

# *Master Development Plan - 2011 Jaipur Region*

**Part - II**



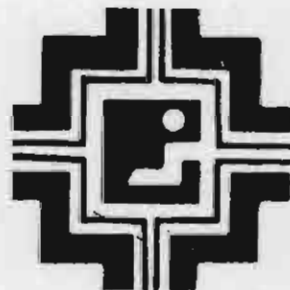
**JAIPUR DEVELOPMENT AUTHORITY**

# **MASTER DEVELOPMENT PLAN-2011**

**LAND USE PLAN**

**JAIPUR REGION**  
**(URBANISABLE AREA)**

**PART - II**



**JAIPUR DEVELOPMENT AUTHORITY**

## FOREWORD

A New Master Plan for Jaipur was due since long. Many developments have taken place in contravention of the Master Plan approved earlier. To meet the housing needs, residential plots were carved out by the Housing Cooperative Societies on agricultural land anywhere and everywhere which violated the Master Plan provisions and adversely affected the planned development of the city. The housing colonies came up in a haphazard way without the provision of the required services and facilities. Similarly, commercial developments took place and shops came up in a big way along major roads of the city. Traffic on roads has increased tremendously making movements on roads very difficult and unsafe.

Other problems related with katchi Basties, drainage, encroachments on roads and Government lands, traffic bottlenecks, construction of unauthorised building etc. are also on the rise.

Master Development plan 2011 has been prepared not only to meet the future requirement of the city and the region but also to tackle the day to day problems of the city. The Land Use Plan along with the Land Use Zoning Code will facilitate easy implementation of the Master Plan proposals.

Jaipur is a fast developing city. By 2011, the population is expected to reach about 42 lacs. The plan has been prepared to accommodate about 35 lacs in the city and the remaining 7 lacs in the Satellite Towns of Chomu, Bagru, Bassi, Achrol, Sheodaspura, Goher, Balawala, Jamwa Ramgarh, Kanota and Kukas etc.

Jaipur is a tourist city known internationally for its architectural and civic design grandeur. The character of the walled city area has to be preserved. The city needs to be conserved and developed as a Heritage City. It needs to be de-congested.

Planned development of the city will be possible only if the city's residents, representatives of the people and other Private and Government institutions etc. extend their full cooperation to JDA in implementation of the Master Plan. I am quite hopeful that Jaipur's pride as one of the best planned cities of the world will be retained.

**BHANWAR LAL SHARMA**

Chairman  
Jaipur Development Authority  
Minister For Urban Development  
Rajasthan, Jaipur

## **PREFACE**

The Draft Master Development Plan 2011 for Jaipur Region was approved by the Authority in its 29th meeting held on 19.7.1995. However, since the draft plan did not conceive of a Land Use Plan in its policy document, it was later decided to prepare a Land Use Plan also and only thereafter, the Master Development Plan could be treated as a complete document for Gazette Notification.

Thus the exercise of preparing a Land Use Plan was got completed and the same was notified for inviting public objections and suggestions. Altogether, 70 objections/suggestions were received and considered by the Authority in its meeting held on 25.7.97. On the suggestions received from Jaipur Nagar Nigam and other public representatives regarding the matter related with regularisation of some of the developments taken place along main roads and other areas, the Authority desired to take a general view on these developments before finalising the Land Use Plan.

After duly considering all the objections and suggestions and further advice of the Authority, the Land Use Plan 2011 was finalised and placed before the Authority in its 39th meeting held on 25.8.98 for consideration and approval.

One of the major reasons of large scale violations in 1991 Master Plan was that land needed for development could not be acquired in time and thus new residential and other schemes could not be developed by the then UIT or JDA. The Agricultural Land Conversion Rules facilitated the Housing Cooperative Societies to sub-divide agricultural lands into plots. This way Cooperative Society Schemes came up all around the city every where in a big way in violation of the Landuse provisions of the Master Plan. These residential schemes have now become a fate accompli. Rules have been suitably amended by the Government to regularise these schemes by organising of special camps. Necessary action is being taken by Jaipur Development Authority in this regard.

However, the new Master Plan is proposed to be implemented in its letter and spirit. Genuine private developers will be encouraged to undertake development activities of residential and other schemes. Regulations in this regard are being suitably amended.

Alongwith the Land Use Plan, a Land Use Zoning Code has also been prescribed. This will facilitate easy interpretation and disposal of day to day references received on Landuse matters. There will now be very limited reference to the Government with regard to change in Landuse and, therefore, such cases can be disposed of expeditiously.

The Master Development Plan/Land Use Plan has been prepared for the horizon year 2011. However, if due to unforeseen reasons, full development is not achieved or otherwise if the Authority so desires the period can be extended for a specified period without going for a fresh Master Plan.

By preparing the New Master Plan for Jaipur, the Jaipur Development Authority has formalised its statutory task. But in the interest of planned development of the city, it has to be the endeavour of everybody to cooperate and ensure that the Master Plan gets properly implemented. The task should not be left to JDA alone.

**S.N. THANVI**

Commissioner  
Jaipur Development Authority,  
Jaipur

### **PLANNING TEAM**

B.D. BHATTACHARYA : DIRECTOR (TOWN PLANNING)  
K.C. MISHRA : SR. TOWN PLANNER  
P. ARAVIND : DY. TOWN PLANNER  
ASHA AVASTHI : ASSTT. TOWN PLANNER

### **DRAWING STAFF**

MEWA SINGH : SR. DRAUGHTSMAN  
MAHESH SHARMA : SR. DRAUGHTSMAN  
SOHANLAL VERMA : JR. DRAUGHTSMAN  
MAHESH GUPTA : JR. DRAUGHTSMAN

### **SUPPORTING STAFF**

GOPAL LAL JAKHAR : INVESTIGATOR  
NIRANJAN LAL MEENA : JR. ENGINEER  
HEMLATA CHAUDHARY : ASSISTANT  
KAILASH SHARMA : FERROMAN  
SHRI NARAIN : CLASS IV  
PANCHU RAM : BELDAR

### **ACKNOWLEDGEMENT**

SHRI R.K. SHARMA : CHIEF TOWN PLANNER, RAJASTHAN  
SHRI H.S. MATHUR : CHIEF TOWN PLANNER RAJASTHAN (RETD.)  
SHRI Y.K. BHATT : ADDL. CHIEF TOWN PLANNER  
SHRI A.K. GUPTA : ADDL. CHIEF TOWN PLANNER  
SHRI S.C. MAHAGAONKAR : SR. TOWN PLANNER  
SHRI NEERAJ GUPTA : SR. TOWN PLANNER  
SHRI P.K. PANDEY : SR. TOWN PLANNER

## INTRODUCTION

The first Master Plan for the City of Jaipur was prepared under Rajasthan Urban Improvement Act, 1959 by the Town Planning Department for the horizon year 1991. It was extended for next 5 years i.e. upto 1996 by the State Govt. ( it was further extended upto 31.8.98.)

Thereafter the Draft Master Development Plan 2011 of Jaipur Region was prepared by JDA under JDA Act, 1982 which was approved by the Executive Committee in its 55th Meeting held on 31.10.1994 and was notified under section 23(1) of the JDA Act, 1982 on 5.12.1994 for inviting objections/ suggestions from the public. The draft Master Development Plan was discussed in the 28th Meeting of the Authority held on 23.3.1995 and the Authority had decided to give further one month's time for filing objections/ suggestions, from the public. The Authority in its 29th meeting held on 19.7.95 approved the Draft Master Development Plan - 2011 of Jaipur Region.

The Policy document of Master Development Plan 2011, did not envisage the requirement for a Land Use Plan of the Urbanisable Area of Jaipur City. However, a compatibility chart of various land uses was given. However, the need for a Land Use Plan of the Urbanisable Area was felt by the Authority to facilitate implementation of the Master Development Plan and to take decisions for location of various urban activities in the Urbanisable Area. Accordingly it was decided to prepare a Land Use Plan 2011 as a part of the Master Development Plan. Consequently the Land Use Plan 2011 was prepared and notified on 19.12.1996, under sub-section (1) of section 23 of the JDA Act, 1982 for inviting objections and suggestions from the general public.

In all 59 objections/ suggestions were received within due date. Later on upto date of the Authority meeting held on 10.1.1997, 11 more objections/suggestions were received. Thus a total of 70 objections/ suggestions received were compiled in a Report form and placed before the 34th Meeting of the Authority on 10.7.1997 for consideration and decision.

After these 70 objections/suggestions, a number of other objections/suggestions were received but they were not considered, barring objections/suggestions of Local Authority, i.e. the Jaipur Nagar Nigam - under sub-section (2) of section 23 of the JDA Act. Subsequent to this, three special meetings with public representatives were held under the Chairmanship of Hon'ble Minister for Urban Development (Chairman of the JDA) to arrive at a consensual decision with regard to the various suggestions received from them. The Land Use Plan 2011 was thus finalised and was placed before the Authority in its 39th meeting dated 25.8.98 for consideration and approval.

