



नगर निगम जयपुर, हैरिटेज

(पुराना पुलिय मुख्यालय हवामहल के पीछे, बडी चौपड)

सं. - एफ 13/न.नि.ज.है./अति.मु.न.निको./2021/53

दिनांक - 11/10/2021

सार्वजनिक आपत्ति/सुझाव सुचना

जयपुर (चार दीवारी) विरासत संरक्षण अधिनियम 2020 के विनियम संख्या 10.(2)क के तहत भवन के बाहरी हिस्से को नियंत्रण करने हेतु मार्गदर्शिका (Façade Control Guidelines) का प्रारूप तैयार किया गया है। इस मार्गदर्शिका का प्रसार जयपुर शहर की चारदीवारी क्षेत्र में होगा। अतः उक्त प्रारूप मार्गदर्शिका पर आमजन द्वारा आपत्ति/सुझाव आमंत्रित किये जाते हैं। प्रारूप मार्गदर्शिका के संबंध में किसी भी व्यक्ति/संस्था को यदि कोई आपत्ति/सुझाव हो तो वह लिखित तथ्य/दस्तावेज गय अपना नाम, पता फोन न. एवं ई-मेल सहित विज्ञापित जारी होने की तिथि से आगामी 30 दिवस में heritagecellnjj@gmail.com पर ई-मेल के माध्यम से प्रेषित कर सकते हैं। उक्त मार्गदर्शिका नगर निगम हैरिटेज जयपुर विभाग की निम्न वेबसाइट पर अपलोड कर दिये गये हैं।

आपत्ति सुझाव निम्न को भी प्रेषित किये जा सकते हैं:-

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अक्षय मोना IAS

आयुक्त

नगर निगम जयपुर हैरिटेज

DRAFT GUIDANCE DOCUMENT
ARCHITECTURAL CONTROL - MAIN BAZARS

Nagar Nigam Jaipur, Heritage

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1. Introduction

1.1. Jaipur City - A UNESCO World Heritage Site



One of only two Indian cities on the UNESCO World Heritage List, the extent of the Jaipur City property is the historic walled city, which was founded in 1727 A.D. by the Rajput ruler Sawai Jai Singh of Kacchawah dynasty. The city wall encloses the urban region, divided into nine sectors, with main roads intersecting at right angles.

One of the first planned cities in India at the time, Jaipur was conceived and developed in a single phase with a grid-iron plan, where most of the city infrastructure, public buildings and royal spaces were completed within a span of four years. It was planned as an inviting trade and commerce city within a valley, as opposed to hilly terrain and military cities of the past. Its urban morphology reflected an interchange of ancient Hindu concepts with contemporary Mughal and Western ideas. The structures on the main bazars and craft-based settlements were planned by the State, to maintain the grid-iron structure, ensuring continuity of the architecture, urban form and cultural character of the medieval city. Hence, the facades of the main bazars are a vitally important part of the Walled City of Jaipur, contributing to its heritage value and significance and priority must be given to their conservation.

1.2. Aim of document

The Architectural Control Guidelines for Jaipur City shall be notified as per Section 10 of Jaipur Nagar Nigam Heritage (Walled City) Heritage Conservation and Protection Byelaws – 2020, and made accessible to the stakeholders in the area for ease of understanding and implementation. In the historic urban plan of the Walled City of Jaipur, the main streets or bazars were planned so as to incorporate continuous lines of shops, encouraged by the rulers to encourage trade. The colonnades seen the main bazars were added later for ease of accessibility for pedestrians and as a unifying feature.

As the main streets were a part of the original single-phase plan, the bazars including the shops, havelis, religious and public institutions, etc. were planned by the state, thus ensuring that a uniform street facade was formed. In the Walled City, town planning elements have largely been retained as per the original plan, including width of roads, historic gardens in the royal precinct and the dense urban built form within the chowkris. Numerous iconic built structures located on the main bazars have retained their character over the years, and the ensemble created along the main avenues of the city is still of exceptional heritage significance.



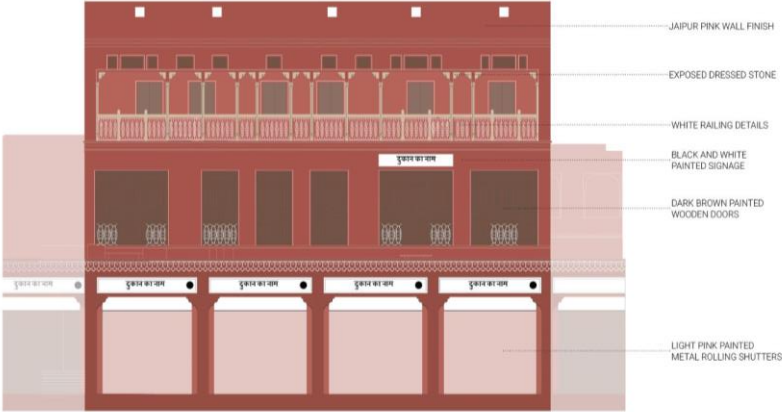
Present condition - Chandpol Bazaar, 2020

However, with modern development, additions and alterations, various factors have led to disruption of the original aesthetic character of the bazars, including factors such as façade finish colour or material deviating from the standard Jaipur Pink *khameeralime* plaster, modification of architectural elements such as decorative details, doors or windows; modern extensions or modifications to the built structure; electrical elements and extensive wiring; water tanks and pipes and incongruent signage, among others. With interventions at different levels, the historic architectural nature of the city may be restored.

