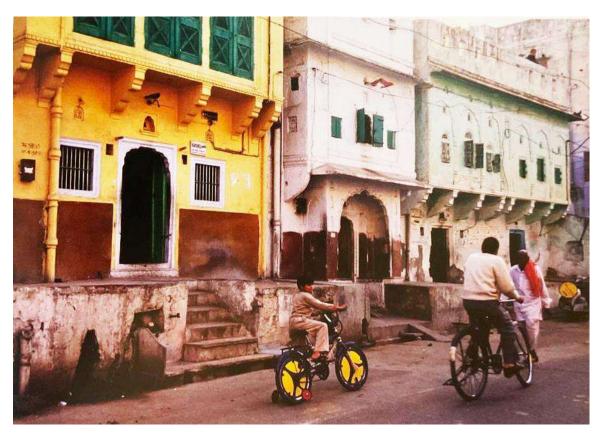


A view of Johari Bazar, Walled City Jaipur

2.6 Architectural Elements

The total period of development of Walled City is between 100 to 150 years. The architectural style prior to the foundation of Jaipur city was basically Indo-Saracenic with greater influence of Hindu style. The impact of Mughal style was felt more from the year 1700 onwards. Therefore, the architectural style of Jaipur city has more Mughal influence than that of buildings of Amer. There was control on style of building facades especially for buildings facing the main roads the grid iron pattern was adhered to in Chowkris, adjoining palace complex, towards west and south, but inside the streets either east of Chowkri Ghat Darwaja and GangaPol appear like unplanned as there is variation in size and orientation. The style of Jaipur can be analyzed and identified based on different building features. These are plinth, columns, arches, openings, niches, domes. Chhajjas, Jharokhas, balconies, chattries, roof, jalis, todas, Paintings and Frescoes, Formation of open spaces, Form of building etc.

❖ **Plinth:** The plinth of buildings is generally high with mouldings at upper level. The material of construction is stone.

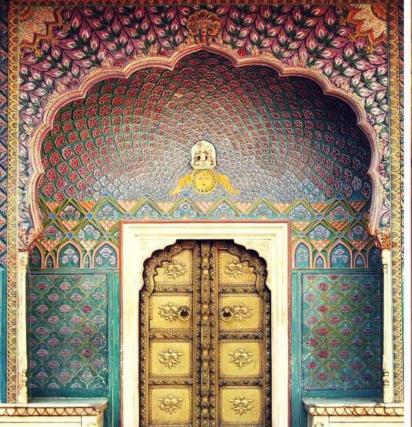


Source: Jaipur – A Planned City of Rajasthan, Dr. Sanjeev Vidyarthi

❖ Columns: The columns are generally having square bases and caps which are mostly round, tapering and fluted with flattened bulbous portion at bottom and top. The slender twin columns having tapering fluted shape and rectangular base and cap are also prevalent. In some cases, the columns are square or rectangular in section having no mouldings.

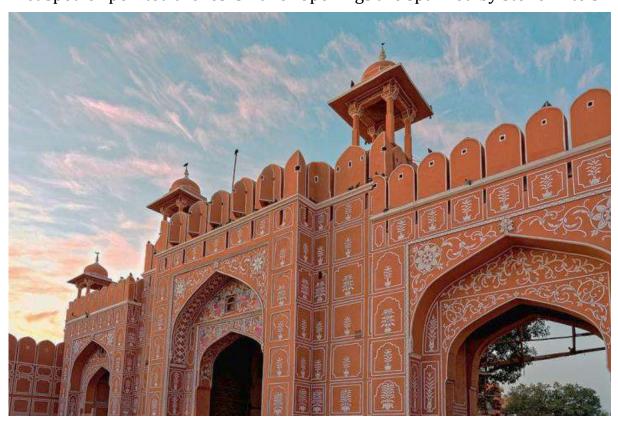


❖ Arches: The arches are of mainly two types, pointed arch and cusped arch. Trefoil arch is also sometimes used. Flattened arch spanned by lintel is also used for doorways. The origin of cusped arch is in Mughal style and this is extensively used in Jaipur. Pointed arch and trefoil arch are also of Mughal origin but its general shape is based on Hindu Corbelled arch. Flattened arch is constructed by combination of bracket and lintel. True semi-circular arch or bulbous arch is not seen in traditional Jaipur style of architecture.

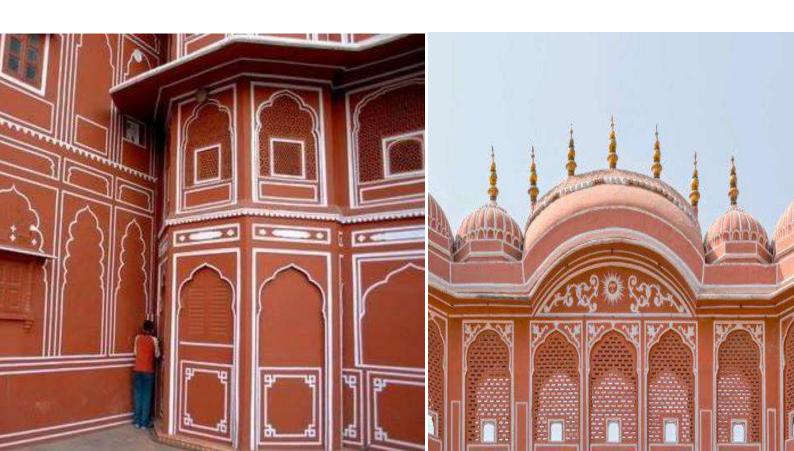




Entrances: Large opening like main entrance gates are spanned by cusped or pointed arches. Smaller openings are spanned by stone lintels.



❖ Niches: Small niches are generally formed over the main entrance gate where statue of Lord Ganesh is placed. Smaller niches on both sides of main gate are provided as a part of general decoration.



❖ Domes: Domes are generally found over Chattries, and oblong domes (Bangaldar roof) are found over balconies, Jharokhas, baradaries etc. The domes are also found predominantly in Jain temple and in some cases in Hindu temples. The domes are slightly of bulbous type and are springing from an octagonal base which in turn is generally placed over a square base. The springing point is decorated with lotus flower and the top is covered with a inverted lotus flower. The domes are capped by finials made out of plaster or metal.



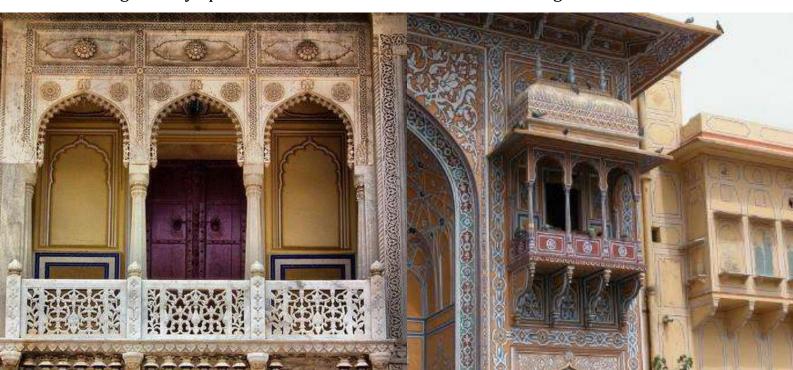
❖ Chhajjas: The Chhajjas are of simple slanting type made out of projected plastered stone slabs. These are in some cases supported by stone brackets.



❖ Jharokhas: These are partly projected balconies covered with oblong domes and pardiwalls on three sides and are generally fitted with small windows or Jalis, for light and ventilation.



❖ **Balconies:** Balconies in traditional sense are rarely found but balconies at roof level serving like a Baradari is frequently seen. These are mostly observed in public buildings instead of residential houses. These are generally open on all sides and are covered with oblong domes.



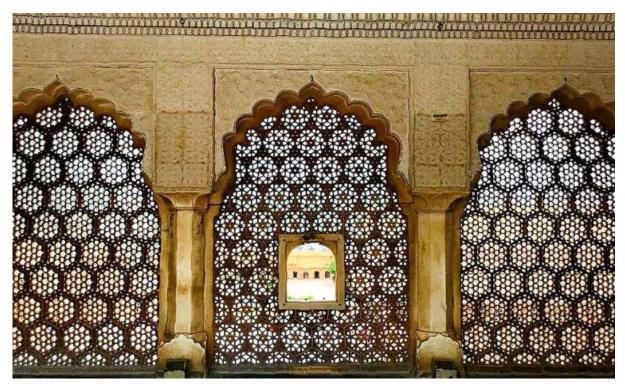
❖ Chattries: This element has been widely used for public building where these are placed at the roof level on four corners of building. This is square in plan having four columns which, intern support sloping Chhajjas and a dome over it. The dome springs from an octagonal base placed over a square base. The dome is capped by inverted lotus and a finial at the top.



* Roof: As the stone is easily available the roof is made of stone slabs. The flat roof thus constructed is covered with lime concrete, surkhi etc. Ceiling is beautifully painted in some cases.



❖ Jalis: The Jalis are either made out of lime mortar or stone. The Jalis are fixed to cover small openings over doors or windows, in certain cases as panels in walls or as a part of railing in Jharokhas etc. In a few cases coloured glass pieces are fitted in small Jalis (placed above windows) which create an interesting pattern.



❖ Todas or Brackets: The brackets have been used to support Chhajjas, balconies, lintel beams etc. These are generally made of stone slabs cut to form a cusped shape. Sometimes skill fully moulded brackets are used to support balconies.



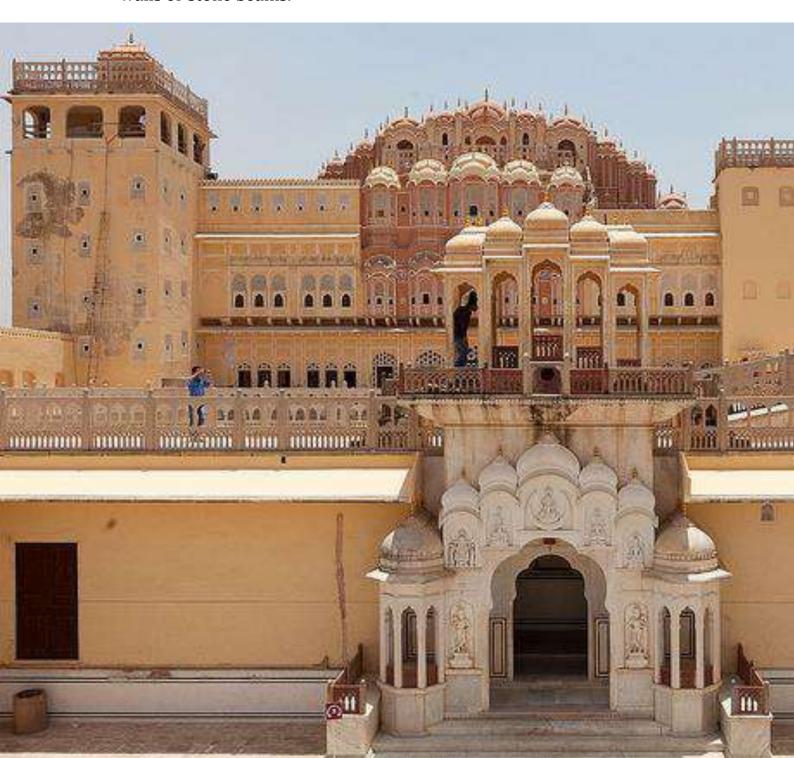
❖ Paintings, Frescoes and Araish: Frescoes of golden colours and other colours depicting flowers and creepers tec. are donning over the main gates of Havelis, Temples etc. These are also done in verandas facing open courtyards and rooms in some cases. Lines of lime are generally drawn on the external face of building to remove monotonous effect or to divide the spaces to create an effect of arch, opening etc. This is traditionally a Mughal style. Araish is a type of lime plaster done generally on walls and sometimes used for flooring also. Araish is done by plastering the mixture of finely sieved slaked lime with marble powder on wall which is subsequently rubbed with "copra" coconut to give a smooth and shining surface. This is sometimes decorated with painting of flowers creepers etc.

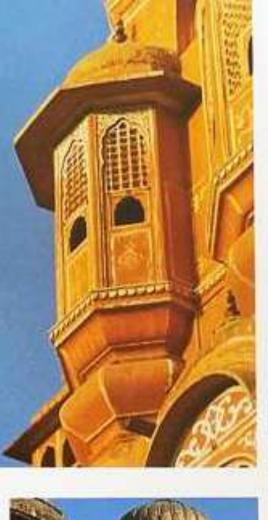


❖ Open Courtyards: The open courtyard is surrounded by Verandah and row of rooms. Thus, it provides enough sun-light and ventilation to residents but still it provided privacy which was greatly emphasised upon there were generally two courtyards where one was commonly shared by male members and outsiders and other was exclusively for females due to introvert social conditions.

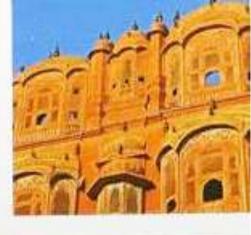


- ❖ Construction Materials: The construction technique changed a little. The material used were more or less same like use of sand, lime, stone marble and use of stone Jalis or plaster Jalis and stone door window frames with wooden panels.
- ❖ Construction Techniques & Methods: The construction techniques always depend on the availability of building materials, skill, knowledge of craftsman and design of building etc. In case of Jaipur random rubble stone masonry or dressed stone masonry is used for construction of walls. The columns and lintels are of dressed stone. The Jalis are carved out of stone or made of lime mortar. The roof is flat and is supported by walls or stone beams.