As per JDA Act 1982, Schedule-I, 342 villages were notified under Jaipur Region. The Authority in its meeting dated 19.7.95 decided to add 71 villages which were in island-form in Jaipur Region and to delete 17 villages which were not in existence. The Authority in its meeting dated 27.5.1996 decided to further add 72 villages of Bagru, Phagi, Sanganer, Bassi and Jamwa Ramgarh Tehsils so as to rationalize the Jaipur Region boundary.

The State Govt. vide Gazette notification F7 (22) UDH/3/87/ Part/dated 25.10.97 included 153 more villages in the Schedule-I of JDA Act, 1982. Meanwhile 17 villages which are not in existence have been deleted vide Government notification F7 (22) UDH/3/87 dated 12.9.96 from Schedule-I of JDA Act 1982. Thus presently Jaipur Region covers 478 revenue villages and envelopes an area of approximately 1959 Sq.Kms. for which Master Development Plan for Jaipur Region was prepared.

The Land Use Plan of Jaipur city covers a total land envelope of 32658 ha. (80665 acres) which is likely to be urbanised by 2011.

In the plan, land uses have been shown under various categories but the city plan should be read in the context of total Region where Land Use Plan for Satellite Towns and Inner Ring Towns have also been prepared. It attempts to ensure an appropriate balance between spatial allocation for distribution of Housing, Employment, Social Infrastructure, Commercial, Circulation, Physical Infrastructure and Public utility systems. Land Use Plan is to be read and interpreted with Land Use Zoning Code appended with this report. The Land Use Plan coupled with Land Use Zoning (code) takes into consideration the overall planning requirements. As a follow up action to the Land Use Plan, Land Use Zoning Code have been prepared. This has replaced the Compatibility Chart appended as Annexure-IV of the MDP-2011 report.

The Authority acknowledges the changes in Land Use made from time to time in the Master Plan of 1991. Though due care has been taken to incorporate these changes in the Land Use Plan, some may have remained un-incorporated. The changes in the land use already done by the Govt. are incorporated in the plan but such uses which could not be shown in the Land Use Plan due to limitation of scale or oversight shall be honoured while dealing with the individual cases.

The Land Use Plan-2011, is a new addition and to that extent the references in the policy document shall stand corrected.

The Master Development Plan-2011/Land Use Plan alongwith the Land Use Zoning code was approved by the Authority in its 39th meeting held on 25.8.98. The Master Development Plan for Jaipur has come into force w.e.f. 1.9.98 for which a Gazette notification has been issued (Annex. III)

1st September, 1998

**B. D. BHATTACHARYA**

Director (Town Planning)  
Jaipur Development Authority

## CONTENTS

Foreword	
Preface	
Planning Team	
Introduction	
<b>1. Master Plan 1991 - A Review</b>	<b>1-18</b>
<b>2. Land Use Plan - 2011</b>	<b>19-24</b>
(i) Planning Policies & Principles for Land Use Plan 2011	19
(ii) Land Use Plan - 2011	20
(iii) Land Utilisation	21
(1) Rural Area	21
(2) Ecological Zone	21
(3) Urbanisable Area	22
(iv) Role of Urban Nodes	22
<b>3. Land Use Classification - Jaipur</b>	<b>25-43</b>
(i) Residential	25
(ii) Commercial	27
(a) Retail Commercial & General Business	28
(b) Wholesale Business, Warehousing & Godowns	28
(c) Specialised Markets	29
(iii) Industries	29
(a) Manufacturing	29
(b) Extractive & Mining	30
(iv) Governmental	31
(i) Governmental & Semi Governmental Offices	31
(ii) Government Reserved Areas	31
(v) Mixed Land Use	31

(vi)	Public & Semi Public Use	32
(a)	Institutional General	33
-	Educational	33
-	Medical	33
-	Social, Cultural Institutions and Other Community Facilities	34
(b)	Public Utilities	35
(c)	Cremation & Burial Grounds	36
(d)	Recreational Facilities	37
(e)	Nurseries & Orchards	39
(f)	Circulation	39
<b>4.</b>	<b>Satellite Towns</b>	<b>45-46</b>
<b>5.</b>	<b>Plan Implementation</b>	<b>47</b>
<b>6.</b>	<b>Land Use Zoning Code</b>	<b>49-81</b>
	Annexure I- R.O.W. of Main Roads	74
	Annexure II- Deletion of villages from Jaipur Region - Notification dt. 12.9.1996	75
	Annexure III- Addition of villages in Jaipur Region - Notification dt. 25.10.1996	76
	Annexure IV- Notification of Master Development Plan 2011 dt. 1.9.1998	81
<b>7.</b>	<b>Drawings</b>	<b>83</b>
(i)	Land Use Plan - Jaipur Urbanisable area 2011	
(ii)	Land Use Plan - Bagru Urbanisable area 2011	
(iii)	Land Use Plan - Chomu Urbanisable area 2011	
(iv)	Land Use Plan - Achrol Urbanisable area 2011	
(v)	Land Use Plan -Jamwa Ramgarh Urbanisable area 2011	
(vi)	Land Use Plan - Bassi Urbanisable area 2011	
(vii)	Land Use Plan - Sheodaspura Chandlai Urbanisable area 2011	

**MASTER PLAN - 1991**  
**(A Review)**

## REVIEW OF THE MASTER PLAN 1991

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A review of the Master Plan 1991 reveals that Planning Principles envisaged could not be adhered to. The Master Plan which was prepared under the Urban Improvement Act 1959, basically was a growth oriented plan. During the plan period all the areas could not be developed as envisaged in the Master Plan.

It has been experienced that the proposals of bulk acquisition of land have, in many cases, been unsuccessful and invited legal wrangles. The schemes floated by the Housing Cooperative Societies created obstacles in the efforts of the Jaipur Development Authority (hereinafter referred to as Development Authority or Authority) towards planned development of the City. The follow up actions such as preparation of Functional Plans, Zonal Development Plans, Zoning Regulations after the finalisation of the Master Plan, were not undertaken. This resulted into interpretation of Land Use from Master Plan level directly to plot level, which led to many distortions.

The Urbanisable Area developed so far witnessed a short fall of nearly 8000 acres as against the urbanisable area envisaged for development in the Master Plan. This was mainly on account of the fact that the Housing Cooperative Societies assumed almost all land in the Urbanisable Area shown in the Master Plan, thus restricting the scope of the Development Authority from taking up urban development programmes envisaged in the Master Plan. The development conducted through housing cooperative societies violated all norms of planned urban development, such as land use, density, provision for community facilities, utility services, sub-division rules and environmental aspects. Rampant illegal construction of buildings took place through out in the urbanisable area. On account of restricted role of the Development Authority, Katchi Basties emerged upon large tracts of land. These conditions resulted in emergence of substandard high density residential settlements. The development of essential use, other than residential, suffered to a great extent.

**Some of the successes and failures of the Master Plan, 1991 can be summed up as under :-**

### **SALIENT FEATURES OF MASTER PLAN OF JAIPUR, 1971-1991**

The Master Plan defined goals objectives for the comprehensive development of the city. It was envisaged that Jaipur would continue to be the principal administrative, commercial and distribution centre of the State. It would be developed as a major tourist destination area.

It was envisaged that the city would attract sizable share of industrial and allied economic activities and it was stated as a policy that large scale/heavy industries would not be allowed in the city and a separate township near Jaipur would be developed for the purpose. The major planning principles on which the plan was based were,-

- (i) the new industrial areas as well as Work Centres would be so developed as to attract movements from Walled City outwards;
- (ii) the rational distribution of commercial areas;
- (iii) the proper work-place living area relationship;

- (iv) the hierarchial development of Residential areas, Commercial Complexes, Recreational Facilities and Circulation Pattern;
- (v) the large scale heavy industrial development to be discouraged in the city. A separate township near Jaipur to be developed for the purpose;
- (vi) the conservation of architectural and civic design aspect of the Walled City.
- (vii) the disparities in Residential densities to be narrowed down.

It was also envisaged that the entire urban area would be divided into a number of self contained planning zones and detailed plans for each planning zone would be prepared as a follow up action.

The population for the year 1991 was envisaged to be 12.5 lacs which meant doubling of the population of 1971 in 20 years. The participation ratio was also assumed to be increased to 35% as against 26.9% in 1971. The total land requirement was calculated to be 38,400 acres, out of which 32,500 acres was proposed as developed area. In 1971, the developed area was 10,000 acres. Considering the direction of growth, physical constraints and requirement of land for different urban uses, the Land Use Plan for 1991 was prepared.

### **CRITICAL APPRAISAL OF THE PLAN :**

In 1991 the Master Plan had reached its horizon year. The success/failure of the Plan was, therefore critically examined. After considering general policy and principles, each land use was examined in quantitative, spatial and qualitative terms.

### **PLANNING POLICY & PRINCIPLES :**

The planning policies indicated in the Master Plan were very broad and general. The city has continued to be principal administrative, commercial and distribution centre of the State. It has developed as a major tourist destination. The heavy industries have not been allowed in the light of national policy.

The planning principles were, however not adhered to. For example, the Plan envisaged development of work centres in the new areas so as to attract outward movement from the Walled City. Though some new work centres have been developed outside Walled City, commercial activities are increasing very fast within Walled City. City is attracting movement inside from outer areas. The walled city is still acting as a strong magnet in the from of C.B.D.