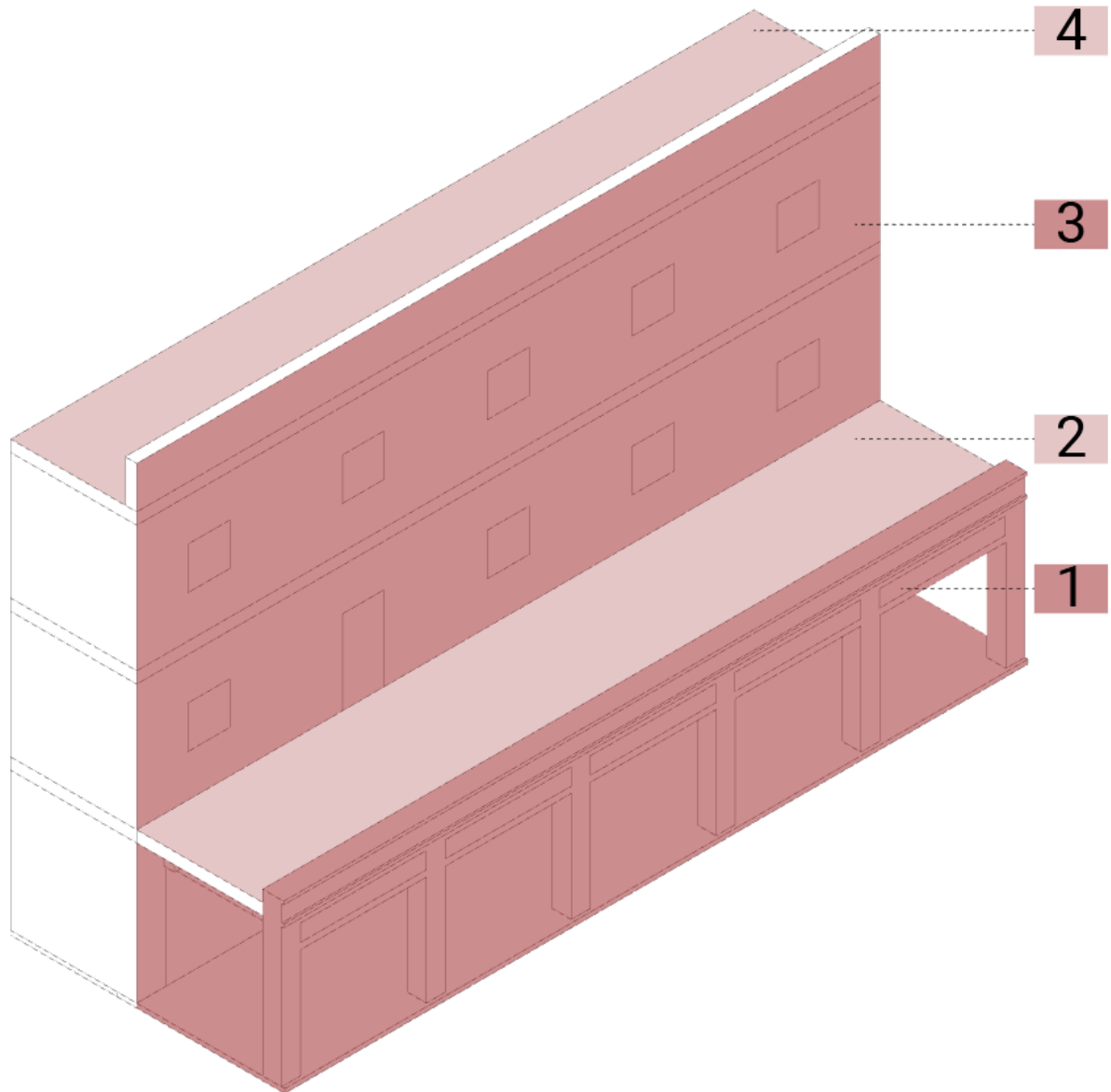


Proposed facade interventions

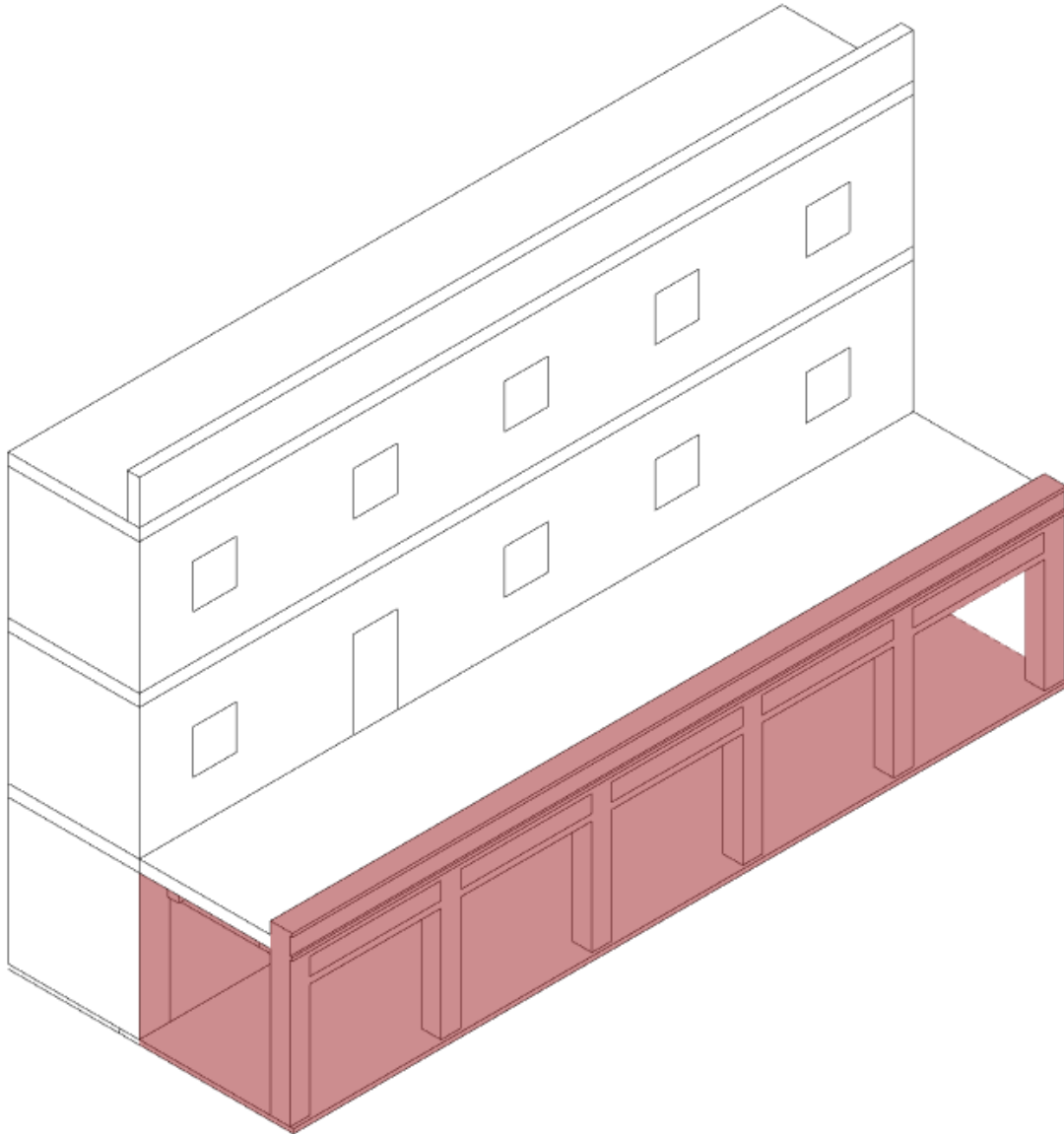
As the bazars have such a high significance in the Outstanding Universal Value of Jaipur City and many buildings on the main bazars have largely retained their original character, residents are encouraged to practice conservation and maintenance efforts to maintain the historic facades. Any interventions to the bazaar-facing facades must be implemented in such a way that reduces visual disturbance, protects the aesthetic character of the bazar and maintains the architectural volumes and skyline. Care shall be taken to make interventions in a sympathetic manner, as specified in the following sections. Any alteration to the external bazar facades shall require an application that requires approval from the Heritage Cell and Technical Heritage Committee, and Grade I and II structures shall also be processed through the State Government.