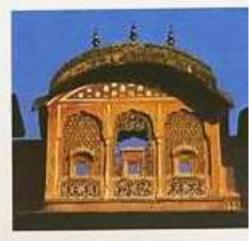




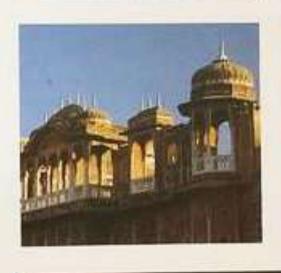


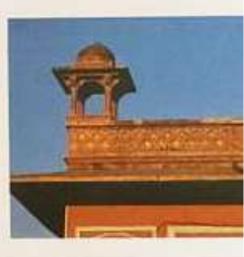


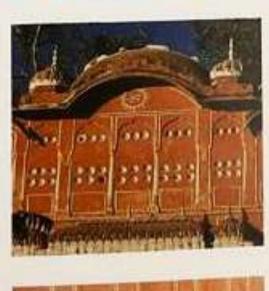






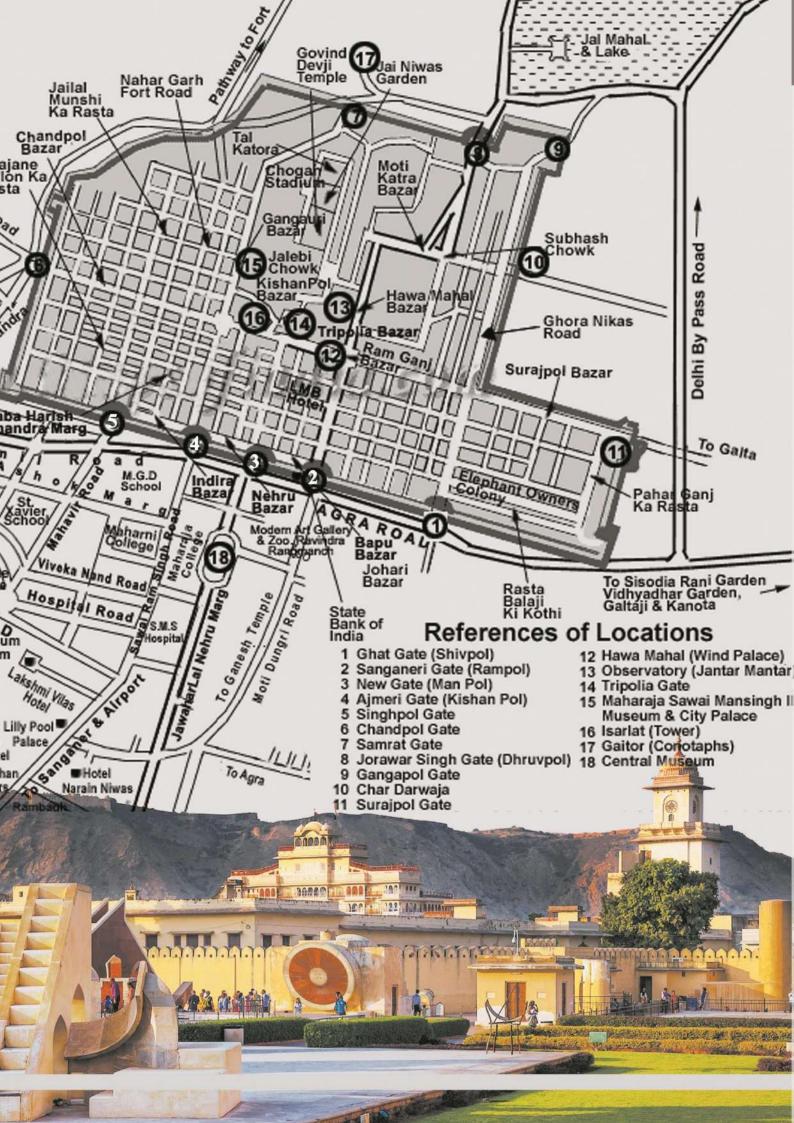












CHAPTER 3: BROAD LAND USE

3.1 Walled City Chowkris

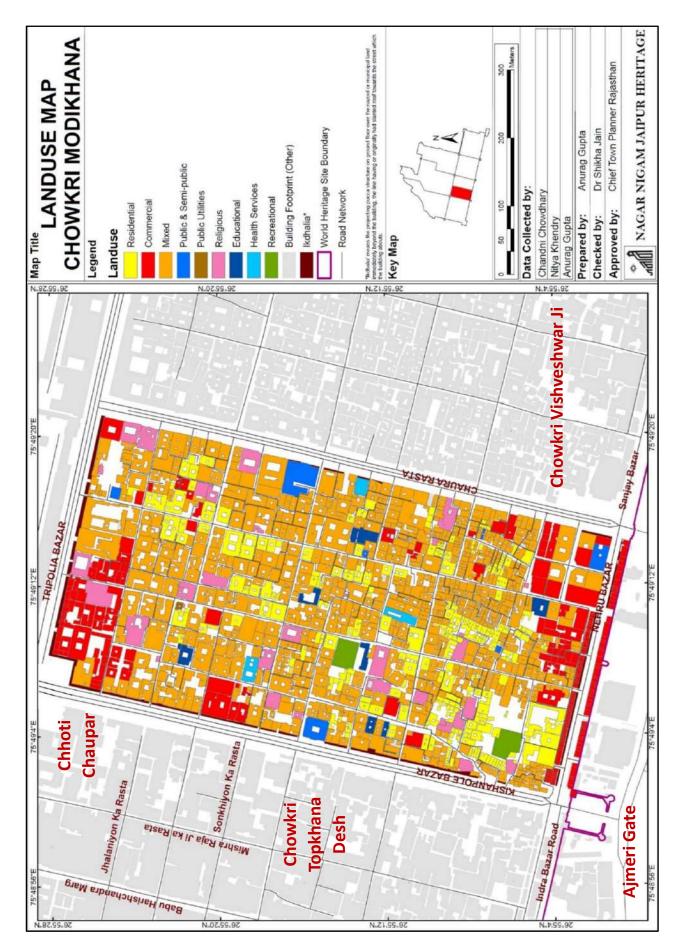
The planned nine-square Chowkris are a grid defined by the main streets running north-south and east-west. Area of nine Chowkris on the basis of GIS mapping are given in the table below:

S. No.	Name of Chowkri	Size (In Mts)	Area (in
		(Dimensions)	hectare)
1.	Chowkri Ram Chandra Ji	720 X 880	64.40
2.	Chowkri Ghat Darwaja	800 X 800	68.10
3.	Chowkri Topkhana Desh	800 X 900	74.68
4.	Chowkri Topkhana Desh Hazuri	800 X 1000	84.66
5.	Chowkri GangaPol	800 X 515	54.48
6.	Chowkri Sarhad (Royal Precincts)	900 X 1200	43.57
7.	Chowkri Vishveshwar Ji	800 X 400	35.00
8.	Chowkri Modikhana	800 X 400	35.00
9.	Chowkri Purani Basti	800 X 1420	113.60
Total Walled City Area (1665.50 acre)			674.00

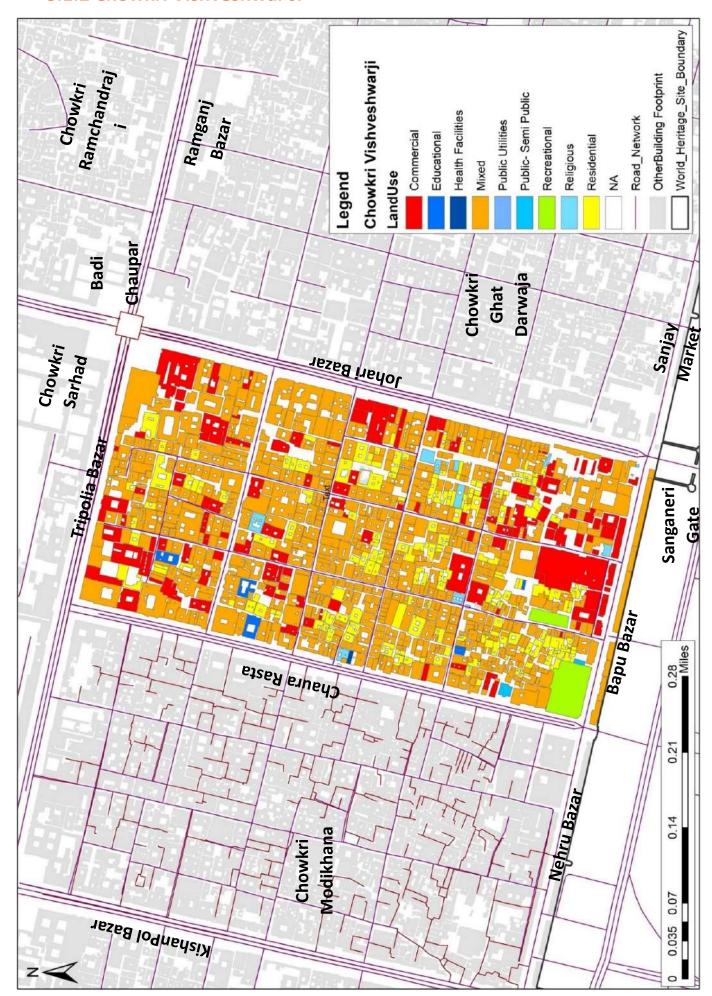


Out of nine Chowkris, detailed land use of two Chowkris namely **Chowkri Modikhana** and **Chowkri Vishveshwar Ji** is shown in plans below:

3.1.1 Chowkri Modikhana



3.1.2 Chowkri Vishveshwar Ji

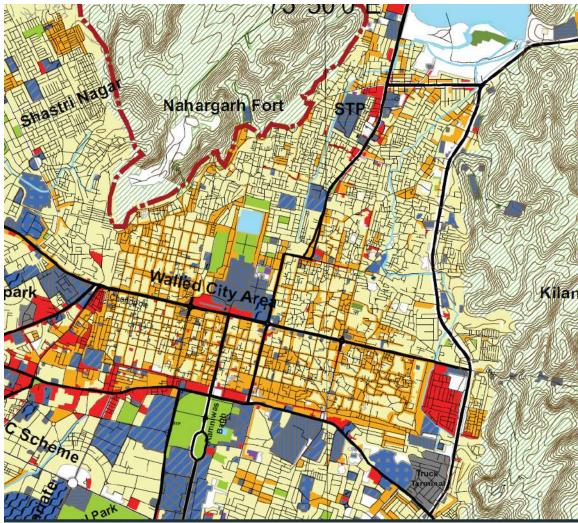


3.2 Existing Land Use

The Walled City was originally planned and built with the concept of a modern city that has characteristics of *residential; mix; commercial use; public spaces* & *utility areas; green and open chowks; recreational areas,* etc. Since its inception in the 18th CE, the form and shape of the city have remained more or less intact, however the character has transformed over the time. Contrary to the original design of residential clusters in the interior of each block and market along the roadside, the use of land/buildings have continuously been evolving to increasing commercialization & decline in residential use.

Table - Generalized Existing Land-Use: Walled City Jaipur

S. No.	Existing Land Use	Area (in ha)	Percentage (%)
1.	Residential	418.03	62
2.	Commercial	17.92	2.7
3.	Religious	0.64	0.1
4.	Industrial	0.58	0.1
5.	Public/ Semi-Public	37.71	5.6
6.	Tourist Facilities	0.29	0.04
7.	Governmental	4.21	0.6
8.	Recreational	12.77	1.9
9.	Parks & Open Spaces	4.44	0.66
10.	Circulation	66.22	9.8
11.	Public Utilities	5.35	0.8
12.	Water Bodies	6.09	0.9
13.	Mixed	99.76	14.8
	Total	674	100



Generalized Existing Land-Use (Source: DOIT, RAJ)

3.3 Land Use Characteristics in Walled City Area

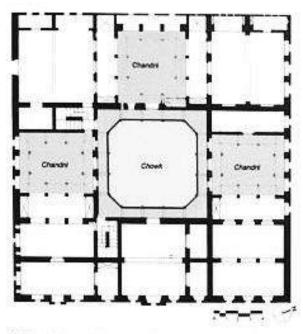
3.3.1 Residential

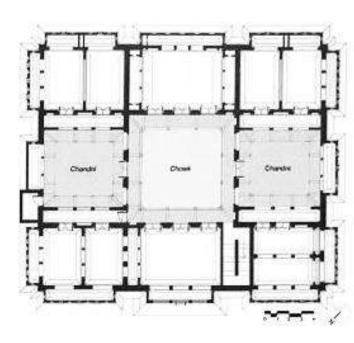
The residential land-use was either integrated with shop(s) or small-scale workshops (mostly related with arts and crafts) or buildings of public use like temples, library, hotels, etc.

Features of the enclosed palace environs are echoed in private residential sectors, where the basic unit is that of a haveli, a building with multiple floor and rooms facing an inner courtyard or a system of courtyards (sometimes as many as seven). The haveli design was developed to contend with the extreme climate and to satisfy socio-cultural requirements. Together, the havelis are accessible only from narrow alleys and they form densely built residential complexes, the slopes of which are determined by the layout of the larger streets. Such a complex is known as a Mohalla; in addition to dwellings, it contains a number of artisan workshops and a religious

building. Each Mohalla typically accommodates about 40 to 50 residential buildings, which makes them a cohesive social and cultural sub-group.

Most of the havelis and old houses were constructed on the basis of Vastu Shastra where the central portion of a haveli was kept open in a square shape. A similar pattern is observed in big havelis where two or more square chowks exist. Entries of these havelis are mostly in the center having large-arched gates and curtain walls. Few of the major residential streets connected to the main bazars have been converted to commercial use.