The plan proposed even distribution of commercial areas. Hierarchy of commercial activities were proposed in the Plan from convenient shopping level to sub-city centre. These commercial areas were proposed in the form of planned commercial complexes. But commercial activities have not been developed as proposed. Instead shops have come up in an unauthorised manner along all the main roads.

The proper work place and living area relationship could not be achieved because the residential development in the outer area was mostly in the hands of Housing Co-operative Societies. Hierarchical development of residential areas, commercial areas and recreational facilities could not take place. The Plan has however achieved the major success in so far as circulation pattern is concerned.

For large scale and heavy industrial development, a separate township was proposed towards west of the city. This township has also not come up.

It was proposed to narrow down the disparity in residential density and achieve the desired density pattern. However, the building bye-laws being uniform it was not possible to achieve specific density for specified areas.

The correct estimate of population and occupational structure is of paramount importance because all the land use allocations are based on projection of these two aspects.

## **DEMOGRAPHIC AND ECONOMIC FEATURES :**

According to 1971 census, Jaipur had a population of 6.15 lacs as against 2.91 lacs in 1951. The growth rate during 1951-61 was 38.6% whereas during 1961-1971 it was 52.5%. The Master Plan envisaged an increase in population of Jaipur by 1981 to be 9.3 lacs and by 1991 to be 12.5 lacs. Thus an average annual growth rate of 3% was envisaged.

The population figures of 1981 & 1991 census indicate that growth of Jaipur has been faster than as envisaged in the Master Plan. The population of urban agglomeration in 1981 was 10.15 lacs and in 1991 was 15.18 lacs. As the fast increase of population is mainly the result of immigration it is obvious that the city has attracted much more population than anticipated. The higher growth rate can be attributed to the fact that Jaipur has provided better employment opportunities. It has come up as a major tourist destination with domestic as well as foreign tourist traffic increasing every year. The trade and commercial activities have increased manifold. The State of Rajasthan has remained peaceful as compared to the neighbouring States and therefore there has been a tendency to invest more in Jaipur. The urbanisation pattern of Rajasthan is imbalanced. This has resulted in availability of a very few centres having employment opportunities which attract heavy population component from the rural areas. All these components taken together have resulted in heavy migration and consequent increase in the population of the city beyond expectation.

## **PARTICIPATION RATIO AND OCCUPATIONAL STRUCTURE :**

Participation ratio is an indicator of number of persons employed in different economic activities in the city. An occupational structure indicates distribution of workers in major economic sectors such as industry, trade and commerce, services etc. Participation ratio in Jaipur was 26.9% as against 25.8% in Rajasthan (Urban) in 1971. The Master Plan envisaged an increase of about 35 % by horizon year 1991 so as to achieve more balanced economic growth.

1991 census indicates that the participation ratio has remained more or less constant. This being a ratio of number of workers to the total population, it is obvious that in urban areas it can be related with the literacy. A study conducted to find out the relationship between work participation rate and the literacy rates in 12 major cities of India has brought out clearly that higher the literacy higher is participation rate. Jaipur has the lowest literacy rate amongst the major 12 cities of India (54.64% in 1981). The participation ratio is also therefore low. This figure is much lower than 35% as envisaged under the Master Plan. This indicates that the figure for the work force envisaged under the Master Plan is an idealistic figure and not the realistic figure.

The break-up of occupational structure indicates that the Master Plan envisaged substantial increase in the industrial workers (three times increase). It is observed from the industrial development of the city that the assessment of number of persons engaged in different economic activities was also not correct.

## **URBANISABLE AREA :**

The Master Plan suggested a total land envelope of 38,400 acres for the population of 12.5 lacs. Out of this the developed area was proposed to be 33,500 acres which would accommodate different urban activities. As population of 1991 has increased beyond expectation, the city should have expanded beyond the area proposed for urban uses and should have utilised more than 35,000 acres to house this population but it is surprising to note that the development of the city is contained in about 25270 acres only. The inference is obvious. The city has grown on much higher density than envisaged. As the population increase vis a-vis developed area has indicated a contradictory picture, an analysis has been made to assess population holding capacity of the Master Plan based on densities as indicated in the Land Use Plan.

From the analysis it is clear that even with average densities as proposed in the Master Plan, the proposed developed area can accommodate 19.51 lacs population, which justifies that there is no population spill-over inspite of population increase beyond Master Plan prediction.

## **PLANNING DISTRICTS :**

Jaipur which was originally confined to about 2,000 acres within its fortification in 19th century, had an urbanised area of about 14,400 acres in 1971. This land envelope was proposed to be increased to about 38,400 acres by horizon year 1991. This entire urbanisable area was contained in the 8 planning zones/districts for detailed planning. Each of these districts was envisaged to be more or less self contained in the matter of employment, living and recreation. The green belt was considered as 9th planning district. Four out of eight districts encompassed more or less the existing urbanised area whereas remaining four covering about 25,000 acres were new areas.

The situation as it exists today is that these identified districts have no distinct identity, they have also not developed as self contained community.

TABLE NO. 1

## (AREA IN ACRES)

## COMPARATIVE STATEMENT OF LANDUSE 1971 AND 1991

S.No.	USE	1971 Total Area	1991 (12.5 Lacs (Pop))		1991(15.18 Lacs(Pop))		Percentage of New Developed Area During Plan Period
			Total Area	New Area Proposed to be developed during Plan Period	Total Area	Newly Developed Area during Plan Period	
1	RESIDENTIAL	5,000	17,200	12,200	15,880	10,880	89.18%
2	COMMERCIAL	340	1,600	1,260	950	610	48.41%
3	INDUSTRIAL	710	4,460	3,750	2,490	1,780	47.47%
4	GOVERNMENT	210	440	230	390	180	78.26%
5	RECREATIONAL	330	1,000	670	530	200	29.85%
6	P & S.P.	1,680	2,580	900	2,120	440	48.89%
7	TOURIST FACILITIES	—	200	200	-	-	00.00
8	CIRCULATION	1,730	6,020	4,290	2,910	1,180	27.51%
		10,000	33,500	23,500	25,270	15,270	64.98%

(Say 65%)

# MASTER PLAN PROPOSALS VIS-A-VIS PRESENT SITUATION-(1991)

## ANALYSIS OF LAND USES

The Land Use Plan is a translation of the planning policies and principles in the spatial dimensions. Therefore, analysis of land use would indicate the extent of implementation of the Master Plan. The table no. 1 gives the quantitative analysis of different uses in terms of envisaged and actual areas. Though such land use analysis in absolute terms is fairly good indicator of what has happened during the plan period, it does not indicate magnitude of the shortfalls. As the land use development is directly linked with the population size, analysis has also been made which relates to availability of the area for different uses for per unit population.

The analysis indicates that when the Master Plan was being framed about 10,000 acres area was already developed. The Master Plan proposed an additional 23,500 acres for urban development during the plan period. However, development took place in 15270 acres, that means over-all development to the extent of 65%, was achieved.

The area availability per unit population has brought out a startling conclusion that inspite of the availability of the plan and development schemes etc. the over all developed land availability per unit population has remained almost same. This was envisaged to be increased substantially in Master Plan. The Position existing in 1971 indicated availability of 16.31 acres developed land per 1000 population. In the Master Plan, this was proposed to be increased to 26.8 acres, but actual figures of 1991 indicate that only 16.55 acres of developed land is available per 1000 population.

The spatial analysis of various land uses has been done which deals with locational considerations of land uses. This study has been done on the basis of co-relation matrix. The qualitative aspect of land use is also equally important because the representation of land uses in the land use plan is generalised. Certain parameters like densities, development of social/physical infrastructure, mixing of uses at local level etc. have been used to assess the quality of development. The results of these studies reveal the deviation from the plan proposals.

## RESIDENTIAL

Residential use is the most predominant use of the land use of Master Plan. The plan envisaged the development of 17,200 acres under residential use out of which an area of about 5,000 acres was already under residential use, when the plan was being framed. Thus additional 12,200 acres was proposed to be developed at appropriate locations. To promote healthy and rational pattern of residential development and to provide proper working-living relationship, four ranges of residential densities were proposed with higher density areas nearer the working centres and comparatively lower ranges near the fringe area. Residential densities within Walled City were expected to be reduced by attracting people from Walled City to newer residential areas. The new residential areas were to be developed on Planning Area Concept i.e. for population 15,000 to 20,000 and providing a secondary school, local shopping centre and a public park as its nucleus. These new areas would be developed with gross residential

density of at least 75 persons per acre. It was also proposed to take up renewal for specific areas by identifying the same for conservation and redevelopment after conducting detailed physical and socio-economic studies. Katchi Basties were to be paid special attention and problems of relocation and resettlement of persons affected by K.B. schemes were to be considered in an integrated manner.

The present position of residential use with reference to 1991 indicates that about 16,000 acres have been developed that means about 11,000 acres new area has developed during the plan period. It is observed that this use has developed much faster than other uses, as a result areas set apart for other uses have been taken over by residential use. The spatial analysis indicates that residential use has developed in almost all other uses i.e. commercial, industrial, open spaces, public/semi public, community facilities etc. The main reason for this is the development of residential use through housing Co-operative societies which have used the land many times in violation of Master Plan. The uses which have suffered most due to such residential development are recreational, public and semi-public uses.