2. Section-wise architectural control guidelines

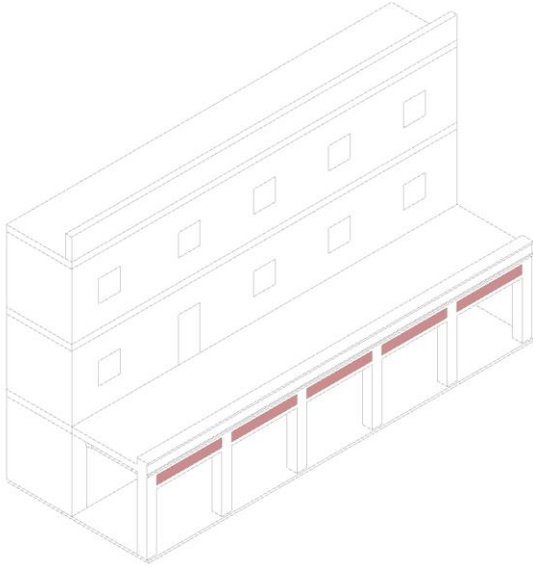


2.1. Shops on ground floor



The main bazars or primary streets in the city were defined by continuous markets along the ground floor, built to encourage traders from all over the country. The continuous verandah seen in most of the bazar stretches was added later, in the 20th century, but is now a defining characteristic of these market streets. Guidelines for the commercial establishments located on the ground floor of the main bazar are given below:

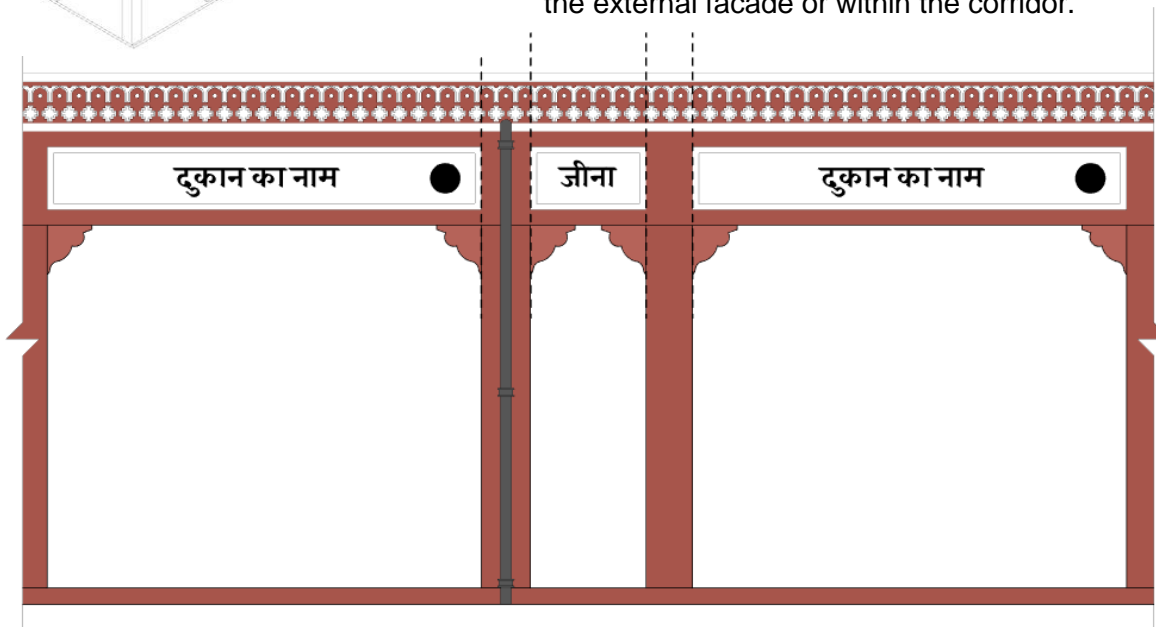
2.1.1. Commercial Signage



2.1.1.1. On the external facade of the corridor, the traditional black and white hand-painted signage templates are to be maintained and their widths shall align with the existing openings in between the columns for shops, staircases, etc.