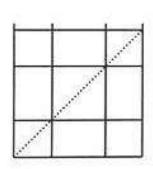




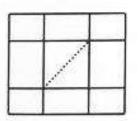
3. Twan ji ki havoli (survey no. 16), plan of the second floor

6. Pandt Stysteen have survey no. 29), plan of the first floor

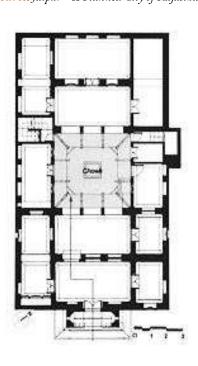
Source: Jaipur - A Planned City of Rajasthan, Dr. Sanjeev Vidyarthi



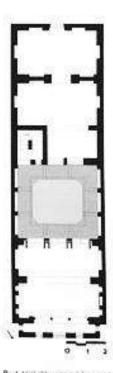
4. Tiwan ji ku navoš, layout



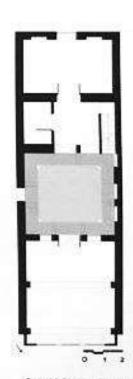
5. Pandt Srevocon havel, layout



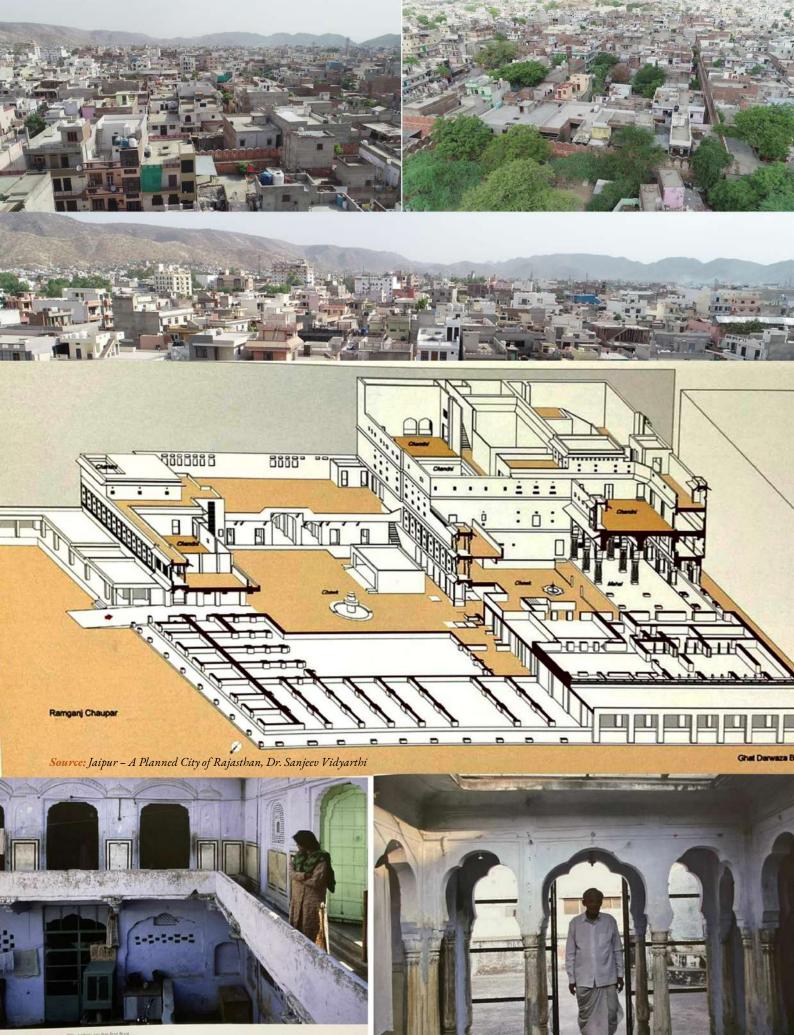
 Brij Mohan Pandri havet (survey no. 11), plan of the ground floor



 1467 Shevdas ji ka raata Isurvey no. 8), plan of the first floor.



9, 1466 Shwdas ji ka rasta (survey no. 9), plan of the first floor





3.3.2 Commercial

Originally, only four Bazars were built in the walled city area which were recognized as *Johari Bazar*, *Sireh Deorhi Bazaar*, *KishanPol Bazar* and *Gangauri Bazar*. The traditional bazars located within the walled city area are predominantly involved in wholesale and retail trading. During the time when they were planned, each block of the bazaar had a precise number of shops lining the streets and each rectangular block was designed for a particular craft or trading product.

The shops were designed to be single storied with terraces on top so that people could view processions on the street from these terraces. Earlier there was a NatyaShala during the royal period which was converted into a theatre named Ram Prakash which is not functioning anymore. One more cinema was established near New Gate namely Prem Prakash Cinema which is now called Golcha. Few large houses are also functioning as a wholesale retail or specialized markets which are Purohit ji ka Katla, Aatish Market, Dhula House, Raisar Plaza, etc. A branch of State Bank of India exists in Chaura Rasta.

Jaipur is famous for its art and crafts. A few items popular among shoppers are: Block printed fabrics, handmade miniature paintings, Jaipur Razai – quilts, blue pottery, Mojaris & Juttis, Carpets (rugs & Durries), Marble statutes, Brass items, Sanganeri Bed Sheets & dress materials, Kundan Meena & Jadau jewelry.

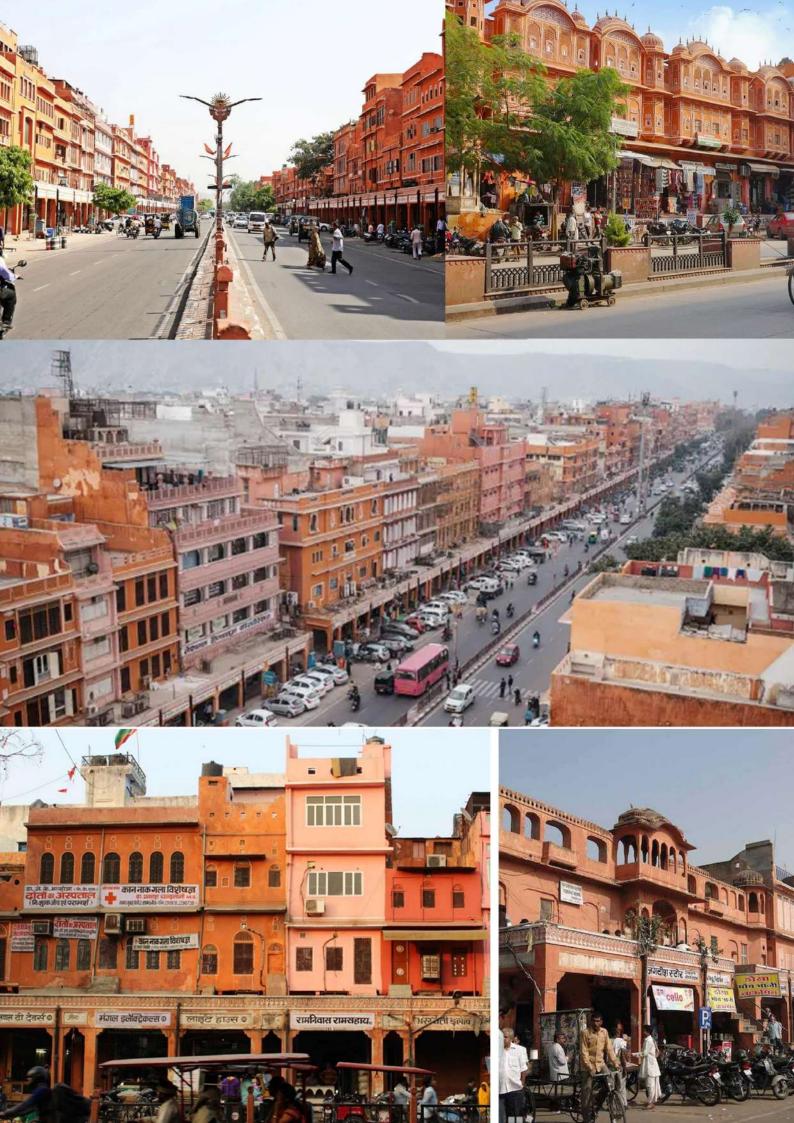
Table - Details of Important Bazars

S. No.	Name of Bazar	Location	Road Width (in Mts)	
	North-South			
1.	KishanPol Bazar	Ajmeri Gate to Chhoti Chaupar	30.40	
2.	Gangauri Bazar	Chhoti Chaupar to Shivaji Chowk	30.31	
3.	Chaura Rasta	New Gate to Tripolia Bazar	30.43	
4.	Johari Bazar	Sanganeri Gate to Badi Chaupar	28.08	
5.	Sireh Deorhi Bazar	Badi Chaupar to Kale Hanuman Ji Temple	34.91	
6.	Ghat Darwaja Bazar	Ghat Gate to Ramganj Chaupar	25.05	
	East-West			
7.	ChandPol Bazar	ChandPol to Chhoti Chaupar	32.42	
8.	Tripolia Bazar	Chhoti Chaupar to Badi Chaupar	33.45	
9.	Ramganj Bazar	Badi Chaupar to Ramganj	30.07	
10.	SurajPol Bazar	Ramganj to SurajPol	24	
	Other Markets*			
11.	Sanjay Market	Ghat Gate to Sanganeri Gate	14	
12.	Bapu Bazar	Sanganeri Gate to New Gate	16	
13.	Nehru Bazar	New Gate to Ajmeri Gate	16	
14.	Indira Bazar	Ajmeri Gate to Kalyan Ji ka Rasta	10	
15.	Subhash Chowk Bazar	Kale Hanumanji Temple to Char Darwaja	22	

*These markets were developed along the city wall; east-west to rehabilitate refugees who migrated from Pakistan due to partition of the country. Initially they had occupied temporary cabins in Johari Bazar and in other markets.

Table -Important Commercial Activities in these Bazars

S. No.	Name of Bazar	Important Commercial Activities
1.	Johari Bazar	Gemstones, Jewellery, Traditional Dresses, Souvenirs,
1 1/	STATE OF THE STATE	Arts & Crafts
2.	Purohitj <mark>i Ka Katla</mark>	Wholesale Market
3.	KishanPol Bazar	Cycles, Ayurveda Medicine, Masalas, Household Appliances, Service Related
4.	Chaura Rasta	Books, Eye Glasses, Jaipur Razai (Quilts), Stationary, Fast Food
5.	Tripolia Bazar	Hardware, paints, construction items, utensils, fast food, arts & crafts, souvenirs
6.	ChandPol Bazar	Dry-fruits & Masalas, clothes & apparel, household perishables
7.	Maniharon ka Rasta	Lac Bangles, General Stores
8.	Khajane Waalo ka Rasta	Marble-Stone Idols & Statues
9.	Nahargarh ka Rasta	Cosmetics & Gift Items, Timber/ Plywood Market
10.	Sireh Deorhi Bazar	Block-printed Bedsheets, Jutis, Brass Chandeliers, Leather Items, Jewellery Stones, Wooden Blocks, Traditional Dresses
11.	Bapu Bazar	Readymade Garments
12.	Laalji Saand ka Rasta	Wholesale/ Retail Markets for Sarees & Garments
13.	Haldiyon ka Rasta	Jewellery & Kites
14.	Gangauri Bazar	Handicrafts, household perishables, clothes & apparel
15.	Subhash Chowk	General Retail Shops
16.	Moti Katla	General Market
17.	Bhindewalon ka Rasta	Storage (Go-downs) & Manufacturing
18.	Sonkiyon ka Rasta	Storage (Go-downs) & Manufacturing
19.	Khuteton Ka Rasta	Storage (Go-downs) & Manufacturing
20.	Dinanath Ka Rasta	Retail/ Wholesale Outlets for Dry Fruits & Kirana Item
21.	Bordi ka Kua ka Rasta	Sanitary Fittings/ Steel Pipes
22.	Aatish Market	Hardware/ Sanitary Fittings/ Building Materials
23.	Thateron ka Rasta	Iron Utensils
24.	Laalji Sunar ka Rasta	Ladies Shoes
25.	Dada Market	General Market
26.	Vidhyadhar Ji ka Rasta	Mahant Ji Ki Haveli – Shopping Complex
27.	Nataniyon ka Rasta	SGM House – Shopping Complex
28.	Soothleewalon ka Rasta	Mahavir Complex
29.	Telipadon ka Rasta	Sunny Arcade – Shopping Complex
30.	Ramlal Ji ka Rasta	Ratna Shree House – Shopping Complex, Iron Trunks



3.3.3 Mixed Use

Various commercial, professional and other activities are taking place in residential areas, in other words; non-residential activities have come up in residential areas. These can be categorized as Mixed Land use activities. These can be listed out as under:

- 1. Vegetables Fruits / Flowers
- 2. Bakery / Confectionary
- 3. Kirana / General Store
- 4. Dairy Products
- 5. Stationary/ Books/ Gifts/ Book Binding
- 6. Photostat/Fax
- 7. Cyber Café/ Call Phone booths
- 8. LPG Booking office/ Showroom without LPG Cylinders
- 9. Atta Chakki
- 10. Meat/ Poultry and Fish Shop
- 11. Paan Shop
- 12. Barber Shop/ Hairdressing Salon/ Beauty Parlour
- 13. Laundry/ Dry Cleaning/ Ironing

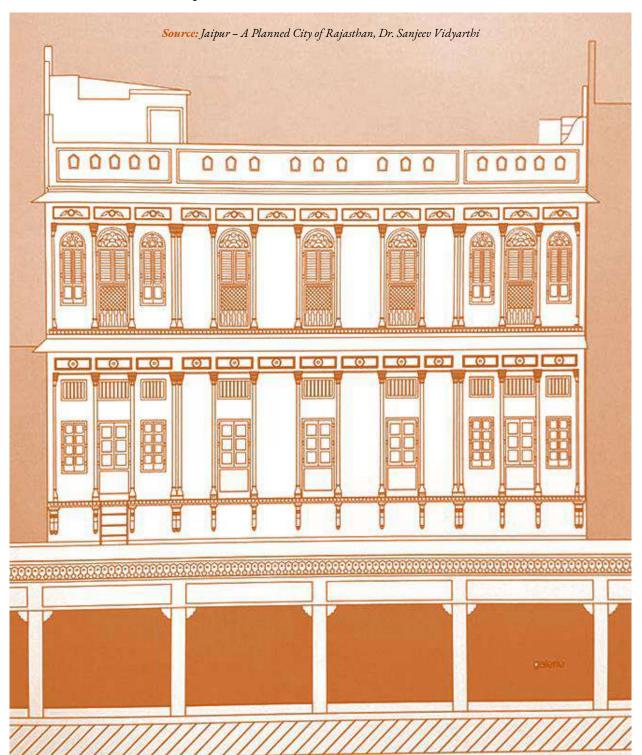
- 14. Sweet Shop/ Tea Stall without sitting arrangement
- 15. Chemist Shop/ Clinic/ Dispensary/ Pathology Lab
- 16. Optical Shop
- 17. Tailoring Shop
- 18. Electrical/ Electronic Repair Shop
- 19. Photo Studio
- 20. DTH Operation
- 21. Hosiery/ Readymade garments/ Cloth Shop
- 22. ATM
- 23. Cycle Repair Shop
- 24. Ration Shop

Indeed, this is a need of present living pattern. In walled city areas most of the rastas, connecting to main/ major roads have gradually changed from majorly residential use to mixed land use. Few rastas have prominent activities such as selling of particular goods in the streets; for e.g. - sarees shops can be seen in large number in Lal ji Saand ka Rasta; masalas in Partaniyon ka Rasta; Dry fruits in Dinanath Ka Rasta; besides other shops are in lesser numbers.