The qualitative aspect of the residential use is also very poor. The Master plan envisaged concept of Residential Planning Area. However, as substantial Land use has taken place through Housing Coop. Societies, which have not bothered for provisions of facilities, roads etc. The quality is very poor. Such unplanned developments can be seen in Barkat Nagar, area along Amer Road or Jhotwara area etc. Due to fragmented development through Housing Co-op. Societies, "Residential Planning Area" concept could not be implemented.

The Master Plan envisaged bulk development through Local Bodies i.e. JDA, Housing Board etc. But in reality the bulk residential use came into being through two other sectors i.e. Housing Co-op. Societies and Katchi Basties.

The housing shortage in 1971 was estimated to be about 32,000 dwelling units. This rose to about 52,000 dwelling units, by 1981. The U.I.T. Jaipur & the R.H.B. could not meet the heavy demand of housing due to the cumbersome process of land acquisition and other problems. As the developed land/supply of built houses was very meagre from the UIT/RHB, public fell in the clutches of developers operating under the garb of housing Co-op. Societies. Plots were carved out by the societies irrespective of Master Plan and no attention was paid to the provisions of the proper road net work, requirement of infrastructure and provisions of facilities.

The role of Informal Sector in residential use i.e. Katchi Basties is also quite substantial. A study of K.Bs revealed that in 1981 Jaipur city had K.Bs which accommodated a population of 2,56,000 i.e. about 25% of the total population of the city. By 1991, it is estimated that there were about 400 K.Bs. Reason for such fast increase of the K.Bs. is that about 80% of the migrants to the city are generally from rural area who have tendency to settle in K.Bs. The growth of K.Bs. is faster than remedial measures taken by the Local Authorities. The quality of development of residential area, had thus obviously to be poor due to the sub-standard development occasioned owing the activities of Housing Co-op. Societies and growth of Katchi Basties.

# MATRIX OF DEVELOPED LAND-USES VIS-A-VIS MASTER PLAN - 1991 (SPATIAL ANALYSIS)

## LAND USE

LAND USE Actual Dev.	LAND USE As Proposed in M.P.	RESI.	COMM.	IND.	GOVT. (G. & SG offices)	RECR.	P & S.P.	TOU.FAC.	CIRCU.	GOVT. RES.	AGRL.	VAC & UN DEV. LAND	WATER BODIES	GREEN TOAL BELT.	Proposed area)
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
1. RESIDENTIAL	12,014	201	20	76	25	111	-	-	-	40	55	4,658	-	-	17,200
2. COMMERCIAL	553	684	5	9	-	21	-	-	1	-	15	312	-	-	1,600
3. INDUSTRIAL	634	20	1,767	10	-	23	-	-	-	-	15	1,996	-	-	4,460
4. GOVERNMENT (GOVT. & SEMI GOVT. OFFICES)	130	8	-	287	10	-	-	-	-	-	-	5	-	-	440
5. RECREATIONAL	131	-	-	8	487	8	-	-	-	-	-	366	-	-	1,000
6. PUBLIC & SEMI- PUBLIC	249	2	-	-	-	1,751	-	-	-	-	15	563	-	-	2,580
7. TOURIST FACILITIES	17	-	-	-	-	-	-	-	-	-	-	183	-	-	200
8. CIRCULATION	506	30	-	-	-	8	-	-	2,909	-	35	2,532	-	-	6,020
9. GOVERNMENT RESERVED	370	-	-	-	-	-	-	-	-	1,655	-	475	-	-	2,500
10. AGRICULTURE	345	-	-	-	-	-	-	-	-	15	540	100	-	-	1,000
11. VACANT & UN- DEV. LAND.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12. WATER BODIES	-	-	-	-	-	-	-	-	-	-	-	-	1400	-	1400
13. GREEN BELT	931	5	698	-	-	206	-	-	-	-	-	-	-	-	1840
<b>TOTAL DEVELOPED AREA</b>	<b>15,880</b>	<b>950</b>	<b>2,490</b>	<b>390</b>	<b>530</b>	<b>2,120</b>	<b>-</b>	<b>2,910</b>	<b>1,710</b>	<b>670</b>	<b>11,190</b>	<b>1,400</b>	<b>-</b>	<b>-</b>	<b>40,240</b>

NOTE : The column of the matrix indicates the actual development under specific use.

The row indicates a specific land use as proposed in the Master Plan

## COMMERCIAL

Compliments Corp

The Master Plan envisaged that by 1991 about 70,000 workers would be employed in various business and commercial establishments. The commercial activities were envisaged in a hierarchical order from central business area down to convenient shopping. It was also proposed to develop wholesale trade areas, warehousing godowns and specialised markets. Hotel sites for high class hotels were also earmarked. It was proposed to develop a new sub-city centre at the junction of Tonk Road and Gopalpura Road. District centres were proposed for each planning district and it was proposed that the local shopping would be provided within the residential planning areas. The plan proposed about 1,260 acres of new commercial areas

Land use picture for 1991 indicates that about 610 acres of new area has been developed under commercial use. This means, 48.41% of what was envisaged has been developed. It is important to note that not a single newly proposed sub-city centre or District Centre has been developed except Lal Kothi D.C. to some extent. The entire commercial activity has been generated along the roads, in the form of shops. The commercial activities have also increased tremendously in the Walled City where even the bye-lanes are also becoming commercial. There is a tendency of using upper floors also for commercial use in the Walled City. The areas proposed for wholesale markets and warehousing godowns have also not developed except for the grain market outside Surajpole gate, and fruit & vegetable market in Lal Kothi district centre which have been developed by the State Agriculture Marketing Board. High class hotel-sites proposed in the Master Plan have also not been developed.

The non-development of commercial activities envisaged in the Master Plan appears to be the result of two factors:

- i) Non implementation of the new schemes due to problems of acquisition etc.
- ii) Non-acceptance by public of organised commercial complexes.

The people are habitual of traditional type of shopping (Bazars), along the roads, which seems to be more acceptable to the public. The warehousing and godowns have not developed because these activities have taken place in the residential areas (generally in the basement), non-enforcement of the prescribed land use allowed people to use their residential houses for any use they desired, and therefore, the area earmarked for these uses could not be developed.

## INDUSTRIAL

The Master Plan envisaged that about 33% of the total work force would be engaged in industrial sector by 1991. In absolute terms it means about 1,44,000 workers would be engaged in Industrial Sector. These were proposed to be engaged in 3 types of industrial activities i.e. house hold industry, small scale & light industries and large scale & extensive industries. Based on growth potential of each of these types, the land requirement for industrial area was worked out and appropriate locations were proposed in the Master Plan. The main industrial areas proposed were:

1. Jhotwara Industrial Area
2. Near Jaipur Railway Station
3. Jaipur South Industrial Area
4. Gandhi Nagar Industrial Area
5. Sanganer Industrial Area
6. Jhalana Industrial Area

It was also proposed to shift the obnoxious and polluting industries from the existing developed areas. The service and house-hold industries were to be allowed within commercial and residential areas. It was proposed to shift the existing stone crushing operation being carried on inner slopes of the hills around Jaipur to the outer side of the hill ranges in the southern and eastern directions.

Out of the new industrial areas of 2,750 acres proposed in the plan, about 1780 acres have been developed, which is about 47% of the total area proposed. The industrial areas have generally been developed by RIICO during this plan period. Vishwakarma Ind. Area has been developed as proposed in the plan. However only a part of the industrial area near Malviya Nagar could be developed as rest of the land was forest land and after promulgation of Forest Act, in 1984 the RIICO could not take up this land for industrial development. Sanganer industrial Area has also been reduced considerably due to development of Mansarovar Scheme of RHB in this area. The area towards north-west of Jhotwara Industrial Area could not be developed as RIICO could not take hold of this area due to acquisition problems.

The industrial area proposed in Kartarpura and between the two railway lines have not been developed as these areas have been used by the Housing Co-op. Societies for residential use. The area west of Sikar Road also has not been developed due to the activities of Housing Co-op. Societies. Thus industrial areas have been developed rather below expectations of the Master Plan.

Master Plan implementation has two sides i.e. developmental and regulatory. In case of industrial activities the regulatory measures are also equally important. The industries having non-conforming use should be shifted outside at appropriate locations, but no such action has been taken in Jaipur and all the existing industries are functioning irrespective of the compatibility. For example the carpet industries in Gangapole area are not desirable because of use of chemicals etc. by them. However, these are still functioning in the same area. Certain house-hold industries functioning in the Walled City should have been moved outside but these are also functioning within the congested Walled City area.

The mining and quarrying activities are still continuing in Jhalana hills on the inner face. This has totally damaged the natural scenic beauty and environment.

## **GOVERNMENT OFFICES**

The Master Plan proposed that Govt. & Semi Govt. Offices would be located in organised complexes separating State, District and Local level functions. New office areas were proposed south of Secretariat along Bhagwandas Road. The new State Legislative Assembly site was proposed at its terminal point.

Office complexes were also to be developed in the sub-city centre and District Centres. The land for new office of Western Railway was proposed which was thought in the light of broad gauge proposal.