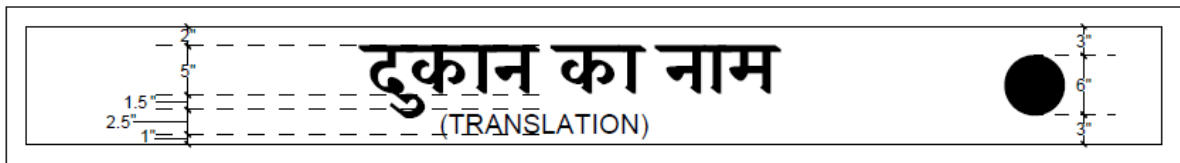
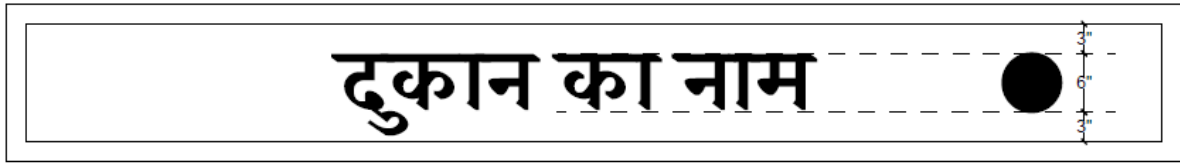
2.1.1.2. Combining or dividing external signages shall not be permitted in order to maintain the scale and uniformity of the bazar facades.

2.1.1.3. Free-standing, hung or projecting commercial signages or advertisements, etc. shall not be permitted on the external facade or within the corridor.



Inappropriate signages that have been combined

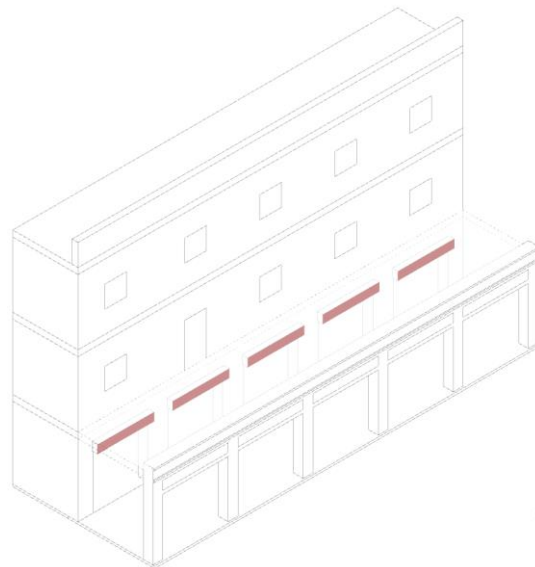
2.1.1.4. Any one of the following templates with prescribed font sizes may be implemented and hand-painted for those on the external facade of the corridor. Signage guidelines defined in section 3.3 shall be followed.



2.1.1.5. For shops on the main bazars where there is no continuous verandah, the commercial signage shall be painted on the on box covers of rolling metal shutters or on the lintel area above wooden shutters or existing opening.

2.1.1.6. The width of the signage shall not exceed that of the existing opening.

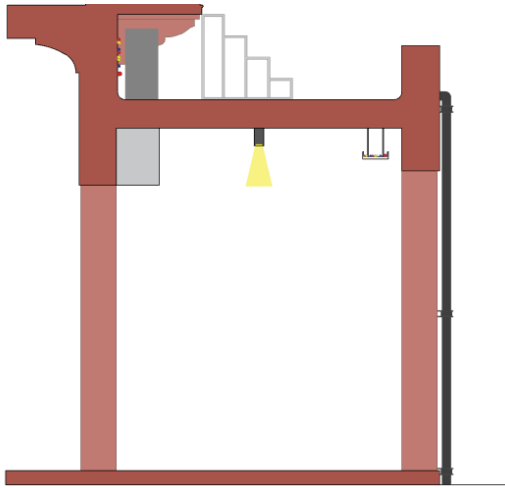
2.1.1.7. Multiple signages for the same shop shall not be permitted.



- 2.1.1.8. Commercial signages above the shop openings inside the corridors shall be painted on box covers of rolling metal shutters or on the lintel area above wooden shutters or existing opening.
- 2.1.1.9. The width of the signage shall not exceed that of the existing opening.
- 2.1.1.10. Multiple signages for the same shop shall not be permitted.
- 2.1.1.11. The following template with prescribed font sizes may be implemented and hand-painted. Signage guidelines defined in section 3.3 shall be followed.