Advantage of Mixed Land Use is that it allows access to variety of commercial activities in the proximity of the residences and reduces the need of commuting from one place to another for purchasing goods. But at the same time, it needs to be regulated in better ways to manage the associated adverse impact related to congestion, pollution, noise, pressure on available social amenities and infrastructure. Proper guidelines can be framed and small shops of maximum 20 sq. mts. can be allowed on ground floor and consequently residential on upper floors.

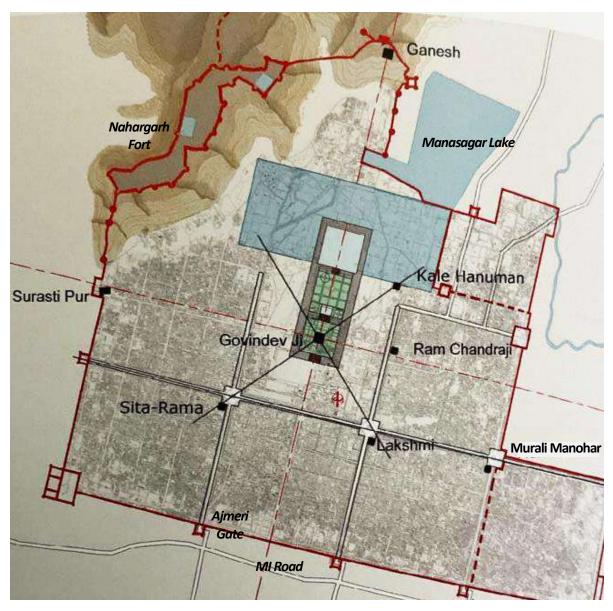
All activities involving any kind of obnoxious, hazardous, inflammable, highnoise, gaseous, non-computable and polluting substances or process and activities shall not be permitted in the Mixed Land Use.



3.3.4 Religious

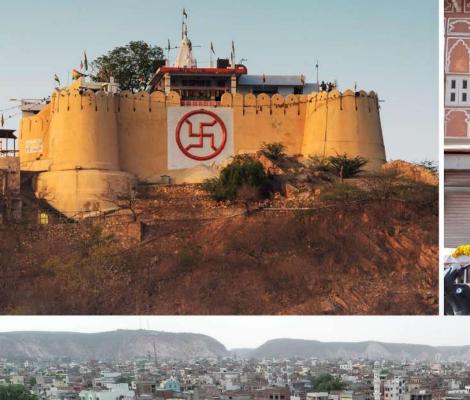
The city has numerous temples with Govind Devji temple as the centre. Historical records mention more than 600 temples in Jaipur. Even today, the important temples with shikharas can be observed at four most important locations in the city along the cardinal axis, i.e., *Laxmi Narayan Temple* at Badi Chaupar, *Rama Temple* at Chhoti Chaupar, *Murli Manohar Temple* at Ramganj Chaupar and the *Kalika Temple* opposite main Sireh Deorhi entrance to the palace.

Each Mohalla (cluster of houses) has its own temple presided over by the deity most appropriate to their prosperity and protection. There are 187 other religious buildings including 3 mosques. Most of the remaining temples inside the walled city have been built in haveli style without shikharas.

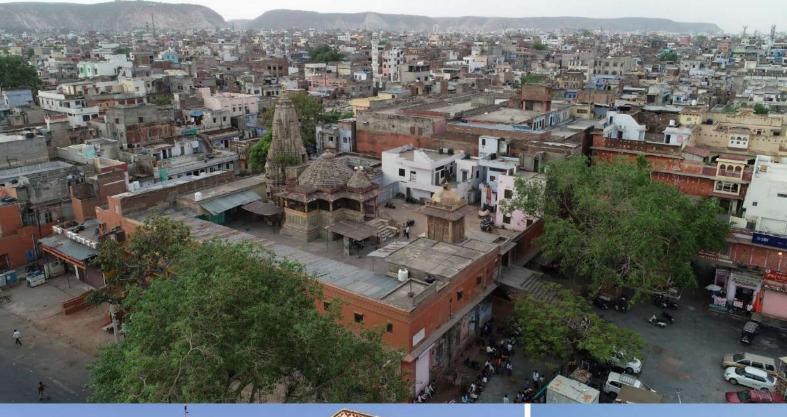


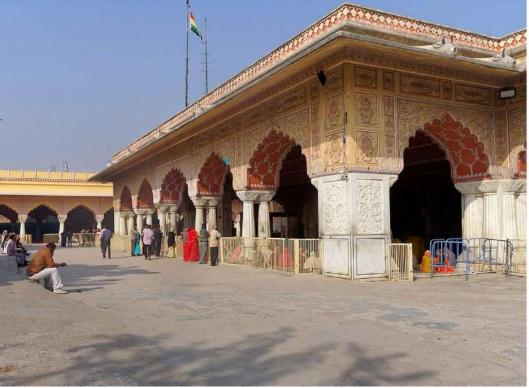
Source: Jaipur - A Planned City of Rajasthan, Dr. Sanjeev Vidyarthi













3.3.5 Industrial/ Handicrafts

Walled City Jaipur is a primarily residential and commercial area where no major industrial activities exist. Only household / small processing and manufacturing units are functioning in narrow streets of the walled city.

In Royal State period, there were 36 karkhanas performing different activities / services for Royal Families and state community. These industries are mainly brass, moorti-kala, printing, precious stones & gems, finishing units, etc. Such industrial activities are creating congestion in the vicinity areas while bringing raw materials & sending finished products. Most of these industries have been shifted outside walled city area and their old premises are now being used as go-downs and distribution centres.



Source: Distinctive Blue Pottery in Walled City Jaipur; www.tripsavvy.com



3.3.6 Public / Semi-Public

S. No.	Town Hall/ Public Spaces	Location
1.	Sawai Man Singh Town Hall	Sireh Deorhi – Originally it was known
	(Old Vidhan Sabha)	as the Naya Mahal. It was renamed as
		Sawai Man Singh Town Hall in 1940s.
		Post-Independence, the building has
		been under the Govt. of Rajasthan.
2.	Jaleb Chowk: Jaleb Chowk	It is one of the grandest historic public
	bordered by a variety of Palace	spaces in the walled city. Historically,
	Offices.	it was used as a parade ground. The
		building is a unique example of Indo-
		Sarasenic Architecture. Jaleb Chowk
		served as an attendance Chowk
		accommodating all the state
		paraphernalia required on the
		occasion of State processions.
3.	Albert Hall Museum (Buffer	The Albert Hall Museum is the oldest
	Area)	museum in Jaipur, Rajasthan. It is
		situated in the Ram Niwas Garden.
		Built-in the year 1876, it was initially
		planned to be a concert hall. It
		resembles the architecture of the
		Victoria and Albert Hall Museum
		in London, so, the name. Also known
		as the Government Central Museum, it
		is a standing example of the Indo-
		Sarasenic architecture.
4.	Libraries	Govt. Maharaja Public Library
		(Tripolia Gate), Eklavya Library (Near
		Shivaji Chowk)
5.	NIA (National Institute of	Jorawar Singh Gate
	Ayurveda)	
6.	Gangauri Hospital	Gangauri Bazar
7.	Moti Katla Dispensary	Moti Katla
8.	Dhanwantri Aushadhalaya	Johari Bazar
9.	Janana Hospital	Janana Hospital outside the ChandPol
.000		Gate

10.	Mahila Chikitsalaya	Janana Hospital outside the Sanganeri
		Gate
11.	GangaPol Hospital	GangaPol
12.	Govt. Dispensaries	Sireh Deorhi, Purani Basti, Topkhana
		Hazuri, Topkhana Desh, Moti Katla,
		GangaPol
13.	Zoo/ Bird Park	Located in Ram Niwas Garden
14.	Cremation & Burial Grounds	ChandPol, Ghat Gate, Gaitore
15.	Rajasthan School of Arts	Established in 1986, the building
	(Museum of Legacy)	represents a unique blend of
		traditional and Victorian style of
		architecture with decorative features
		such as; Araish, Arches, Wall Paintings
		& murals, Brackets & Sculptures
16.	Darbar School	Topkhana ka Rasta
17.	Govt. Schools	Manak Chowk School (Badi Chaupar),
		Ramganj Chaupar, Maharaja School
		(Chhoti Chaupar), Netaji Subhash
		Senior Secondary School (Subhash
		Chowk), Senior Secondary School
		(Moti Katla),

Under this land use all social infrastructures are considered. These are Educational, Medical & Health, Social, Cultural, Religious, Government and Public Offices, Heritage and Conservation. At the princely State time all these facilities were provided in walled city area.

Main educational institutions are Maharaja School, Rajasthan School of Arts & Crafts, Darbar School, Sanskrit School/ College. All India Institute of Ayurveda is an apex institute of Ayurveda in the country which is located near Jorawar Singh Gate also known as the Madho-Vilas Palace Area.

Amar Jain Hospital in Chaura Rasta is managed by a charitable society. In the state time, few healthcare centres were established outside the walled city and these were Zanana Hospital (new and old), Maharaja college, Maharani College, church.



















3.3.7 Parks and Open Spaces

Green and open spaces are lacking in the walled city area. Since, inception of original design of Jaipur walled city, a provision of chowks was equally made and distributed in all nine Chowkris. These chowks are used for multipurpose activities. It is observed that in due course original chowks are encroached upon and reduced to smaller sizes.

Khandas along the Chaupars were designed for multipurpose activities. Now, these Khandas have been encroached upon by various vendors & some Khandas are used by the underground metro. Khandas abetting outside the main gates (Poles) are also being encroached upon.

100-year-old pictures of Walled City show beautiful rows of trees which have now vanished and now only a few Bargad (Banyan) and Pipal trees still exist in major markets. Majority of trees fallen are not replanted or few are purposely damaged by miscreants.

Details of some parks & open spaces located in the walled city area is shown in the table below:

S. No.	Gardens & Open Spaces	Location
1.	Ram Niwas Garden	Along MI Road, just in front of New Gate
2.	Agrasen Park	Subhash Chowk
3.	Chaugan Stadium	Gangauri Bazar
4.	Paundrik Park	North to Talkatora Lake
5.	City Palace Garden	City palace
6.	Jai Niwas Udhyan (Govind Devji Temple)	Behind Govind Devji Temple
7.	Mahaveer Park	Chowkri Vishveshwar Ji











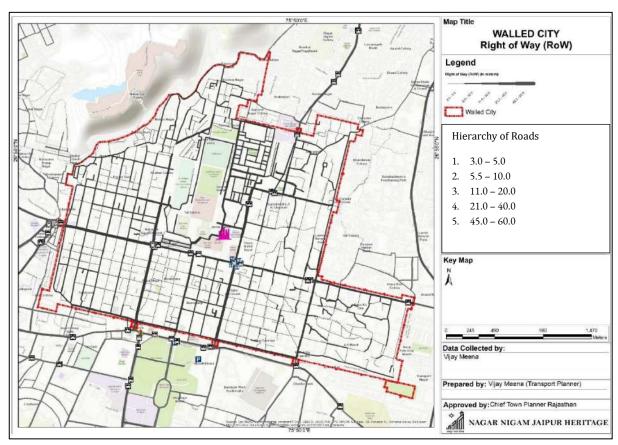
3.3.8 Circulation and Transportation

Hierarchy of Roads: The major road east west was 111 feet wide and further roads of similar width running north south are used to form sectors. Further divisions within sector were made by 33 feet and 11 feet wide roads. The distance between sub-sector roads obviously depends upon plot sizes and thus in the south eastern sector where Kshatriyas and traders resided the distance between roads are larger due to larger plot sizes. But in case of western sectors where the artisans resided the distances between subsector roads are lesser as plot sizes are smaller.

Transportation is a life line of any town; thus, it is highly significant. It enables the movement of people and goods from one place to another place. Walled City was designed only for traditional means of transport like tongas, ekka, bullock carts, and carts moved by the force of other animals.

