A technical paper on

Revitalisation of Historic Urban Center in the Indian Context: A Case of Jaipur

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ABSTRACT: Cities have been serving as centres of trade and commerce for centuries. As time passes, these city cores transform itself into historic urban centres or into inner city region. The inner city is stained by several problems like inadequate and obsolete infrastructure facilities, inadequate use of buildings, lack of open spaces, traffic congestion, a mix of conflicting non-conforming land uses, poor dwellings and unhygienic conditions, environmental dispossession, social malice, unemployment and poverty. While most of them still stand replete with buildings, artefacts, and other features of historical and cultural value in the city, these living tradition and culture fall into neglect, often as an unintended by-product of rapid urbanization. These historic urban centres represent opportunity for growth and economic generation. Thus revitalization of the inner city is very important and makes sense from multiple perspectives.

Old city of Jaipur is in its transition phase. Considering the growing population and its relative demand, there is an urgent need to focus on conserving its overall character, protecting important monuments and providing basic facilities to its residents. These problems may affect the unique characteristics, architectural value and heritage of the old city. So there is a need to work for the restructure and revitalization of the old city. The intense use and the character of the old city, strengthens the necessity to prepare a Revitalization Plan. This plan shall concentrate on retaining the architectural characteristics within the old city and also try to resolve the existing problems in the area.

INTRODUCTION: The inner city is stained by several problems like inadequate and obsolete infrastructure facilities, inadequate use of buildings, lack of open spaces, traffic congestion, a mix of conflicting non-conforming land uses, poor dwellings and unhygienic conditions, environmental dispossession, social malice, unemployment and poverty. While most of them still stand replete with buildings, artefacts, and other features of historical and cultural value in the city, these living tradition and culture fall into neglect, often as an unintended by-product of
rapid urbanization. These historic urban centres represent opportunity for growth and economic generation. Thus revitalization of the inner city is very important and makes sense from multiple perspectives.

**RESEARCH OBJECTIVES:** The research objectives of this technical paper are as under. It is to study the demand of revitalization in the current urban scenario of historic urban center and understand different approaches of revitalization. It is to study and understand the problems of the walled city of Jaipur and give a strategic proposal of revitalization for it.

**STUDY AREA PROFILE:** City of Jaipur, capital city of the State of Rajasthan is the eleventh largest city (in terms of population) in India. The city has a glorious past linked with it, due to which it is well-known even today throughout the world. Jaipur is known as one of the first planned cities of India. Jaipur is the headquarters of the Jaipur district which is situated in the eastern part of Rajasthan. It is located at 26.92°N 75.82°E. It has an average elevation of 431 metres (1417 ft). The city is part of Jaipur district situated in north eastern part of Rajasthan.

Jaipur district is surrounded by Alwar district in North, Sikar in north-west and Bharatpur and Dausa in East. Ajmer, Sikar, Alwar, Kotputli, Bandikui and Tonk cities around Jaipur have a role to play in the development process of Jaipur. Immediate influence zone of Jaipur city extends to cities and towns of Dausa, Lalsot, Niwai, Phagi, Dudu, Phulera, Renwal, Reengus and Shahpura. The city is regarded as one of the fast growing metropolitan in our country and has recorded exponential growth of population in last four decades.

The city is commercial and administrative capital of the state. It is also one of the important tourist cities in India and hence is also draws good amount of revenue to our country. It lies on one of the most popular travel packages of India ‘Golden triangle’ connecting tourist spots like Delhi, Jaipur and Agra. The city of Jaipur also attracts a large number of international tourists to our country. The major rivers passing through the Jaipur district are Banas and Banganga. Ground water resources to the extent of about 28.65 million cubic meters are available in the district.

**PROBLEMS OF WALLED CITY OF JAIPUR:** The Heritage of Jaipur and its glory makes it one of the prominent tourist destinations in the country. Majority of the tourists come to Jaipur to visit marvelous heritage monuments. Many architects, designers and planners visit old city to study the city plan and related concepts. The old city is now not a standalone, it is interwoven with its peripheries and the city at large. Hence Pink city is facing several crisis related to urban expansion and population growth. Majority of the issues faced by the old city of Jaipur are traffic congestion, haphazard parking, abuse of buildings of historical or archeological importance, encroachments by informal sectors, solid waste collection, etc. Old city of Jaipur is in its transition phase. Considering the growing population and its relative demand, there is an urgent need to focus on conserving its overall character, protecting important monuments and providing basic facilities to its residents. These problems may affect the unique characteristics, architectural value and heritage of the old city. So there is a need to work for the restructure and
revitalization of the old city. The intense use and the character of the old city, strengthens the necessity to prepare a Revitalization Plan. This plan should concentrate on retaining the architectural characteristics within the old city and also try to resolve the existing problems in the area. The Revitalization Plan should address issues related to following areas:


**CONCLUSION:** The walled city faces the problems of parking, traffic jams, traffic congestion, air and noise pollution. These problems can be rectified by a proper land use plan, which will reduce the above problems. For sustainable development of the Jaipur City the renewal of old city is very crucial. However, through these above mentioned statutory devices, councils also prepare and administer other supportive controls such as building codes, detailed local plans and improvement programs. Statutory planning controls are by nature negative; in a way they do not communicate the correct intention but control development by setting restrictions. For this reason the statutory controls should be presented in a manner suitable for discussions with their provisions simplified and including statements on

1. The purpose of each land use zone
2. The development likely to occur within each zone and the types of development permitted within each zone indicating the following:
   - Designation of conservation zones
   - The maximum allowable density;
   - The maximum height limit;
   - Identification of each building subject to demolitioncontador

**5.0 REFERENCES**

2. Development Control Regulations for Rajasthan(2004), (Govt. of Rajasthan).
3. Habitat Best practices Database: [www.bestpractices.org/](http://www.bestpractices.org/)
5. Jaipur City development Plan (2007), Jaipur Development Authority