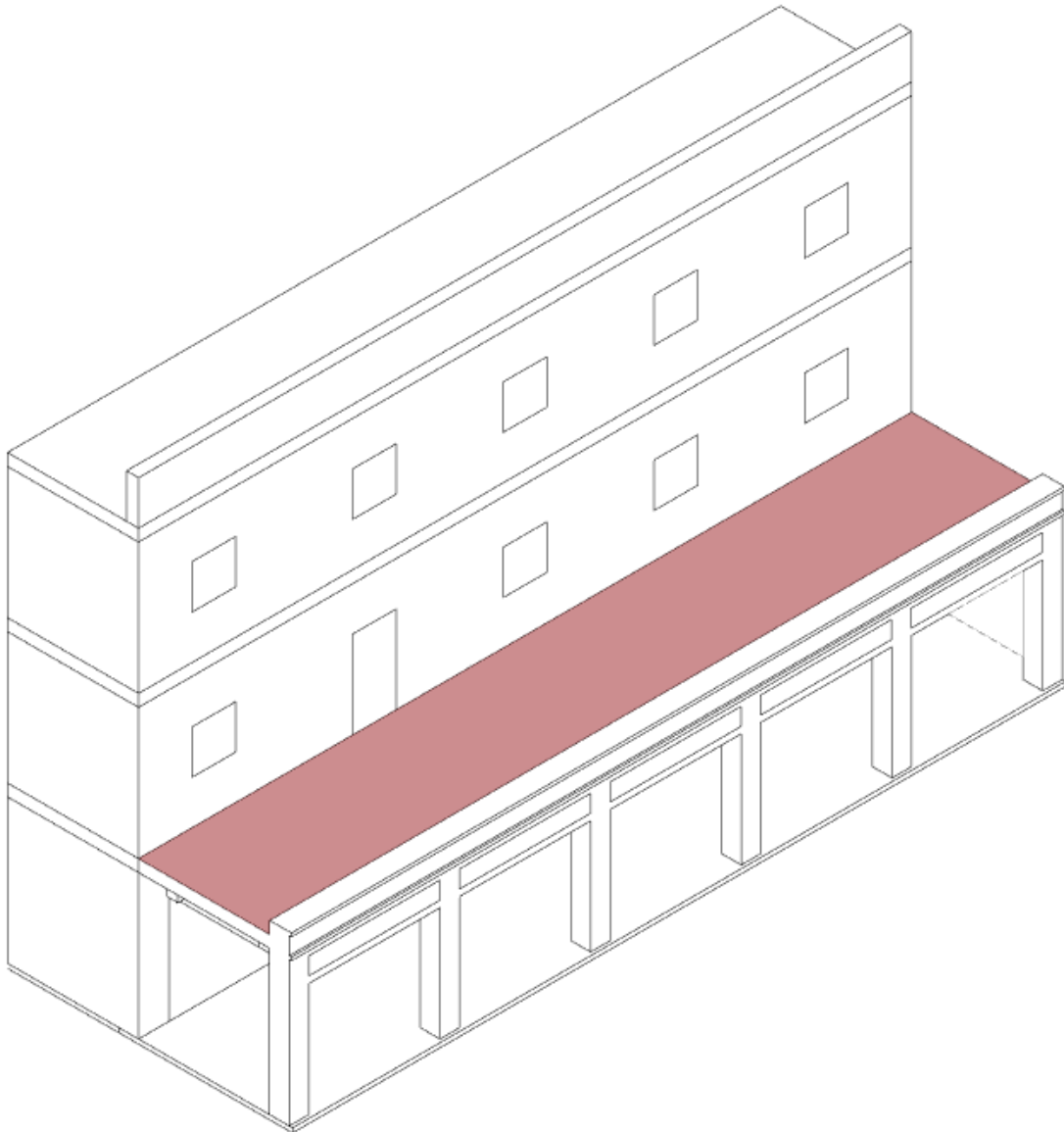


2.1.2. Addition of infrastructure/services in the corridor



- 2.1.2.1. All wiring added inside the corridor shall be within the metal tray provided for common use.
- 2.1.2.2. Additional lights or any installation resulting in free-hanging wires within the corridor shall not be permitted.
- 2.1.2.3. Any water pipes from the water outlets from the terrace of the corridor fixed on the external face of the columns of the corridor shall be of cast iron painted black, and any required vertical wiring along the columns of corridor shall be within a black conduit attached to the water pipe.
- 2.1.2.4. Modern additions of elements such as free-standing or hanging displays, signage or partitions, lighting fixtures, hoardings and any commercial displays obstructing openings shall not be permitted in the corridor, to maintain continuous access and visual clarity.
- 2.1.2.5. Reconstruction, restoration or repair works on the existing lighting, flooring/paving, columns, brackets, terrace or parapet of the corridor shall not be permissible for shopowners and shall be implemented by the State Party as per the specified design using traditional Jaipur practice.

2.2. Terrace of corridor



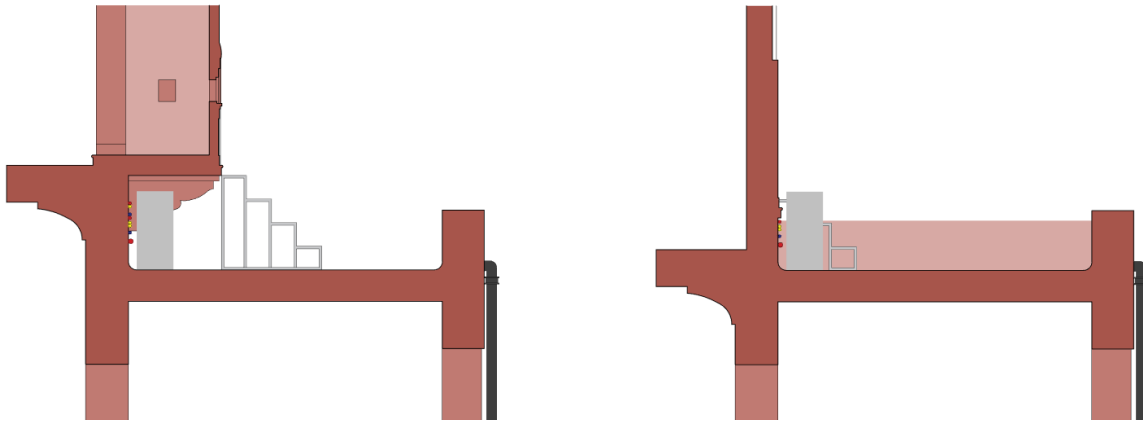
2.2.1. Any reconstruction, restoration or repair works on the existing terrace or parapet of the corridor shall not be permissible for shopowners or residents and shall be implemented by the State Party using traditional Jaipur practice.