In the past few years, a drastic change is observed in the transportation system. Jaipur Walled City today has a dense population, where multifarious activities are creating traffic problems, i.e., congestion, noise & air pollution, slow speed, delay in movement, etc. Mini city buses, rickshaws, e-rickshaws, autos and cabs are providing services which are totally unorganised.

Continuous growth in population and resulting increasing demand for urban infrastructure has led to a situation of congestion, clutter and decay in the urban areas today, more specifically in old or walled cities that have limited space for supply of services.







3.3.9 Public Utilities

Public utilities are essential services for the healthy living of a community which plays a vital role in the social and economic development of a city. This category includes utilities catering to the public such as water supply, power, sewerage, fire-fighting services, solid waste management, communication services and their physical infrastructures. For Walled City Area, the concerning departments are responsible for providing these services.

S. No.	Public Utilities	Location
1.	Doodh Mandi	Subhash Chowk
2.	Petrol Pumps	Walled City - Subhash Chowk,
		Buffer Area - Ajmeri Gate, Sanganeri Gate,
		Jorawar Singh Gate, Ghat Gate
3.	Fire Station	Ghat Gate
4.	Mandis (Vegetables, Fruits, Grains)	Spread out all-over Walled City
5.	Manak Chowk Police Station	Badi Chaupar
6.	Ramganj Police Station	Ramganj Chaupar
7.	Kotwali Police Station	Chhoti Chaupar
8.	Post Office	Tripolia Bazar
9.	ChandPol Bazar Sub Post Office	ChandPol Gate
10.	Subhash Chowk Police Station	Subhash Chowk
11.	Central Jail	Near Ghat Gate
12.	BSNL Office	Near Ghat Gate

Water Supply and Electricity:

- ❖ Water supply was introduced in the 19th CE in the Walled City Area. The traditional baoris and wells were distributed in all nine Chowkris, mostly community-based wells were in use for a long time but presently only 68 wells and stepwells are in use out of 800 wells.
- ❖ Chaupars were used as a source of potable water and the water connectivity was very systematically designed in state era. Due to increase in population, for additional water supply, Ramgarh Dam was a source of water for Jaipur Walled City since 1931. Due to paucity of water in the dam, a new source, i.e., Bisalpur Dam began supplying water in 2009.
- ❖ The first Public Electricity system was introduced in Jaipur in the year 1927. The power sector in Rajasthan gathered momentum after the formation of the Rajasthan State Electricity Board (RSEB) on July 01, 1957, and planned growth in installed capacity, transmission network and rural electrification took place.
- ❖ Presently, overhead wires and cables are causing nuisance and sometimes can be dangerous in the rainy season. It is also creating

scenic disruption in the Walled City Area. Today, most of the electric lines are put underground but their control switch board system installed near footpaths.

Solid Waste:

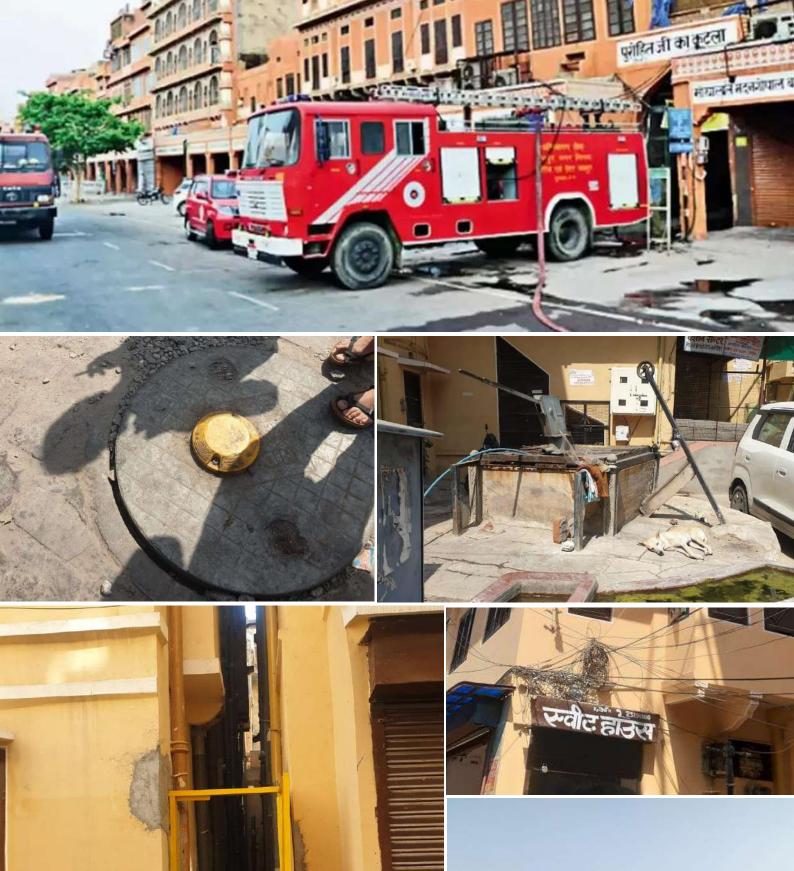
- ❖ Solid Waste Management System is an essential service for any urban centre. The Walled City of Jaipur has door to door solid waste collection service. This work is entrusted to a private company who provides collection to dumping services for all major bazars and streets.
- ❖ The collected waste is taken to dumping sites and transfer stations along the Agra Road/ Delhi Road where the waste is segregated.
- ❖ Traditionally, scavenging waste from the houses were into Gandi Gali (Sewer Lane), now these are reconstructed by Jaipur Smart City Limited (JSCL) under Smart City Projects.

Sewerage and Drainage:

- ❖ To overcome the choking of the sewerage systems, NNJH has installed latest technology-based sensor systems which is controlled by centralized centre, cleanliness is possible as the data centre receives signal from particular duct or manhole.
- ❖ A Sewerage Treatment Plant (STP) was established long back on Brahmapuri Nalla near Jal Mahal. Still, the cleanliness and sweeping are a burning issue in the Walled City area which needs to be properly addressed and managed by the NNJH.
- ❖ Drainage is a major issue in the Walled City Area. Main ChandPol Market acts as a ridge and water flows from north to south direction.
- ❖ The rainwater accumulates in a few areas leading to local floods. Old drainage system is not functional as it was damaged at many places in the past few years, therefore, causing drainage problems in the rainy season.

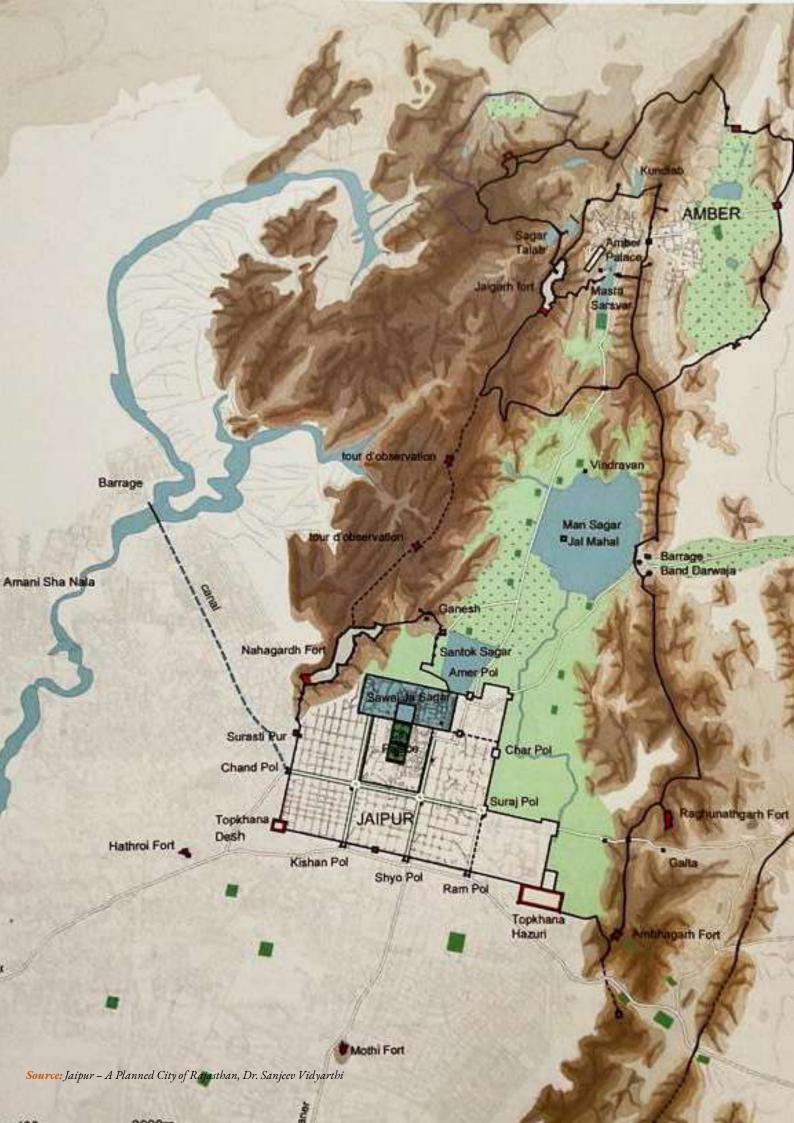
Fire Fighting Services:

- ❖ Fire-fighting services are essential for protecting and safeguarding people from fire hazards, old building collapses and other unforeseen emergencies.
- For the Walled City Area, Ghat Gate Fire Station is in close proximity. This activity is performed by Nagar Nigam Jaipur Heritage (NNJH), under the Chief Fire Office (CFO) who is the incharge of the fire brigade vehicles and trained employees with latest machines.









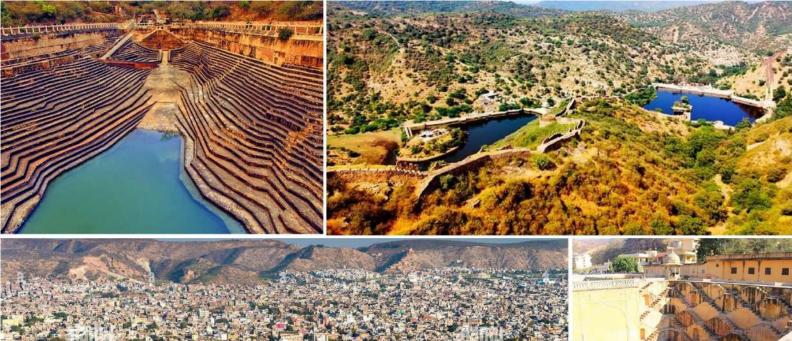
3.3.10 Water Bodies

Water being scarce in the region, indigenous methods for effective water collection have evolved. The city has a unique water system with network of wells and stepwells. The surface water bodies of Talkatora, Jai Sagar, Man Sagar (Jal Mahal Lake) and Ramgarh Lake were important features in the city plan. Talkatora was the central water body around which Govind Devji temple and the Palace was developed. Water structures such as stepped wells or baories were important elements in the urban fabric. The city squares, Badi Chaupar and Chhoti Chaupar also had water bodies (closed in the 19th century). In the centre of each Chaupar, a square enclosure with ornamental fountains was developed for social use. Fountains were connected by underground aqueducts, supplying numerous sources of drinking water at street level. In the mohallas, the community wells are the source of water. There are approximately 68 wells and stepwells in use.

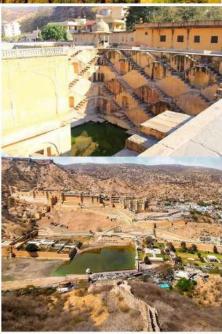
Details of important water bodies:

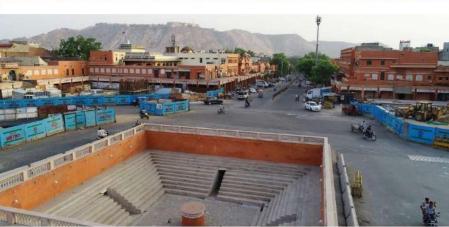
1. Talkatora Lake Near Govind Devji Temple 2. Manasagar Lake (Jal Mahal Lake) Outside Walled City (Buffer Area) 3. RajaMal ka Talaab Inside Walled City – disappeared due to urban extension 4. Santosh Sagar Outside Walled City (now vanished due to construction) – disappeared due to urban extension (Buffer Area) 5. Galta Ji Kunds (2 – Janana & Mardana Kunds) Outside Walled City – It is a perennial sour of water and also a religious place (Buffer Area) 6. Wells 800 within the Walled City 7. Panna Meena ka Kund Amber 8. Maota Lake Amber	S. No.	Water Bodies	Location
3. RajaMal ka Talaab Inside Walled City – disappeared due to urban extension 4. Santosh Sagar Outside Walled City (now vanished due to construction) – disappeared due to urban extension (Buffer Area) 5. Galta Ji Kunds (2 – Janana & Mardana Kunds) Outside Walled City – It is a perennial sour of water and also a religious place (Buffer Area) 6. Wells 800 within the Walled City 7. Panna Meena ka Kund Amber	1.	Talkatora Lake	Near Govind Devji Temple
urban extension 4. Santosh Sagar Outside Walled City (now vanished due to construction) – disappeared due to urban extension (Buffer Area) 5. Galta Ji Kunds (2 – Janana & Outside Walled City – It is a perennial sour of water and also a religious place (Buffer Area) 6. Wells 800 within the Walled City 7. Panna Meena ka Kund Amber	2.	Manasagar Lake (Jal Mahal Lake)	Outside Walled City (Buffer Area)
construction) – disappeared due to urban extension (Buffer Area) 5. Galta Ji Kunds (2 – Janana & Outside Walled City – It is a perennial sour of water and also a religious place (Buffer Area) 6. Wells 800 within the Walled City 7. Panna Meena ka Kund Amber	3.	RajaMal ka Talaab	
Mardana Kunds) of water and also a religious place (Buffer Area) 6. Wells 800 within the Walled City 7. Panna Meena ka Kund Amber	4.	Santosh Sagar	construction) – disappeared due to urban
7. Panna Meena ka Kund Amber	5.	, ,	- ·
	6.	Wells	800 within the Walled City
8. Maota Lake Amber	7.	Panna Meena ka Kund	Amber
	8.	Maota Lake	Amber
9. Sagar Lake Amber	9.	Sagar Lake	Amber

Major water reservoirs replenish the ground water all around the city and numerous public wells dug within the city for watering stock. There were 800 wells within the city, of which only a few are still in use.