Out of the new area of 230 acres, 180 acres have been developed that means 78% new area developed during the plan period. The State Assembly site has also developed. As the sub-city centre and District Centres have not developed, the office use proposed in these complexes also could not be developed. The areas reserved for Railway office have been eaten away by the Housing Co-op. Societies and now not available. The result is that the organised Govt. Office complexes have not been developed. But during the plan period there was substantial growth in this sector. The various offices have come up in residential buildings in a scattered manner in violation of master plan proposals. The land use availability for this use per unit population has gone down. In 1971, 0.34 acres area was available under Govt. use per thousand population. This was proposed to be increased to 0.35 acres by 1991. However, the actual figures indicates availability of only 0.25 acres per 1000 population.

## **TOURISM**

Jaipur offers very special attraction for the tourist. The tourist flow is increasing every year. Apart from general suggestion for the conservation of heritage and beautification of the city, the Master Plan envisaged reservation of about 200 acres area near Jal Mahal Lake for provision of various tourist facilities. It was proposed to develop more hotels and specific sites were also indicated for high class hotels.

However the land near Jal Mahal has not developed at all in the form of tourist facilities. The sites proposed for hotels in the Master Plan have also not been developed for various reasons. For example, the site opposite to Jal Mahal on Amer Road did not develop as this was forest land. Hotel site proposed in Lal Kothi District Centre has been converted into Nehru Commercial Complex. The site on J.L. Nehru Marg has been changed to Jawahar Kala Kendra. The site on Tonk Road near Air Port has also not come up. On one hand, the earmarked sites have not been developed, but on the other hand a number of new hotels have been constructed at the sites not identified for hotel use.

## **EDUCATIONAL**

The Master Plan proposed to provide educational facilities of Primary to Higher Secondary School level within residential planning areas. For higher educational institutions new lands were proposed. A new University Sub-Centre was proposed on Gopalpura Road having an area of 165 acres. Four new sites for colleges having about 15-20 acres each had been indicated along Amer Road, Sikar Road and Ajmer Road and in Sanganer.

The present situation is that none of the sub-centre or colleges have developed. The site proposed for University Sub-Centre is in the process of use for residential purposes through Housing Co-op. Societies. The college sites are not available.

The lower level educational facilities proposed in the residential planning area should have been developed. But since most of the un-regulated development occasioned through Housing Co-op. Societies,

and they have not bothered for the provisions of community facilities, adequate land for schools are thus not available. As a result the schools are running mostly in residential buildings even in the new colonies where it was expected that proper sites could be developed for schools.

## **MEDICAL**

The medical facilities have also met the same fate as that of educational facilities. As sites for medical facilities are not available at residential planning areas, these activities are increasing in the form of nursing homes and clinics in residential houses. The Master Plan envisaged one new general hospital near Gopalpura Road Railway Crossing. This land is still lying vacant.

The general picture of public and semi public uses indicates that out of about 900 acres of new areas required to be developed, only about 440 acres has developed, which means only 49% of the envisaged use has been achieved. The availability of public and semi public use for per unit population has gone down below 1971 level and the availability has remained only about 1/2 of what was available to the people in 1971. This indicates the degradation in the provision of adequate community facilities.

## **RECREATIONAL**

The Master Plan emphasized upon provision of recreational area/open spaces, parks and play grounds. As these areas are considered as "lungs of the city", adequate provision is absolutely essential. In an environment conscious society, this land use gets special significance. But out come over the period of time high lights a contrary picture. Out of 670 of acres of the proposed new area, only 200 acres have developed, which is only about 30% of what was envisaged. In terms of availability of per unit population the picture is very grim. In 1991, the population had 0.54 acre area per 1000 population. Thus this use is the worst loser amongst all the uses.

It was proposed to provide recreational facilities at different levels i.e. Local Level, District Level, City Level and Regional Level. The local level facilities were to be provided within residential planning areas. But in residential planning areas, this local level recreational uses are just not available. In long run this is likely to adversely affect the health of the citizens, particularly children.

## **CIRCULATION**

The transportation plan for the city is an integral part and complimentary to the Land Use Plan, so as to provide for an efficient system for movement of people, goods and services. If the desired circulation pattern is achieved, it goes a long way in the success of planned urban development. A hierarchical circulation system was proposed in the plan. Bye pass roads were proposed for N.H.8 & 11. Northern bye pass was proposed running near slopes of Nahargarh hills and passing via Nahri Ka Naka. It was to cross Sikar Road and ultimately meet Ajmer Road.

Roads were proposed to provide direct linkages, between various functional areas, Major roads were proposed to provide access to different residential areas and work centres. The lower level roads were to be detailed out, while preparing detailed plans.

Apart from the new development, existing roads were also proposed to be widened and improved depending upon the importance of the roads. Proper road intersections and traffic inter-change were emphasised at important locations. In order to avoid bottlenecks, over bridges and under bridges were proposed.

A Central Bus Terminal was proposed near the junction of Tonk Road and Bhawani Singh Road. The present Bus Stand was to be converted into terminus for city buses (local service). Three Truck Terminals were also proposed on peripheral roads after taking into account the traffic volume and destination areas.

In the light of discussions held with the Railway it was proposed that Jaipur would be on Broad Gauge and therefore sufficient areas were proposed for new offices, marshaling yards, etc. It was also proposed to evolve efficient mass transportation system linking various work centres and residential areas.

Considerable increase in Air Traffic was envisaged and therefore for the expansion of present Airport, additional area was proposed. A new Airport Terminal building was suggested on the northern side of Airport. The land uses around Airport were also judiciously considered and nursery and orchards etc. were proposed towards west of the runway.

As per the traffic count survey it is known that about 25,000 trucks pass through the city of which only 20% have their origin/destination in Jaipur. Rest of the trucks just pass through the city and create environmental pollution due to non availability of proper bye-passes. Major traffic is on Delhi-Ajmer Road (N.H.8) which takes about half of the total truck traffic. But the northern bye-pass as envisaged in the Master Plan has not implemented. However, now a new Bye-Pass from Chandwaji to Harmara on Sikar Road has been constructed. The eastern bye-pass between Agra Road and Tonk Road has also not been developed on the bye-pass standard and with K.Bs. adjoining bye-pass resulting more accident prone roads.

As regards arterial and sub-arterial roads, the JDA has reserved lands for these roads while preparing sector plans for different areas. The J.D.A. is in the process of improving road junctions and widening the existing roads. Thus the Circulation Land Use has been achieved quite substantially. As a follow up action of the Master Plan, the traffic studies were got conducted by the J.D.A. through an expert organisation (NATPAC) and according to detailed proposals, the improvement works are being carried on. The road over bridge/under bridges being very expensive proposals, these have not yet materialized except for the Tonk Road and the Bais Godown bridge. The work on JLN Road and Jhotwara over bridges are in progress.

The central Bus Stand as proposed in the Master Plan has not been developed mainly because of land ownership problem. The truck terminal (i) near Jhotwara and (ii) near Sanganer area has not developed. This is putting heavy pressure on the existing truck stand on Agra Road.

The Broad Gauge proposals for Railway from Delhi to Ahmedabad have already materialized. The

area around Airport could not be controlled and unauthorised constructions have come up all around the Airport area. The vast land reserved for the Airport use was not taken up by the Airport Authorities and this land has also fallen in the hands of the Housing Co-op. Societies.

## **PERIPHERAL CONTROL BELT**

With an objective to control the peripheral areas which are prone to urban expansion, the Master Plan proposed a peripheral control belt, extending about 1 to 1½ km beyond the proposed urban development. In this area, urban activities were proposed to be fully checked and only rural activities were allowed to continue. In this controlled belt one industrial township was proposed known as Kanakpura-Bindayaka township. This was to be developed towards the west along Jaipur Ahmedabad Railway line. Along with the industrial activity, supporting residential population was also to be accommodated in this area and the town-ship size was proposed to be about 60,000.

During the plan period no action was taken to develop this industrial area and the township. Thus the proposal has not materialised. In the Peripheral Control Belt the Housing Co-op. Societies purchased lands and started developments particularly along major arteries such as Ajmer Road and Tonk Road. During the process of land conversion, some of the schemes in these controlled belt areas were also approved. In view of the pressure on land in the peripheral control area, the Government was requested to change sizable area (11300 acres) to be converted from green belt to urban uses. Therefore, though sufficient vacant lands were available within the Master Plan area, the J.D.A. was unable to take over and develop these lands as these are in the hands of the Housing Co-op. Societies. The Rajasthan Housing Board has already started construction work along Tonk Road in the area which was proposed for green belt in the Master Plan. This Scheme is known as Sanganer Scheme. The Master Plan specifically mentioned that no urban development shall be permitted towards the south of Airport. However this scheme is being developed towards south of the Airport area because of non-availability of land in other directions.

## **CAUSES FOR DEVIATIONS**

The above analysis of the land uses indicate that on all the three indices i.e. quantitative, spatial and qualitative aspects there are serious short falls. The gap between envisaged and actual development that has come on the ground is quite wide.

It is evident that gross violation of the plan is a result of number of factors. Detailed analysis of these factors has therefore, been done so that proper safeguards can be applied in future planning of Jaipur. The result of analysis are indicated below.