2.2.2. No part of the terrace shall be encroached upon, partitioned off, built upon or used for any storage purposes - temporary or permanent.

2.2.3. Private properties shall make use of provided public infrastructure for water drainage and electrical services only. Drilling through stone slabs of the terrace for the installation of any services is strictly prohibited.

2.2.4. Any ridge walls, staircase parapets, etc. shall not exceed the height of the existing parapet wall.

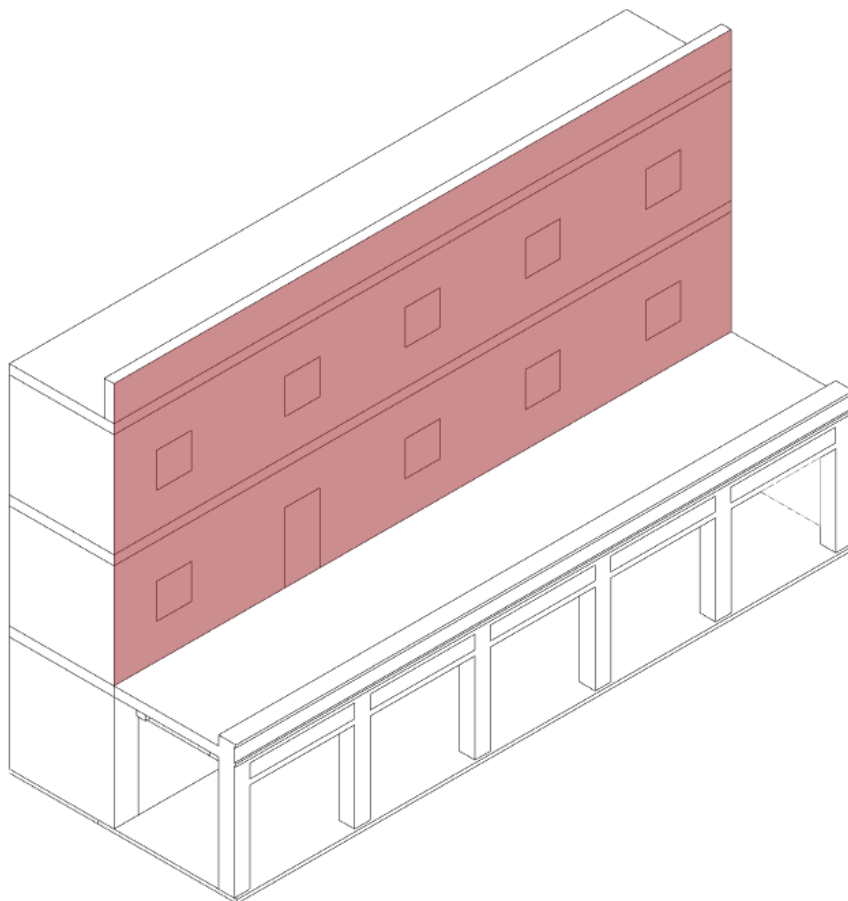
2.2.5. Addition of any infrastructure must be done in such a way that it does not affect the building facade visible from the street level of the main bazaars.



2.2.6. Components such as AC units, etc. shall be installed at the terrace level adjacent to the upper facade as shown, such that they are not visible from the street level.

2.2.7. Retractable or metal stairs may be added for access at the first floor level.

2.3. Upper floors



2.3.1. Architectural features

2.3.1.1. Any damaged or missing ornamental details such as chhatris, jharokhas, horizontal mouldings, columns, arches, etc. must be restored as per original. Guidance on conservation of historic architectural features may be sought from the Heritage Cell.

2.3.1.2. Base colour for the pillars and parapet wall of the verandah and the walls of the upper facade shall be Jaipur pink.

Exceptions - Historic painted frescoes on external wall surfaces, white arais dado panels with black detailing, dressed stone or exposed stone members (brackets, columns, railings, etc).

2.3.1.3. Wooden shutters of shops, door and window shutters and grills on the openings shall be painted Dark Brown.

Exceptions - Exceptions - historic painted shutters on upper floors to be conserved if existing; and historic wooden door shutters for shop openings or doorways are to be conserved and painted green or treated with linseed oil, as per existing evidence.

2.3.1.4. Solid or mesh shutters, grills and window frames of doors and windows shall be dark brown. Glass panes shall not have glazed, reflective metal or coloured coating.

2.3.1.5. Interventions leading to blocking of balconies, chhatris, tibaris, etc. shall not be permitted. Temporary structures shall not be permitted on the terraces, openings or balconies that are visible from the main bazars.

2.3.1.6. Metal rolling shutters shall not be permitted on the first floor level or above.

2.3.2. Modifications, additions or new construction

2.3.2.1. Modifications to an existing structure must not affect the ground coverage and original building footprint, such that the volume and courtyards are preserved and any alterations are within the original building line.

2.3.2.2. Any alterations to the building shall follow the original materials and building techniques.

2.3.2.3. Materials prohibited on the facade - Metal sheets or aluminium composite panels, reflective glass with metal coating, cladding with ceramic or stone tiles, temporary structures with metal frames, metal sheets or fibreglass.

2.3.2.4. Any construction or alteration facing main bazars shall try to maintain the existing architectural volume and character. Guidance on facade design or modifications may be sought from the Heritage Cell.

2.3.3. Addition of infrastructure/services on façade

2.3.3.1. As the upper facades of the bazar-facing buildings have the most significant contribution to the architectural characters of the main bazars, any addition or modification should be implemented on the terrace or to the rear of the building to the extent possible.