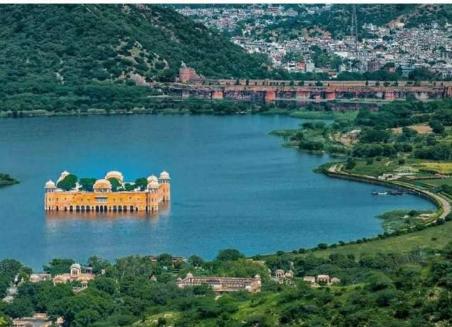














3.3.11 Recreational

This Land use is essential for Human Pleasure and Peace. This use consists of diverse functions like parks, playground, sports complex, green buffer areas, etc. In the Walled City Area, a number of chowks and small parks were developed in every Chowkri. Jai Niwas, Chaugan Stadium, Paundrik Park, Mahaveer Park are the main parks of Walled City Area.

Ramniwas Garden was also developed outside the Walled City Area along M.I. Road serving as a regional park and having a treasure of large number of trees and various species of plants. It also had a zoo and a museum in splendid masterpiece of a building known as the Albert Hall Museum built in the year 1887. Smart City is developing a new Sports Complex in Chaugan Stadium Area.

3.3.12 Governmental

Since Jaipur was a princely state, the then ruler had established various departmental offices of their needs in that period. In the present time few offices are located in the Walled City Area which deals with walled city or nearby wards of the city.

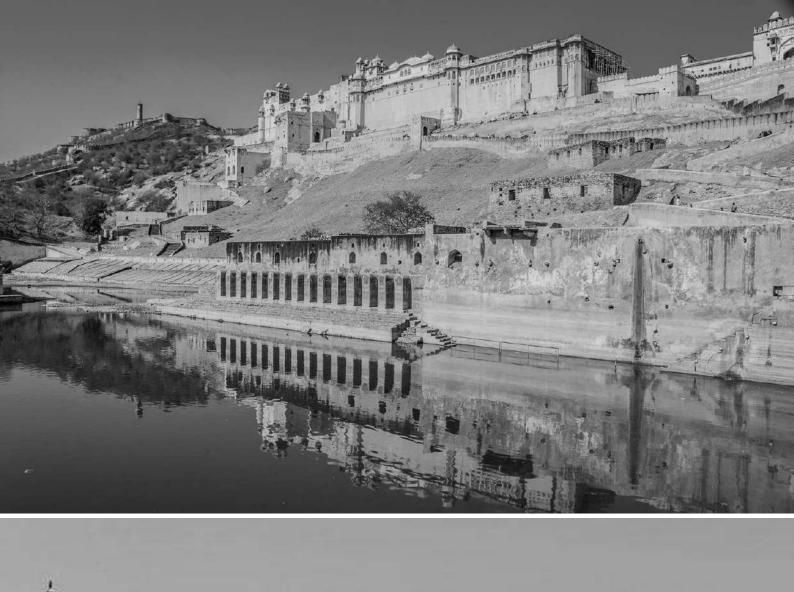
The Nagar Nigam Jaipur Heritage (NNJH) office is located behind the Hawa Mahal, which was earlier the old Police Headquarters. In the same area, the Pension office is also located in Shardul Singh Ji ki Naal. JVVNL office is also located in Tripolia Bazar.

3.3.13 Tourist Facilities

Walled City Area is an important tourist destination of the world. Around 3000 internationals as well as local tourists visit the city every day. Indian tourists also visit the walled city in large number throughout the year and foreign tourists mostly visit the city during the winter season. A building specially dedicated for tourist services was recently constructed by JDA on Jaipur architectural style in the Chaura Rasta which is not presently in use.

Some major hotels in the Walled City Area are Hind Hotel (presently not in use), Vijay Palace (a heritage hotel located in Ghat Gate Chowkri), some havelis and guest houses (being used as paying guests), etc. which cater to the tourists. These are insufficient to cater to the tourist population.







CHAPTER 4: INITIATIVES ON UNESCO COMMITMENTS

4.1 ABOUT UNESCO

UNESCO is the United Nations Educational, Scientific and Cultural Organization. It seeks to build peace through international cooperation in education, sciences and culture. UNESCO's programs contribute to the achievement of the Sustainable Development Goals defined in the 2030 Agenda, adopted by the UN General Assembly in 2015. UNESCO fosters scientific programs and policies as platforms for development and cooperation.

4.2 UNESCO Inscription Journey - Pink City, Jaipur



2010 – Jantar Mantar



2013 - Amber Hills Fort



2015 – Creative City of Craft & Folk Art



2019 – Jaipur World Heritage City

4.3 (07) COMMITMENTS BY UNESCO

- 1. Special Area Heritage Plan (SAHP);
- 2. Detailed Heritage Inventory;
- 3. Legal Protection;
- 4. Management System;
- 5. Heritage Impact Assessments;
- 6. Detailed Monitoring Program;
- 7. Interpretation and Tourism Plan.





Prof. Minja Yang

Mr. Paul Trouilloud



Ms. Junhi Han



TEAM

4.4 ACTIONS TAKEN

On the basis of the above commitments outlined by UNESCO, the Government of Rajasthan and Nagar Nigam Jaipur Heritage (NNJH) took the following initiatives.

4.4.1 Special Area Heritage Plan (SAHP);

- ❖ As per the decision taken in the Jaipur MDP 2025, a Special Area Heritage Development Plan (SAHDP) is to be prepared in detail covering all aspects and the vision/ policy document. In view of the above, the draft report is prepared and will be placed for public domain to invite valuable suggestions from concerned departments and public.
- ❖ SAHP is being prepared in detail by DRONAH and they have initiated the structure and chapterisation of SAHP and will be submitting the SAHP sections for Two Chowkris by May, 2022 including feedback of UNESCO Workshop on surveys and proposals.

4.4.2 Detailed Heritage Inventory;

❖ Detailed Heritage Inventory for Two major Chowkris out of 9 has been almost prepared by the INTACH team. This would be submitted to the UNESCO Officials in the 1st week of April.

4.4.3 Legal Protection;

- a. Jaipur Nagar Nigam Heritage (Walled City) Heritage Conservation & Protection Byelaws 2020 for walled city area were notified in the Rajasthan Gazette in the year 2020.
- b. Nagar Nigam Jaipur Heritage has notified the following guidelines under the provisions of Byelaws in February, 2022:

i. Architectural Control Guidelines

- ✓ Guidelines for Main Bazars
- ✓ Terrace of Corridors
- ✓ Architectural Features
- ✓ Addition of Physical Infrastructure or services
- ✓ Façade colors and material palette
- ✓ Architectural details & ornamentation
- ✓ Signage Guidelines
- ✓ Streetscapes
- ✓ Internal Streets/ Chowkris

ii. Guidelines for Heritage Impact Assessments

- ✓ HIA Framework for all projects in the walled city
- ✓ Engagement with a 3rd Party Consultant
- ✓ Structure of Heritage Impact Assessment

Note: All Annexures, related graphics, photographs, forms, etc. shall be available to view with the Heritage Cell, Nagar Nigam Jaipur Heritage.

Annexures: All Annexures shall be treated as part of the Guidelines.

- ✓ Signage Templates.
- ✓ Color Palette.
- ✓ Graphical Representation of Architectural Control Guidelines.
- ✓ Urban Toolkit.
- ✓ Application to be submitted by Executing Agency regarding any new project within Walled City.
- ✓ Form to be filled by Heritage Cell in response to application submitted by Executing Agency.
- ✓ Map showing boundary of UNESCO World Heritage Site or Jaipur City and buffer zone.

4.4.4 Heritage Management System;

Three committees at various levels have been constituted for the better monitoring of Heritage issues & matters:

- a. State Heritage Committee
- b. Technical Heritage Committee
- c. Heritage Cell in NNJH
 - i. City Stakeholder Group/ City Core Group
 - ii. Members to be called as special invitees as and when required
 - iii. Categorization and classification of Heritage Assets
 - iv. Inventorying, mapping & valuation of heritage assets
 - v. Heritage Databank
- **a. State Heritage Committee -** The composition of the State Heritage Committee is defined in building byelaws. This committee is headed by Chief Secretary, Government of Rajasthan along with other members.

The main role of the committee will be to coordinate amongst various different departments/agencies and to facilitate, approve and sanction various plans and proposals to administer the heritage fund and other activities.

Government has already issued the order of above committee.

- **b.** Technical Heritage Committee (THC) The composition of THC is defined in building byelaws. This committee would be headed by Chief Town Planner, Government of Rajasthan along with other members.
 - The above committee was constituted vide order no F.13() DC Planning/NNJ/2019/SP-1 dated 22.02.2019. Roles & responsibilities of the THC is also defined in building byelaws.
- c. **Heritage Cell -** The composition of Heritage Cell is defined in building byelaws. This committee would be headed by Additional Chief Town Planner, Heritage Cell, NNJH along with other members.

The above committee was constituted vide order no F.13() DC Planning/NNJ/2019/SP-2 dated 22.02.2019. Roles & responsibilities of the Heritage Cell is also defined in building byelaws.

- i. City Stakeholder Group/ City Core Group A city stakeholder group would be constituted by the NNJH. The stakeholder group formation process is defined in the building byelaws.
- ii. **Members to be called as special invitees as and when required** Representatives from various fields who are professionals in their task can be invited as a member.
- iii. **Categorization and classification of Heritage Assets –**The grading of listed Heritage Properties is prepared by NNJH in accordance with the following grades:
 - Grade I National Importance/ ASI or State Department of Archaeology protected and other similar heritage assets
 - *Grade II* State Importance/ State owned & other similar heritage assets
 - *Grade III* Local importance/ private properties & other similar heritage assets

(Details of the above categories such as Definition, objectives, scope for changes, procedure & vistas/surrounding development is detailed out in the building byelaws)

- iv. **Inventorying, mapping & valuation of heritage assets** The process of GIS based inventorying, mapping & valuation of all properties and heritage assets within the walled city area will be carried out by the Heritage Cell and designated agency/ stakeholder.
- v. **Heritage Databank –** The Heritage Cell shall compile all heritage assets along with data connected therewith.

4.4.5 Heritage Impact Assessments;

Guidelines for Heritage Impact Assessment have been prepared by NNJH and being notified. A heritage impact assessment involves a structure process to make sure that when a project is proposed, responsible parties take the significance of the historic attributes into account while developing and designing the proposals. It results in a report which also contains mitigation measures which may be applied to ensure that the proposal under consideration contains an analysis

of the short term and long-term consequences of the proposals, either positive or negative, with an aim to preserve the heritage resources.

4.4.6 Detailed Monitoring Program;

DRONAH has to provide the structure as per UNESCO format and will submit it to the concerned by the end of March to be reviewed by UNESCO Experts and finalized.

4.4.7 Interpretation and Tourism Plan

SAHP is being prepared by DRONAH which will include the detailed aspects of interpretation and tourism plan.

4.5 OTHER INITIATIVES TAKEN BY GOVERNMENT AND NNJH

Some other initiatives taken by the Government of Rajasthan and Nagar Nigam Jaipur Heritage (NNJH) include:

4.5.1 Grant of Building Permission in the Conservation Area

- NNJH has prepared detailed checklists, revised application / inventory forms and guidelines for grant of building permissions in the walled city area.
- Detailed building parameters and control guidelines have been defined in the building byelaws, such as setbacks, heights, builtup area ratio (BAR), ground coverage, façade control, building material, color & architectural elements.

4.5.2 Creation of Heritage Fund

- ❖ Grant by the *State Government, contributors, aids* or *donations* from the various Central Government, National or International agencies, Non-Government Organizations, agencies or associations, trusts, societies, individuals, contributions from any person or Corporate Social Responsibility (CSR) fund may contribute to the creation of Heritage Fund.
- ❖ This fund shall be dedicated to *heritage conservation*, *administrative fund* and *maintenance fund*, *expenses incurred* in carrying out the purposes of the Byelaws including the payment of allowances to the Non-Government Members of the committees, payment of salaries and allowances to the Heritage

Conservation Experts, etc. can be funded from this administrative fund.