The main reason for non implementations of the plan proposals has been observed to be non-availability of the land with the local Authorities. Jaipur Master Plan was based on the concept of bulk acquisition of the land. Liberal planning standards were adopted envisaging that bulk land will be developed by local Authorities. However large chunks of lands could not be acquired. After the approval of the Master Plan in 1976 the UIT Jaipur took up two large areas for bulk acquisition, one towards south of

TABLE NO. 3

## EXISTING ANALYSIS 1991

S. NO.	LAND USE	LAND USE EXISTING IN 1971		LAND USE PROPOSED FOR 1991		LAND USE EXISTING 1991	
		AREA IN ACRES	%DEV. AREA	AREA IN ACRES	% DEV. AREA	AREA IN ACRES	% DEV. AREA
1.	RESIDENTIAL	5000	50.0	17200	51.3	15880	62.8
2.	COMMERCIAL	340	3.4	1600	4.8	950	3.8
	A) RETAIL BUSINESS & GEN. COMM.			615		560	
	B) WHOLESALE BUSINESS			230		140	
	C) WAREHOUSING & GODOWNS			335		40	
	D) SUB-CITY CENTRE & DIST. CENTRE			295		50	
	E) HOTELS			125		160	
3.	INDUSTRIAL	710	7.1	4460	13.3	2490	9.9
4.	GOVERNMENTAL	210	2.1	440	1.3	390	1.5
5.	RECREATION & STADIUMS	330	3.3	1000	3.0	530	2.1
6.	PUBLIC / SEMI PUBLIC	1680	16.8	2580	7.7	2120	8.4
	A) EDUCATIONAL					1350	
	B) MEDICAL					210	
	C) SOCIAL CULTURAL RELIGIOUS & HISTORICAL MONUMENTS					150	
	D) OTHER COMMUNITY FACILITY					210	
	E) CREMATION & BURIAL GROUND					120	
	F) PUBLIC UTILITY					80	
7.	TOURIST FACILITY	-	-	200	0.6	-	-
8.	CIRCULATION	1730	17.3	6020	18.0	2910	11.5
	A) RAILWAY STATION & YARDS					400	
	B) BUS & TRUCK TERMINALS					50	
	C) ROADS					2200	
	D) AIRPORTS					260	
	<b>TOTAL DEVELOPMENT AREA</b>	<b>10000</b>	<b>100</b>	<b>33500</b>	<b>100</b>	<b>25270</b>	<b>100</b>
9.	GOVERNMENT RESERVED	1990		2500		1710	
10.	AGRICULTURAL (NURIDAI/POLVAGR)	985		1000		670	
11.	WATER BODIES			1400		350	
12.	OTHER VACANT & UNDER DEV-LAND						
	REG/PARK	1435				1200	
	<b>URBANISED AREA</b>	<b>14410</b>		<b>-</b>		<b>-</b>	
	<b>URBANISABLE AREA</b>			<b>38400</b>		<b>29200</b>	

the city from Bajaj Nagar to Aerodrome and another towards west south-west direction known as sector No. 1. These areas covered most of the urban lands required for development in the near future. However legal complications delayed the acquisition process and only few fragmented pockets could be acquired which were not suitable for taking up any comprehensive scheme. The agriculture land conversion rules of Revenue Department made it further difficult to acquire any pocket of land already in possession of the Housing Co-op. Societies. Therefore the plan which was based on the concept of PUBLIC OWNERSHIP was sought to be implemented where most of the lands were privately owned. The private developers/Housing Co-op. Societies did not adhere to the planning standards proposed in the Master Plan. This has resulted in poor quality development in such areas. There is vast difference between the schemes developed by the Local Authorities and those developed by the Housing Co-op. societies with respect to the provisions of facility areas, road net-work and infrastructure. Therefore qualitative aspect of the development in general is poor.

The Master Plan indicated the proposed development of various activities. In Jaipur there are as many as 20 Departments involved in city development activities. It was expected that respective Departments would take up development according to the plan proposals. Before the preparation of the master plan, these Departments were consulted and their future land requirements for the next 20 Years were obtained. After judicious assessment of the land requirement of the various Departments, adequate provisions were made in the plan. But up to 1982 i.e. till formation of the JDA the coordinating Agency i.e. the U I T Jaipur could not effectively coordinate the development of various activities through the different agencies. As a result these lands remained unattended and fell prey to unauthorised construction by private persons/ Housing Co-op. Societies.

The JDA could not acquire lands for development of scheme due to the provisions of the Agricultural land conversion Rules. On the other hand the schemes of the Housing Co-op. Societies could not be approved due to various legal and administrative complications. Thus land supply for planned development to the city came to a stand still which led to unauthorised constructions on a mass scale. The problem was so enormous that effective check on unauthorised construction was itself very difficult leave aside the control on the land use of the building or of an area.

The peripheral areas of the developed part of the city are mostly in the hands of the Housing Co-op. Societies. Non approval of the schemes resulted in intensification of already developed scheme areas and unauthorised construction in the society areas. But the land supply through the societies was in favour of middle/higher income group. The urban poor are excluded due to large size of plots, peripheral locations etc. This urban poor who have migrated in large number are responsible for rapid increase in Katchi Basti population. During the plan period a large number of new K.Bs. have developed and also the population of existing K.Bs. has increased manifold.

Some of the Acts and Rules have also played negative role in the planned development of the city. The ULCAR Act, 1976 has ironically worked against the basic objectives. Because of the fear of losing land at very meagre compensation, the land owners got rid of their lands in illegal manner through agreement to sale. The developers functioning under the garb of Housing Co-op. Societies took advantage of the situation, got hold of lands in unauthorised manner and carved out plots and sold to individuals. During this time (between 1971-81) the city was growing at a phenomenal rate 59.4%. Therefore there was heavy demand of plots. As the supply of developed land through the U.I.T. or the built houses

through R.H.B. was very poor the public fell in the clutches of these developers. These lands were carved out into plots irrespective of Master Plan land use. Flatted construction could not come up and all lands were committed to plotted developments. No attention was paid to the provision of proper road network, development of infrastructure and provision of facilities.

The situation became so chaotic that Government intervention became necessary. The Govt. made extensive modifications in the land conversion Rules in 1981 and mass scale regularisation process was started. However these rules considered only the short range problems for every problem faced, a new policy was formulated without comprehending the problem in totality. The results were therefore quite different from their intended objectives. The long term consequences of these decisions have adversely affected the Master Plan proposals. Decisions such as regularisation of schemes irrespective of land use etc. were taken which is a major cause of deviations from Master Plan proposals. The applicability of Revenue Rules which are meant for rural and agricultural areas, in Jaipur is the root cause of the problem.

### **CHANGE IN LAND USE**

During the process of implementation of the Master Plan some times it became necessary to change land use due to a number of reasons. The Master Plan of Jaipur, which was approved in 1976, was being implemented under Urban Improvement Act till the formation of the Jaipur Development Authority in 1982. In U.I. Act there was no provision regarding change in land use. Therefore during these six years the change in land use orders were issued by the Government after obtaining the technical opinion of the Chief Town Planner. During this time only six land use changes were made. All these cases referred to specific spots and did not relate with larger areas.

After formation of the JDA the master plan has become a document deemed to be prepared under the JDA Act. In the JDA Act, there are specific provisions regarding subsequent change in land use i.e. modification in Master Plan after the approved plan comes in force. The relevant provisions are,

- (a) subsequent modifications which do not materially affect the character of the Plan**
- (b) modification materially affecting the plan regarding extent of land use, standard of population density etc.**

The JDA is authorised under sub-section (1) of section 25 of the Act to make the modifications at its level so far as cases are falling under the category (a) However, for cases in category (b) the approval of the State Government is necessary as per provisions contained in sub-section (2) of section 25 of the Act. Also in it is necessary to notify the proposed change for public objections/suggestions and modifications be made only after considering these objections/suggestions. A large number of Land Use changes have been made by JDA under the above provisions. This has also caused deviation in the Master Plan to a considerable extent.