2.3.3.2. Addition of components such as AC units, coolers, large metal ducts, etc. are not recommended within door/window openings or mounted on the facade facing the main bazars. These shall be installed within the structure, on the terrace with maximum height below the parapet wall or on the terrace of the corridor, adjacent to the building in such a way that it does not affect the building facade visible from the street level of the main bazars.

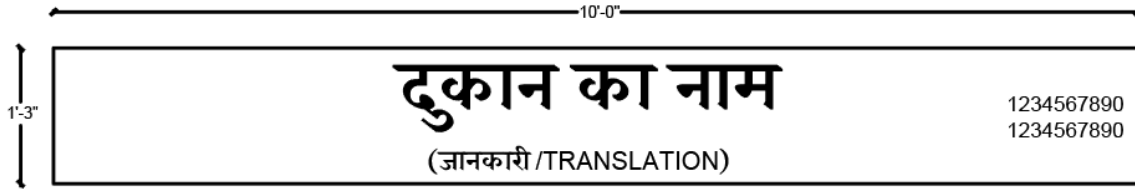
2.3.3.3. Wires, conduits, pipes, lights, signage, etc. shall not be installed in a way that negatively impacts original ornamental features on the facade. All new wiring shall be concealed in conduits and/or clipped to the facade to avoid loose hanging wires. It is recommended to position the wiring along building features like chajjas or horizontal mouldings to avoid visual disturbance.

2.3.3.4. Drainage pipes and wiring conduits installed along the upper facades shall be painted the same shade of Jaipur Pink, to match the uniform external facades.

2.3.3.5. Any commercial signage on the upper floors, shall be placed centrally above the opening.

2.3.3.6. Metal rolling shutters shall not be permitted on the first floor level or above.

2.3.3.7. The width of the signage shall not exceed 2.5m, and the following template with prescribed font sizes may be implemented and hand-painted. Signage guidelines defined in section 3.3 shall be followed.

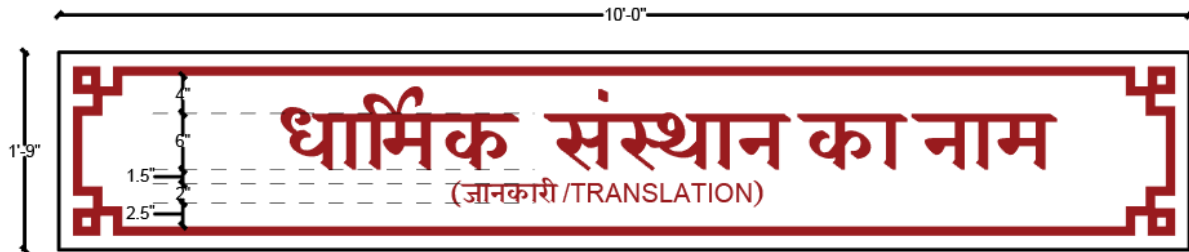


2.3.4. Public buildings or Institutions

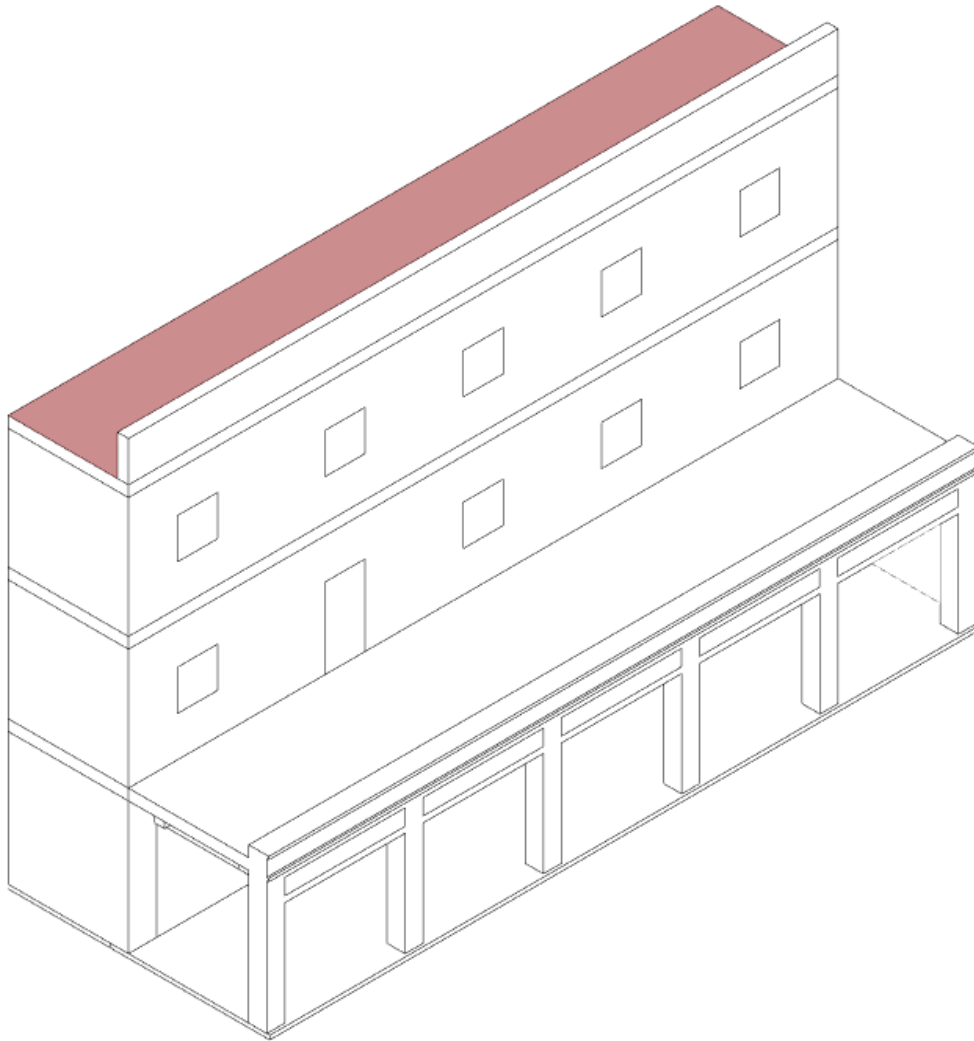
2.3.4.1. Any signage for religious or public institutions shall be placed such that it does not obstruct the view of any ornamental architectural elements.