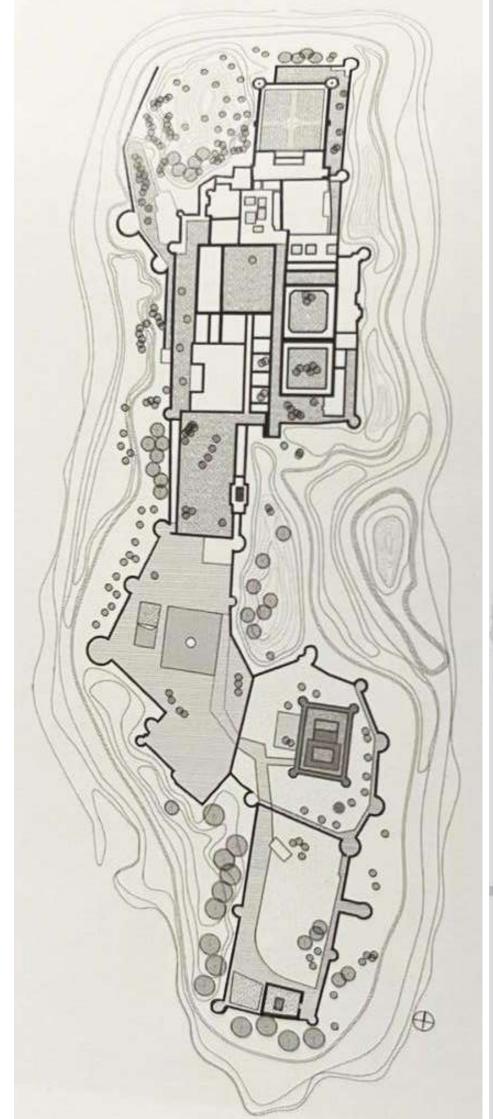
- ❖ The Heritage Fund shall be administered by the State Heritage Committee as per the procedure laid down.
- ❖ The Chief Minister, Government of Rajasthan, has announced to provide Rs. 10 Cr. (100 million) as seed capital for the conservation and restoration of UNESCO World Heritage City Jaipur.

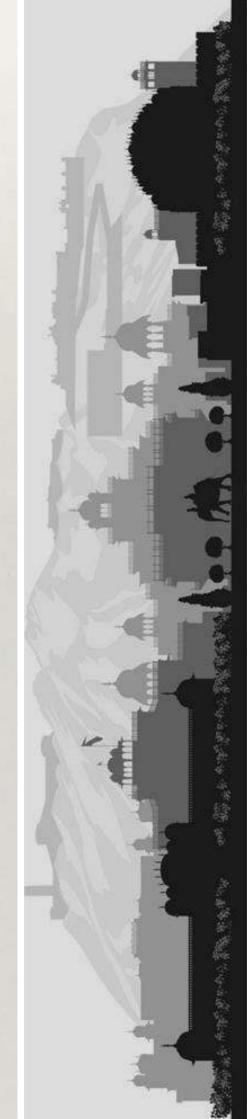
4.5.3 Conservation and Urban Renewal Initiatives in Walled City & Buffer Area, Jaipur: 1985 - 2022

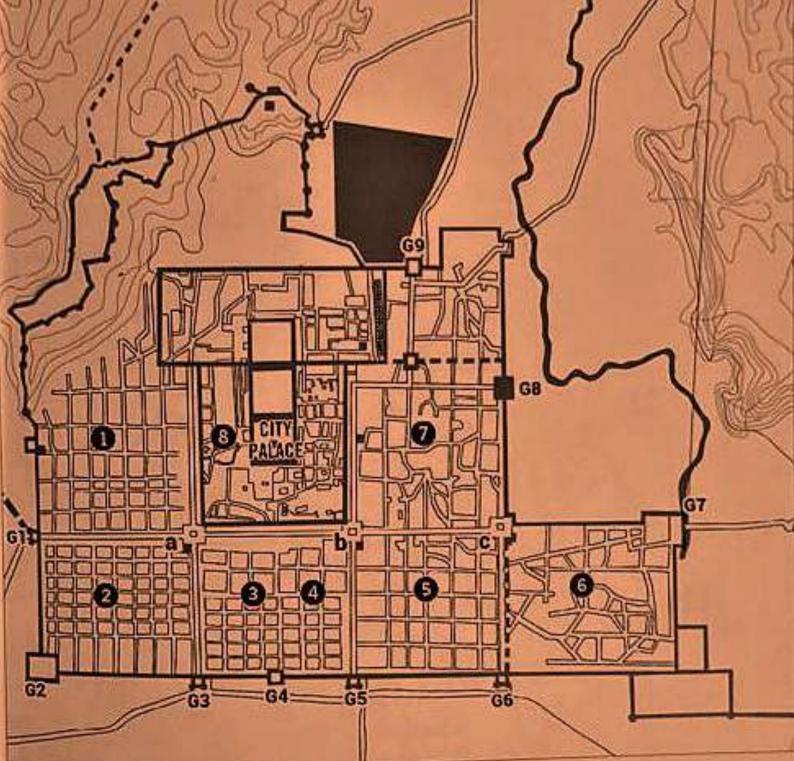
S. No.	Walled City Renewal Initiatives	Year	Organization Responsible	Outcome
1.	Study of Heritage Buildings within walled city	1985	Ford Foundation and JDA	Identified 300 building for conservation
2.	Conservation and Restoration works on heritage structures	1995	Avas Vikas Sansthan and Department of Tourism	Proposals were made but not executed
3.	Master Plan-2011 (Specified building byelaws for the walled city)	1998- 2011	JDA	Further Revised
4.	MDP 2025 indicated Walled City Area as Special Area (2011-25)	2011- 2025	JDA	Initiated Special Area Heritage Development Plan – 2041
5.	Operation Pink, removal of encroachments from Verandah of Main Market of the walled city as per High Court Orders	2001	JMC (Jaipur Municipal Corporation)	All verandahs of Main Market are now free from encroachments
6.	Heritage walks in the Chowkri Modikhana	2001	INTACH and JVF	Walks continued by JVF
7.	The Asian Development Bank project of Infrastructure - Reuse of wells and repair work in the walled city/installation of sewage pipes	2001	ADB & JNN	Some works were executed
8.	Restoration of Panna Meena Kund, Amer and City Gates in Amer and Jaipur	2002- 04	RUIDP (ADB Funding)	Successfully Executed
9.	A revitalization proposal for Chowkri Modikhana	2004	Asia Urbs	Researched and documented
10.	Restoration of Sankari (Narrow) Gali, Chowkri Modikhana	2005- 06	JVF	Executed but not functional
11.	Formation of JHERICO (Jaipur Heritage Committee)	2006	Government of Rajasthan	Formed in August, 2006; No Action Taken Since
12.	Restoration work of Amer Palace and Ghat ki Guni	2006	Amer Development Authority	Successfully Executed
13.	Development of Jal Mahal	2006	JNN (Jaipur Nagar Nigam)	Successfully Executed
14.	Underground Parking Project at Ram Niwas Bagh	2010	JDA	Phase 1 Completed (Phase 2 Under Construction)
15.	UNESCO Inscription of Jantar Mantar	2010	UNESCO	UNESCO Tag Awarded

16.	UNESCO Inscription of Amber Hill fort	2013	UNESCO		UNESCO Tag Awarded
	-				Documented & Drafted;
17.	Decongestion Plan for Walled City Area	2013	NNJH		Proposal Pending
18.	UNESCO Inscription of Creative City of Craft & Folk Art	2015	UNESCO		UNESCO Tag Awarded
19.	Jaipur Underground Metro Railway from ChandPol to Badi Chaupar	2018	JMRC		Successfully Executed
20.	UNESCO Inscription of Jaipur World Heritage City	2019	UNESCO		UNESCO Tag Awarded
21.	Creation of 3-Tier Heritage Monitoring Committees 1.State Level Heritage Committee 2.Technical Heritage Committee 3.Heritage Cell	2019- 20	Government Rajasthan	of	Notified
22.	Jaipur Nagar Nigam (Walled City) Heritage Conservation & Protection Byelaws 2020	2020	NNJH		Notified on 17 th Feb, 2020
23.	Drone Imagery Acquired for Walled City Area	2020	NNJH		Executed
24.	Detailed 3D Point Cloud Model of Major Markets	2020	NNJH		Executed
25.	Restoration & Adaptive Reuse of Rajasthan School of Arts (Museum of Legacies), KishanPol Bazar	2020	Jaipur Smart Ci Limited (JSCL)	ity	Executed
26.	Multi-storey Parking at Chaugan Stadium	2021	Jaipur Smart Ci Limited (JSCL)	ity	Executed
27.	Integrated Development of Chaugan Stadium Sports Complex	2021	Jaipur Smart Ci Limited (JSCL)	ity	Ongoing
28.	Design, Construction, Erection, Commissioning, Trial Run of 1 MLD STP at Chaugan Stadium	2021	Jaipur Smart Ci Limited (JSCL)	ity	Ongoing
29.	Façade uplifting & renovation in Chowkri Modikhana	2021	Jaipur Smart Ci Limited (JSCL)	ity	Executed
30.	LED Illumination of Main Bazar Markets	2021	Jaipur Smart Ci Limited (JSCL)	ity	Executed
31.	Architectural Control Regulations	2022	NNJH		Notified
32.	Heritage Impact Assessments	2022	NNJH		Notified
33.	ChandPol Mandi Parking	2022	NNJH		Executed
34.	Yaadgaar Traffic Control Office	2022	Jaipur Smart Ci Limited (JSCL)	ity	Work Going On
35.	Renovation of City Wall	2022	NNJH		Tender issued
36.	Empanelment of Conservation Architects	2022	NNJH		Applications invited for Registration
37.	Empanelment of Masons, Craftsmen & other concerned	2022	NNJH		List is being prepared for Empanelment
38.	Digitization of City Survey Sheets & Records	2022	NNJH		Ongoing
39.	Restoration of Various Historical Architecturally Important Buildings	2020- 22	Jaipur Smart Ci Limited (JSCL)		Executed
40.	List of Identified Heritage Buildings	2022	NNJH		1575 Buildings Identified
41.	Conservation, Restoration, Rejuvenation of Talkatora Lake	2022	,	itsz	Ongoing
42.	Detailed Survey of Chowkri Modikhana & Chowkri Vishveshwarji	2021- 22	NNJH		Ongoing
-					

Amber Fort Map - Old Capital of Jaipur City







Source: Jaipur – A Planned City of Rajasthan, Dr. Sanjeev Vidyarthi

District

- 1. Chowkdi Purani Basti
- 2. Chowkdi Topkhana Desh
- 3. Chowkdi Modikhana
- 4. Chowkdi Visheshraji
- 5. Ghat Darwaza
- 6. Chowkdi Topkhana Hazuri
- 7. Chowkdi Ramchandraji
- 8. Chowkdi Sarhad

Major Nodes

- a. Chhoti Chaupad
- b. Badi Chaupad
- c. Ramganj Chaupad

Gates

- G1. Chand Pol
- G2. Singh Dwar
- G3. Kishan Pol / Ajmeri Gate
- G4. New Gate
- G5. Shiv Pol / Sanganeri Gate
- G6. Ghat Gate
- G7. Suraj Pol
- G8. Char Darwaza
- G9. Dhruv Pol / Jorawar Singh Gata

CHAPTER 5: PLANNING POLICIES AND PROPOSALS

Jaipur is the first modern planned city in the world. This medieval planned city has been sustaining with all its traditional values, culture and leading in differential lifestyle. The Walled City of Jaipur has been witnessing very high growth and thus resulting in the pressure of population on urban sectors, facilities and infrastructures. Therefore, there is a need of proper planning policies.

Planning is a dynamic process which demands regular fine-tuning to fulfil needs, attitudes and aspirations of the community. We may draw lessons from past and think to plan for future so that all stakeholders of the walled city can lead a good quality life for long years to come.

Though this requires long-term and strategic planning policies so that future development of walled city can be liveable and sustainable and can conserve all characteristics of Walled City-Jaipur.

5.1 INDIA'S HERITAGE LAWS

Article 49 of the Constitution of India

India's built heritage are well-protected by Article 49 of the Constitution: "It shall be the obligation of the State to protect every monument or place or object of artistic or historic interest, (declared by or under law made by Parliament) to be of national importance, from spoliation, disfigurement, destruction, removal, disposal or export, as the case may be."

Article 51 of the Constitution of India

Further, Article 51 A (f) states: "It shall be the duty of every citizen of India to value and preserve the rich heritage of our composite culture; and (g) to protect and improve the natural environment including forests, lakes, rivers and wild life, and to have compassion for living creatures."

5.2 RAJASTHAN'S HERITAGE LAWS

Rajasthan Monuments, Archaeological Sites and Antiquities Act, 1961 are entrusted to look after and maintain Archaeological Sites in the state as a whole.

5.3 PLANNING POLICIES

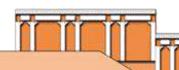
Policies below need to be implemented during plan period and accordingly detailed subject and strategy-based plan should be prepared. Each subject be addressed thoroughly by the experts; so as to sense and maintain the cultural, social, spiritual and historical values and traditions of the Walled City of Jaipur.

1. Heritage:

- a. To protect, conserve and maintain the monuments and special character of the buildings in the Walled City.
- b. Heritage property owner should be given some incentives in the form of rebate in income tax, property tax, subsidised rates of water and electricity so that in this economic era, owner do not tend to change the Heritage building and keep them in its original character. These economic rebates may be helpful to retain/maintain and make such buildings sustainable and annual recognition certificates may be given to the owners as a token of respect.
- c. Since, Jaipur Walled City is a three centuries old built form, it needs to be physically maintained, conserve and provide liveable and clean environment
- d. To make use of abandoned, dilapidated buildings/ unattended spaces can be reused in favour large interest of local community.
- e. To provide suitable opportunity for the recognized traditional crafts/ artisans/ masons, etc. and their upcoming generation having such skill.

2. Social Infrastructure:

- a. Policies to protect human health, with a clean, safe and pleasant environment providing best medical and health facilities in and around walled city by improving and creating all social infrastructure of superior level. This will enhance the quality of life of the citizens of the walled city.
- b. Policies to upgrade existing educational buildings in a smart education centre which provide all types of learning with modern studio/classrooms.



3. Physical Infrastructure:

- a. To minimize the city waste, reduce, recycling, reusing to achieve a clean hygienic environment and policies also need for waste to power conversion.
- b. To provide potable water as per Central Public Health and Environmental Engineering Organization (CPHEEO) with proper pressure to serve the upper floors along with water harvesting and ground water recharge at community level, Mohalla level and at sizable building level.
- c. To minimize the visible wiring all over the walled city. The visible wires to be set up underground.