TABLE NO. 4

## PROPOSED LAND USE ANALYSIS - 2011

S. No.	Land Use	Land Use as per M.P. 1991			Land Use Existing in 1991			Land Use Plan 2011		
		Area in Acres	%Dev. Area		Area in Acres	% Dev. Area		Area in Acres	Area in Hactares	% Dev. Area
1	RESIDENTIAL	17200	51.3		15880	62.8		34150	13825	44.8
2	COMMERCIAL	1600	4.8		950	3.8				
	A) RETAIL BUSINESS & GEN. COMM.	615			560			2875	1165	3.8
	B) WHOLESALE BUSINESS	230			140			1615	654	2.1
	C) WAREHOUSING & GODOWNS	335			40					
	D) SUB-CITY CENTRE & DIST. CENTRE	295			50					
	E) HOTELS	125			160					
	F) SPECIALISED MARKETS							605	245	0.8
3	INDUSTRIAL	4460	13.3		2490	9.9		4600	1862	6.0
4	GOVERNMENTAL	440	1.3		390	1.5		1485	602	2.0
5	RECREATION & STADIUMS	1000	3.0		530	2.1		8550	3461	11.3
6.	MIXED LAND USE							2555	1034	3.3
7	PUBLIC/SEMI PUBLIC	2580	7.7		2120	8.4		6060	2453	8.0
	A) INSTITUTIONAL				1350					
	B) EDUCATIONAL				210					
	C) MEDICAL									
	D) SOCIAL CULTURAL RELIGIOUS & HISTORICAL MONUMENTS				150			490	198	0.6
	E) OTHER COMMUNITY FACILITY				210			190	77	0.2
	F) CREMATION & BURIAL GROUND				120			160	65	0.2
	G) PUBLIC UTILITY				80			1105	448	1.5
8.	TOURIST FACILITY	200	0.6							
9.	CIRCULATION	6020	18.0		2910	11.5				
	A) RAILWAY STATION & YARDS				400			430	174	0.6
	B) BUS & TRUCK TERMINALS				50			490	198	0.6
	C) ROADS				2200			8840	3580	11.6
	D) AIRPORT				260			1950	789	2.6
	<b>TOTAL DEVELOPMENT AREA</b>	<b>33500</b>	<b>100</b>		<b>25270</b>	<b>100</b>		<b>76150</b>	<b>30830</b>	<b>100</b>
10.	GOVERNMENT RESERVED	2500			1710			1549	627	
11.	AGRICULTURAL (NUR/DAIN/POLVAGR)	1000			670			351	142	
12.	WATER BODIES	1400			350			1731	701	
13.	OTHER VACANT & UNDER DEV. LAND (REG. PARK)				1200			884	358	
	<b>URBANISED AREA</b>	<b>—</b>	<b>—</b>		<b>29200</b>	<b>—</b>		<b>—</b>	<b>—</b>	<b>—</b>
	<b>URBANISABLE AREA</b>	<b>38400</b>						<b>80665</b>	<b>32658</b>	

# **LAND USE PLAN - 2011**

## PLANNING POLICIES AND PRINCIPLES FOR LAND USE PLAN - 2011

Following planning policies and principles have been adopted while preparing the Land Use Plan 2011:-

- (1) to decongest the walled city by relocating the wholesale business activities outside.
- (2) work-centers as identified by developed as Urban Nodes besides the main assigned functions.
- (3) to relocate the activities of Regional context from Jaipur City to Satellite towns and activities of National, State & Regional level be located in Satellite towns. The uses of urban functions which outlived their locational relevance in the metropolitan context be relocated in the Satellite towns.
- (4) to locate all future industrial activities and estates and large scale industries in accordance with the National and State Industrial Policies.
- (5) to conserve Historical Monuments and development of places of tourist interest and cultural significance.
- (6) to develop areas of ecological importance as tourist destinations and major recreational facilities.
- (7) to take up Redevelopment Project of problem areas of Residential, Commercial & Major Roads.
- (8) to continue the Mixed Land Use characteristics in specified areas to the extent and scale that is congruous to the surrounding area and parking requirements.
- (9) to treat infromal sector as priority area for integration in the main stream of Land Use.
- (10) to review, Rules and Regulations operative in the Jaipur Region that are derogatory to planned development and efficient management of the Jaipur Region.
- (11) the Agricultural Land Conversion Rules that have largely vitiated the efforts of planned development be made non operative in Jaipur Region.
- (12) to protect Agricultrual Lands against indiscriminate urbanisation.
- (13) to develop rural settlements with work centres and provision of utility services and community facilities.
- (14) to develop efficient Mass Rapid Transit System.
- (15) to prepare detailed Zonal Development Plans for various Zones on priority.
- (16) to work out a Land Use Zoning Code that would facilitate in regulating the prescribed land uses.

## LAND USE PLAN - 2011

In the absence of Land Use Plan certain limitations have been realised in the efficient management of planned development of Jaipur Region. It was accordingly decided to formulate a suitable Land Use Plan taking the entire Jaipur Region as the planning area to achieve the objectives of planned development of Jaipur Region.

The Master Development has spelt :-

- (i) rationalisation of population distribution in Jaipur Region.
- (ii) identification of Satellite Towns and Urban Nodes & assignment of activities and population therein
- (iii) working out an appropriate transport network to adequately link said centres with the city.

The population projections have been considered in the light of past trend and socio-economic potentials. With unchecked growth of the city the population of the City is likely to reach 42.16 lacs by the year 2011. In view of the implications of such rapid growth, Chomu, Bagru, Bassi, Sheodaspura, Achrol and Jamwaramgarh have been proposed to be developed as Satellite Towns. It is also proposed to develop Inner Ring Towns between Jaipur City and Satellite Towns. The population of Jaipur City is assigned at 35 lacs for the year 2011. The spill over of 7.16 lacs is proposed to be diverted to the Satellite Towns. Detailed analysis has been carried out to assess the population likely to be absorbed in the existing developed area and additional land required beyond the urbanisable area of Master Plan 1991 to accommodate the assigned population.

The Town density envisaged in the 1991 Master Plan was 37 persons per acre (for the developed area). In view of the requirement of more intensive utilisation of urban land, the town density is presumed as about 45 persons per acre. The land envelope (urbanisable area) required shall be around 397 sq.km./ 39700 ha. for the projected population of Jaipur Region 2011, i.e. 42.16 lacs. As envisaged in the policy document of Master Development Plan 2011, the assigned population of the city is 35 lacs. With the density of 45 persons per acre the urbanisable area shall be 316 Sq.km. The Urbanisable parcel with proper integration of uses and circulation, works out to about 326 Sq.km./32600 ha., which is 43 persons per acre at town level.

The policy document of Master Development Plan 2011 consciously decided the directions of growth of the city considering the growth trend, potentials and constraints. The development of the city has been envisaged mainly towards western, north western and southern directions in contiguous and compact manner. This is so on account of the facts that-

- (i) the Hill ranges in the north and east are acting as strong barriers for development on these directions.
- (ii) the development in future is likely to follow the past trend and more areas in south and west directions are likely to be developed.
- (iii) upon most of the lands of villages Shikarpura, Govindpura, Siwar, Hathod and Harmara, Housing Co-operative Societies & private developers have carved out plots.

- (iv) the growth of Industrial activities around Sanganer area warrant further avenues of development, south of Sanganer.

The urbanisable area of Jaipur City which is 326 Sq.km., is resultant effect of amalgamation of Prithviraj Nagar Scheme (as per outlind development plan) and further advancing the network up to Sikar Road and also incorporating Pratap Nagar Housing Scheme on southern part of Sanganer and its extension upto Balawala. It is expected that developmental activities in these areas will conform to the envisaged planned development.

## **LAND UTILISATION**

Taking into account the environmental considerations, regional drainage slopes, existing developments, direction of growth, requirement of land to accommodate the expected increase in population and related increase in various activities, the policy document divided Jaipur Region into the following three broad categories :-

1. Rural Area
2. Ecological Zone
3. Urbanisable Area

### **1. Rural Area**

The area which is not covered by the urbanisable area and ecological zone is Rural Area. The rural area will cater to the predominantly agriculture based rural economy. The various settlements falling in this area will have scope for expansion for their natural growth and their related economic functions. The rural settlements have been categorized as Rural Growth Centres, rural villages and hamlets. The rural area is strengthened with an effective road network to stimulate the growth and provide accessibility to the main city. Each of the rural Growth Centres, rural villages and hamlets have been assigned with land parcels of 300 mt., 200mt., 100 mt., radius respectively around their existing location to make sure that they will have adequate scope for growth without disturbing the rural fabric. The list of activities that can come up in the said land parcels have been identified in detail in the Land Use Zoning Code.

### **2. Ecological Zone**

Besides the Urbanisable area, Ecological zone has been delineated in the region. This zone includes the hill ranges, forest covers, water bodies, settlements etc. This area is contiguous on both sides of N.H. 11 from eastern boundary of Urbanisable Area upto Agra railway line. This contiguous green zone in the region has a sensitive eco-system. The existing settlements and legally established urban and rural centres in this zone will be allowed to expand to the extent of natural growth only. Functions and activities which are eco-friendly and occupy minimum built up area for incidental use may come up in this zone. The Ecological area imbibe hierarchical distribution of Eco Growth Centres, Eco Villages and Eco Hamlets. The ecological area is proposed to be provided with adequate road network linking the growth centres, villages and hamlets.

The Eco Growth Centres have been allocated 300 mt. radius of land parcel & Eco Villages with 200 mt. radius land parcel to accommodate the growing needs of the rural population. The Ecological Zone and its suitability of development is determined by natural characteristics of land such as geology, soil, hydrology and vegetation. In an endeavour to retain the natural characteristics the impact of developmental activities that come in the area shall be properly regulated. The Land Use Zoning Code shall take into consideration the environmental parameters to arrive at the suitability of development. The Code identifies the activities that can figure in these areas to promote growth without disturbing the ecological fabric of the area. The area of the ecological zone is around 481 sq.km.