2.3.4.2. Signage for religious institutions shall be in maroon and white, to distinguish from the shops.

2.3.4.3. The width of the signage shall not exceed 3m, and the following template with prescribed font sizes may be implemented and hand-painted. Signage guidelines defined in section 3.3 shall be followed.



2.4. Terrace



- 2.4.1. Staircase mumty or barsati structures shall have a maximum height of 2.4m from the building terrace and any structures such as machine rooms, etc. being added shall be set to the rear of the structure, such that the bazar-facing facades are maintained.
 - 2.4.2. Any addition of water tanks shall be on the building terrace to the extent possible, with maximum height below the parapet wall, or on the terrace of the corridor, adjacent to the building in such a way that it does not affect the building facade visible from the street level of the main bazaars.
 - 2.4.3. Solar panels, heaters, etc. being added shall not exceed the height of the existing parapet wall, or 1m from the building terrace.
-

3. Overall Guidelines

3.1. Façade colour and material palette

- 3.1.1. Base colour for the pillars and parapet wall of the verandah and the walls of the upper facade shall be Jaipur pink.
Exceptions - Historic painted frescoes on external wall surfaces, white araised panels with black detailing, dressed stone or exposed stone members (brackets, columns, railings, etc).
- 3.1.2. Stencilling, ornamental details and painted borders for doors and windows, jaalis and parapet ornamentation shall be white.
- 3.1.3. Railings and parapet details (kangoora) and jalis shall be white.
Exceptions - existing parapets over the verandas in Jaipur pink and white.
- 3.1.4. Rolling metal shutters of the shops in the verandah shall be painted Light Pink.
- 3.1.5. Wooden shutters of shops, door and window shutters and grills on the openings shall be painted Dark Brown.
Exceptions - Exceptions - historic painted shutters on upper floors to be conserved if existing; and historic wooden door shutters for shop openings or doorways are to be conserved and treated with linseed oil.
- 3.1.6. The materials used in reconstruction, restoration or repairs of any building facade shall be the same materials as original.
- 3.1.7. Materials prohibited on the facade - Metal sheets or aluminium composite panels, reflective glass with metal coating, cladding with ceramic or stone tiles, temporary structures with metal frames, metal sheets or fibreglass.

3.2. Architectural details and ornamentation

- 3.2.1. Any damaged/missing ornamental details should be restored using original materials and patterns only, as per traditional Jaipur practice.
- 3.2.2. No interventions or new installations like wires, conduits, pipes, lights, or signage shall cause any damage to the original design or articulation of the elements. Care shall be taken to make interventions in a sympathetic manner, as specified in the following sections.

3.3. Signage guidelines

- 3.3.1. Commercial signage shall follow the historic scheme implemented for the bazars of the walled city. Hand painted signage in black and white shall only be prohibited, as per the prescribed templates, mentioned in the following sections.
- 3.3.2. Signage for religious institutions shall be in maroon and white, to distinguish from the shops.
- 3.3.3. Flex, acrylic, plastic, metal or stone signages; or those with lit characters, shall not be permitted for establishments facing the main bazars.

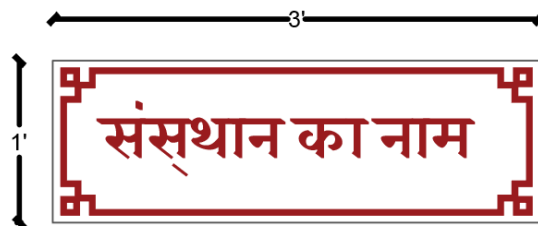
- 3.3.4. Additional signages for commercial buildings, including advertisements, or those projecting from external walls, terraces or the corridors shall not be permitted.
- 3.3.5. Temporary signage regarding events, congratulatory messages, announcements, etc. shall not be mounted on any facade visible from the main bazars or the Chaupars, without prior permission from the concerned authorities.

3.4. Guidelines for addition of physical infrastructure or services

- 3.4.1. Any wiring and cabling being added to the facades shall be clipped to the facades and concealed in conduits painted a matching shade of Jaipur Pink or White to match the existing facade finish.
- 3.4.2. Pipes being added to the facades shall be painted a matching shade of Jaipur Pink to match the existing facade finish.
- 3.4.3. Pipes being added to the facade of the corridor shall be painted black.
- 3.4.4. Addition of modern electrical features on the external facade shall be restricted to the lower portion of the structure, close to the corridor terrace or the terrace of the structure to the extent possible, in order to avoid visual disturbance.

3.5. Streetscape

- 3.5.1. All vistas to and from the property of Jaipur City shall be preserved including the vistas of the main bazars and chaupars.
- 3.5.2. Smaller or temporary structures along the bazaars, such as dairy booths, tea stalls, etc. shall follow similar signage guidelines as per section 3.3
- 3.5.3. In the case of temples or religious structures not enclosed within the bazar building line, the width of the signage shall not exceed 2.5m, and the following template with prescribed font sizes may be implemented and hand-painted. Signage guidelines defined in section 3.3 shall be followed.



(Avdesh Meena) I.A.S.
Commissioner
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