4. Tourism:

- a. Policy to provide utmost priority to tourism in different areas like monumental tourism, cultural tourism, religious tourism, event-based tourism, crafts & artisans-based tourism, wedding-based tourism, etc.
- b. Government of Rajasthan has declared the Rajasthan Tourism Policy 2020 which will support tourism industry in the state.
- c. This policy also highlights that all concerned departments would act jointly and tourism department will be the nodal agency.
- d. Whole of walled city area and buffer zone is important for tourism since the city contains a variety of subjects on which tourists may enjoy for number of days.
- e. Specially Designed Tourist Programmes involving various activities within the walled city area, night markets, etc. can be promoted.
- f. For better security and safety of tourists, a separate management and a system can be developed which provides confidence to the tourists coming from all over the world.
- g. All tourist's important area proposed to be developed with street furniture, budget to star hotels, local food, fabric fair, will be a major attraction for tourists.
- h. To provide leisure and recreational activities identify suitable spaces.
- i. **To Promote Heritage Tourism:** The built heritage of Jaipur exists within and around the walled city. These historical, cultural monuments have great potential for tourism and an inspiration for the coming generations. (ASI, State

Archaeological Department.) These are to be protected, nourished and nurtured by concerned department with citizen participation. An electronic database, 3D Visuals, laser shows, etc. shall be prepared for each monument in all local & foreign languages to promote with proper policy and management plan.

5. Transport:

- a. To provide safe, affordable, fast, punctual, frequent, clean environment, high technology-based transportation system be evolved and priority should be given to the pedestrians, cyclists, and specially challenged persons.
- b. Mass transportation system should also be promoted in the walled city area. This system should be free from all kinds of pollution.
- c. An intelligent parking system may be evolved by adopting new technologies.
- d. In the past few years, there has been a phenomenal increase in the vehicles of Jaipur and thus Walled City, is also suffering with this growth. The main east west and north south road has very high movement of mix traffic due to high number of vehicles. The average speed of these vehicles is lower to 10-15 km/h; resulting in congestion, pollution, delay, and inconvenience in various trips.
- e. Since the past few years, number of electric rickshaws have increased at many folds resulting crowd on major markets. Operators of rickshaws are mostly unemployed youth from nearby to farthest places like Dausa and Bihar.
- f. On side parking of vehicles by the shop owners, customers, tourists are reducing the row, therefore efficient mass transport system (public transport) is needed in the walled city area. Though underground metro is partially reducing the traffic, but it needs more efforts.
- g. Metro links from Badi Chaupar to SurajPol, Transport Nagar is an early requirement.
- h. Pedestrian friendly City
- i. Street furniture and Signages
- j. Pollution sensors and Monitors
- k. Focus needs to be given to be public transport system within walled city.

- l. Restriction on future conversion of built-up residential areas to commercial use, wholesale godowns.
- m. Seasonal congestion due to sewerage & drainage systems and associated water logging issues need to be addressed.
- n. Regulations for freight and parking needs to be addressed.
- o. Planning for vendor zones.
- p. Hazardous industries and wholesale markets which create traffic congestion need to relocate.
- q. To formulate a policy for no-vehicle zone.
- r. For future transport system of walled city area; artificial, intelligent vehicles and mono rail bus can be explored.

6. Disaster Management:

In Rajasthan, Disaster Management, Relief and Civil and Defence Department is established to look after the various disasters in the state. Particularly in Walled City, few specific disasters may arise such as, Climatic – floods, droughts, cyclones, cloud bursts, loo, cold waves, hailstorms, lightning, etc.; Chemical, Industrial & Nuclear; Accidental – Fire, Bomb Blasts, Building Collapse, Road and Metro accidents; Organic – Epidemics, Locusts (Tiddi Dal) attack; Others – Terrorists attacks, Riots, Stampede etc.

Government of India notified Disaster Management Act in the year 2005. Rajasthan Government has prepared Disaster Management Rules, 2009 and notified on January 11, 2010. Disaster Management, Relief and Civil Defence Department, Rajasthan provide rescue in case of any natural and manmade calamity. In case of Jaipur, Deputy Controller Defence is looking after this responsibility from Collectorate building Bani Park, Jaipur. Department is facing severe dearth of trained personals having only 7 divisional level office, its distribution at district level is still under process which is very essential to save the life of citizens. Though, 75% budget is funded from central Government and rest 25% from State. To mitigate from various calamities necessary equipment (Drone, Boats, OBM Boats etc.) and articles are kept ready in their stores and as soon as they received the call from place of incident, their rescue team (State Defence Relief Force) proceeds along with trained Special services person. Their new office is under construction in Vidhyadhar Nagar and a Training centre at Sevapura, Harmada, Jaipur. Retired defence forces personnel (military, Navy, Air) are providing training to different departments, voluntary organization,

NGOs and security troops and enhancing capacity building at district and tehsil level, these trained personnel act as district Quick Response Team (DQRT). In view of the above, the whole of the Walled City Area and buffer area should be studied in detail and recommendations should be taken into consideration in the action plan.

7. Environment & Nature:

- a. Policy to conserve natural resources and management of water (groundwater & underground water), vegetation, flora & fauna.
- b. All lakes, ponds, natural drainage, traditional wells & baories, etc. should be conserved and rejuvenated involving participation of local citizens and local bodies.
- c. To adopt renewable energy as a main source of power which enhances the environmental values by reducing pressure on current sources of power.
- d. The increasing population and multifarious activities in the walled city Jaipur, creating pressure on open and green spaces. Available green spaces/ Plants / Species along the major roads have been shrink in number, removed or fallen down in past few decades. Therefore, environmental management is utmost priority to protect, conserve available green resources to make the environment sustainable. Due to construction in Paundrik Park (underground parking) old trees were cut. Therefore, thick replantation wherever possible in whole walled city area is suggested.
- e. To set up policies ensuring protection of all green spaces in and around the city has a number of old trees were damaged or fallen, needs to be replanted to combat and create a more suitable green environment.
- f. Use of motorized vehicles should be minimized in the walled city area, so as to reduce carbon, Carbon Mono-oxide and other polluting substances.
- g. Scientific Pollution Monitoring System should be installed on Chaupars, Subhash Chowk, ChandPol, Sanganeri Gate area where frequent congestion is seen.
- h. Dense plantation is needed all over the walled city area along the road, covering Chowks, Chaupars, parks and planters can be placed in or above verandas green beautification at suitable places.

8. Public Participation:

a. To formulate a policy to involve elected counsellors and reward the general public on every step of development, highlight and report/react on inefficiencies of local body and other departments so that our community can be empowered with such public participation.

9. Administrative:

- a. To provide strong mechanism/ a legal binding to remove encroachments from monuments within city wall, chowks, occupied/ buried wells/baories, ekdhalias to retrieve/ revitalize the glory of Jaipur using appropriate conservation approaches.
- b. To create a proper management system with digitization; organize & secure old maps and records, pandu lipiyan (manuscripts), tamra patra, shilalekh, old files, state gazetteers, etc. for researchers, town planners, architects and archaeologists.
- c. In the walled city area Residential Havelis, other institutional, religious buildings are being used for commercial and go down purposes due to the changing market forces. It is not possible to stop these activities abruptly. Therefore, suggested that local body may levy some user charges after framing detailed guidelines. Such collection will be used to create, maintain and upgrade the infrastructure in the walled city, Jaipur. It is also equally important to protect Heritage Character of the area. The users will not change or spoil the size, shape Heritage Character of the building.
- d. To provide a facility of transferrable development rights which shall also be allowed as per TDR Policy of the State Government.
- e. To provide AI-Based 24 x 7 surveillance throughout walled city to provide efficient law and order facility and to mitigate unseen casualties.
- f. To provide one step/ one call facility to resolve all issues pertaining to walled city.

10. Commercial:

- a. Policy decision needed for locating certain types of manufacturing activities such as, marble statues, lac bangles, metal utensils.
- b. Certain warehousing activities should also be restricted in congested areas.
- c. Conversion from residential to fully commercial complexes must be curbed.
- d. Highly congested markets such as Katla, should also be curbed.

- e. Certain nodes of intense commercial wholesale and industrial activities contribute to a majority of incoming traffic passengers & freight. Relocation of such activities is necessary.
- f. Being the capital city of the state, a large number of unemployed, skilled and unskilled persons migrate to Jaipur in search of jobs & livelihood. The informal sector needs a policy to include 'vending' & 'No Vending' areas. For these specific areas should be earmarked for stationary & mobile street vendors to create a local, vibrant economy for traditional craftsmen and other vendors, Traditional Hatwara.

5.4 PLANNING PROPOSALS

Some of the proposals to implement the above policies, various aspects are to be addressed as below:

1. Administrative and Financial Aspects:

- a. Draft Special Area Heritage Development Plan 2041 is to be executed in a time frame.
- b. For the better implementation of Special Area Heritage Development Plan (SAHDP) 2041, a Unified Single Authority for Walled City is proposed. Establishment of Single Authority is the need of the hour, for better monitoring, control and city's civic and urban management system for Walled City, it is observed that NNJH is unable to manage the Heritage Structures of Walled City properly because of other priorities.
- c. Looking to the importance of Heritage Value in the state, a separate National Level Institute may be established imparting specialized knowledge; conducting researches and training personnel who can work at various places in the country and to increase the capacity building of the place of work. This may be the first institute of its kind, may provide high professional skills with latest technology.
- d. Jaipur MDP 2025 has also outlined two other special areas, i.e., Heritage City (the overall look of the city will resemble to the Mother Walled City of Jaipur) and Green City that exist north of Agra Road. A detailed guideline with parameters is decided by the Jaipur Development Authority.
- e. A Rajasthan Urban Planning Museum is proposed to be established in the Town Planning Department; Government of

- Rajasthan inspired from the Urban Planning Museums in Beijing & Shanghai. Government of Rajasthan is kind enough to allocate the initial seed capital.
- f. Most of the buildings of walled city have attained the age of 100 years or more, therefore, the need to renovate, rebuild and maintain their heritage character of their buildings, a soft loan policy may be framed and approved by the Government so as to facilitate the building owners. Specially, people who belong to EWS/ LIG / MIG Groups.
- g. Land Uses of Walled City Area are almost worked out. A mixed land use concept is being adopted for the Walled City. Therefore, there is a need of adaptive re-use of various buildings and a separate policy/guideline to be framed so that ultimate land use for any building looking at the need and situation of particular area can be decided while respecting the character of the structure and area.

2. Infrastructure Development:

a. Upgradation and development of Physical & Social-Economic Infrastructure and this be taken on priority with the vision of new technology-based facilities be provided in Electricity, Water Supply, Roads, Drainage, Sewerage, Solid Waste Management, etc.

3. Public Awareness and Participation:

a. A regular massive public awareness movement be launched with the Local Body Representatives, Administrators, Vyapar Mandal, Representatives from all segments of Community and Policy Makers; so that the outstanding value monuments can be conserved and maintained for generations to come.

4. Disaster Management:

a. To monitor and control walled city area from natural calamities, law and order, accidents, crowds, epidemics a high technological based surveillance system is very necessary which will give point to point and updated information about any sensitive issue. This will help to administration for providing assistance, remedy and control the situation in the Walled City area, Jaipur.

5. Public Transport System

- a. Electric Vehicle Procurements
- b. Scheme for operation & maintenance
- c. Creating Support Infrastructure

- d. Regular Service
- e. Express Service
- f. Tourist Service
- g. Park & Ride

6. Vending Activities

- a. Removal of Encroachment
- b. Creation of Vending Units/Structures on Roads & Chaupars
- c. Retrofitting of Pedestrian Infrastructure
- d. Scheme for Operations & Maintenance

7. Traffic Management

- a. Installation of Direction Signages
- b. Closing of informal pedestrian crossings
- c. Installing pedestrian only signal at Chaupars & mid-block locations
- d. Removing of encroachment to clear the Bypass Road
- e. Geometric improvement & signalization of Chaupars

8. Parking Management

- a. Creation of Parking Bays on streets
- b. Creating supporting infrastructure
- c. Outsourcing 0 & M to private operator

9. Freight Management

- a. Creating an Urban Distribution Center
- b. Managing the O & M on PPP

10. Regulatory Measures

- a. Activity Relocation
- b. Restricting freight movement in peak hours
- c. Staggering working hours
- d. Implementing development controls

5.5 DEVELOPMENT PLAN – REVIEW, MONITORING, ENFORCEMENT & IMPLEMENTATION

Provision for the Development plan review is a very essential tool to access and make changes that are required during the horizon year – 2041; since, over all socio-economic requirement and global technological scenario is changing very fast.

For better monitoring of plan and strengthening of concerned cells are necessary, these have to be provided with all latest technological logistics.

For effective Plan Implementation a separate authority should be constituted and its jurisdiction will be only the Walled City Area.

For better enforcement teams under Retired Military Officers or Senior IPS level officers (not less than the rank of DIG) may be appointed. This vigilance shall be supported with an intelligent camera monitor system. A mobile magistrate team with its separate office, and staff may be appointed.

For better plan implementation, critical priority projects are to be taken up on priority and the phase wise development in the time frame can be divided and covering physical and social infrastructures of all sectors under one umbrella of a high-level team of experts from Urban Planning, Architectural and Conservation fields.

For better control; rules, regulations and guidelines are already notified and will be amended as and when needed.

Note: To address and suggest proper measures to upgrade to world class facilities and technology-based services, a separate comprehensive plan be prepared. For this purpose, a detailed Terms and Conditions (ToR) can be framed so that professional services can be obtained to prepare a comprehensive SAHP.