### **3. Urbanisable Area**

Urbanisable area will cater to concentrated form of urban activities. These areas have been equally distributed in the region taking into account the potentials of existing settlements, land classifications and areas sustainable to urbanisation, directions of growth, available physical infrastructure, contiguity of the Urban areas, Planning concepts, feasibility of development etc. The urbanisable area of Jaipur city adds upto 326 sq.km. Ecological area and Rural Area encompass Satellite towns. Inner Ring of Satellite towns have urbanisable parcels which add upto the urbanisable area by another 64.57 sq.km. Thus overall urbanisable area of Jaipur Region is around 391 sq.km. This urbanisable area excludes the area of village settlements in Ecological Zone and Rural Area. The village settlements will absorb the natural growth of population. These will be planned to have socio-economic activities to make them self sustained Rural Centres.

## **ROLE OF URBAN NODES**

In the Jaipur Region, broad areas of concentration of activities have been identified on the basis of economic activities and infrastructural network, existing as well as proposed. The policy document of the Master Development Plan 2011 has identified 32 nodes catering to urban functions including the existing ones. Out of 32 urban nodes, 20 urban nodes fall under urbanisable area of Jaipur city for 2011 and the rest 12 have been distributed all over the Region guiding growth potentials to Satellite Towns and Inner Ring Towns.

Each of the urban nodes has been identified with the activities that strengthen the locational aspect of the area and meet the needs of the increasing population. Each of these Urban Nodes will be a continuation of various urban facilities. These Urban Nodes have been classified in the following categories:-

- (i) **Predominantly Commercial Node**
- (ii) **Predominantly Industrial Node**
- (iii) **Predominantly Public and Semi Public Node**
- (iv) **Predominantly Recreational Node**

The following urban nodes falling in the urbanisable area of Jaipur City 2011 with their predominant activity attributes are :-

**A. In Jaipur Urbanisable Area :-**

1. Banipark Node	-	Public, Semi Public
2. Vidhyadhar Nagar Node	-	Commercial
3. Vishwakarma Industrial Area Node	-	Industrial
4. Harmada Node	-	Commercial
5. Kanakpura Node	-	Commercial
6. Bindayaka Node	-	Industrial
7. Bhankrota Node	-	Commercial
8. Prithvi Raj Nagar Node	-	Institutional
9. Mansarovar Node	-	Commercial
10. Sitapura Node	-	Industrial
11. Vanasthali Marg Node	-	Commercial
12. Subhash Nagar Node	-	Commercial
13. Jhotwara Node	-	Industrial
14. South Sector Node	-	Institutional
15. Amagarh Node	-	Commercial
16. Jhalana Node	-	Institutional
17. Malviya Nagar Node	-	Commercial
18. Gopalpura Node	-	Commercial
19. Bhojpura Node	-	Commercial
20. Sectoratit Node	-	Institutional

**B. In satellite towns/ inner ring towns :-**

1. Chomu Node	-	Commercial
2. Jaitpura Node	-	Industrial
3. Bagru Node	-	Commercial
4. Sheodaspura Node	-	Commercial
5. Bassi Node	-	Commercial
6. Jamwa Ramgarh Node	-	Recreational
7. Achrol Node	-	Recreational
8. Kanota Node	-	Commercial
9. Hirawala Node	-	Industrial
10. Goner Node	-	Recreational
11. Kukas Node	-	Recreational
12. Balawala Node	-	Industrial

Due to diversity of uses which are in vogue, the Land Use Plan has not embarked upon definite land use of the prescribed node. Major functions of 32 identified nodes have been mentioned in the plan. Some other activities which shall come in these nodes have not been shown in the Land Use Plan. These shall be further detailed out in the Zonal Development Plans.

JDA Region has been divided into Fifteen Planning Zones for the purpose of detailed planning exercise and preparation of Zonal Development Plans. This delineation is based on defined physical/revenue boundaries and uniformity of character.

The Land Use Plan has been prepared on the basis of civic survey, socio-economic study, growth rate, traffic characteristics etc. The city has been treated as an integral part of the region. Activities from regional level to local level have been proposed, considering the future needs. Most of the commitments of the Govt./Local Authorities made in the light of earlier Master Plan have been honoured. In the Land Use Plan attempt has been made to rationalize the imbalance by making up for the deficiencies that have crept in during the implementation of the earlier Master Plan. The Zonal Development Plans and Zoning Code are proposed to further accommodate these deficiencies.

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**LAND USE CLASSIFICATION  
JAIPUR**

## **LAND USE CLASSIFICATION**

### **RESIDENTIAL**

The success and failure of city development mainly depends upon the provision of quality housing for the population of the town. The house is one of the three basic needs of human beings. Thus it requires serious consideration not only in terms of quantum but also of its quality. The housing quantum as per 1991 census is 2,69,705 as against the total households of 2,71,916 by excluding the army population. The estimated number of households are 2,66,358 and number of houses are 2,64,147. The housing shortage with respect to the number is about 2,200 only and if with the number of householes, kachcha and semi pacca houses (33673) are considered, the housing shortage is of the order of 35,873. By adding the households living on rental or free accommodation which is 34,218, the total housing shortage works out to be 70,101. It is estimated that the additional housing requirement by 2011 will be about 8 lacs including the existing backlog/shortage. Thus in the years to come it is a big challenge for the agencies involved in providing houses as they are required to supply at the average of 32,000 per annum in the 5 years interval. It will be about 70,000 in the period of 1991-1996, about 20,000 in the year 1996-2001, about 26,700 in 2001 to 2006 and 35,660 in 2006-2011.

The existing rate of supply, through all the agencies involved, is below 4000 houses per annum. The agencies are required to gear up in the years to come in order to cope up with the housing shortage. If the agencies fail there would be unplanned and haphazard development of the city, as substantial portion of the housing demand is consequently met by Katchi Basties and "Housing Co-operative Societies".

### **RESIDENTIAL AREAS WITHIN THE WALLED CITY**

In the walled city residential areas are over congested and lack in facilities and infrastructure. The density of the walled city is 305 persons per acre. Any further addition of population would aggravate the problem in terms of facilities which are at bare minimum level. The new residential construction would be discouraged in the walled city by putting restrictions on the number of storeys. A number of houses in various chaukries are in delapidated condition. The walled city is still acting as a central business district of Jaipur City. It is getting more and more commercialised rapidly. The walled city density needs to be reduced by shifting the wholesale activities, traffic generating and intensive activities to the areas outside the walled city. The congested Katla bazar are to be shifted and similarly these areas are to be developed as tourist sales areas, museum etc. No permission for commercial complexes, shopping areas and basements should be permitted to avoid further congestion. Vehicle parking along Johari Bazar, Chaura Rasta, Tripolia, Chaupars, etc. should not be allowed as a rule and underground parking, parking lots in open spaces and at the location of dilapidated buildings, should be developed. New building byelaws are to be formed to reduce the density of the walled city. Zoning code shall also attempt to improve the quality of life in the walled city.

## RESIDENTIAL AREAS OF THE EXISTING DEVELOPED AREA (SCHEME AREAS)

The scheme areas developed by the U.I.T. such as C-Scheme, Banipark, Tilak nagar, Bapu Nagar etc. have already been generating mixed Land Use and these areas where the density is below 100 persons per acre attracts rental population and more economic activities. These areas have quite large space compared to the plot sizes offered by the "Co-operative Societies" and other agencies. These areas of plotted residential development are getting converted to flatted construction. The existing areas, especially, in the south and south west of the walled city which comprise of Banipark, C-Scheme, are areas where the densities are quite low and are likely to cater to the increasing demand for the rental housing. This would generate need for augmentation of services.

## DEVELOPMENT-THROUGH HOUSING CO-OPERATIVE SOCIETIES

Housing Co-operative Societies have played dominant role in plotted residential development in the City. The area developed through societies may be divided broadly under two categories.

- A. Thickly built up areas constructed in unauthorised manner :-** These areas lack proper infrastructure, standard circulation, proper drainage and proper quality of construction. Barkatnagar, Jhotwara area, area South of Jalmahal and west of walled city are such areas which need attention. It is envisaged that while preparing Zonal Development Plans, adequate measures would be taken to restrict further intensification of building activity in these areas. The intensive development in these areas would further deteriorate the living conditions.
- B. Schemes of Housing Co-operative Societies which were approved as per plan policies :-** These are sparsely developed. The absence of adequate facilities create planning problems in these schemes as well. Adequate measures to meet the needs of the neighbourhood, and the sector, are proposed to be taken in Zonal Development Plans.  
This situation is creating demand for development of new residential areas. The Master Plan - Land Use Plan 2011 has proposed 13825 ha. (34148 acres) under residential use. While proposing the additional area relationship with work centres and facilities etc. has been considered. The residential use of the existing development which is as high as 63% in 1991 is proposed to be reduced to 44.8%. This will be achieved through densification of low density residential development, through group housing and optimisation of the use of available area. Adequate new residential area has been proposed on these lines.

## KATCHI BASTIES

There are altogether 178 Katchi Basties in the city. These Basties are increasing with the increase in population and migration. JDA has a plan to make a serious attempt to re-settle and improve the living conditions in these Basties by involving the private sector. One such project is planned to be taken up for

Jawahar Nagar Katchi Basti. This Basti site has been retained in the Land Use Plan on the condition that it will be re-developed and multistoried housing will be provided to the dwellers. Some families may be shifted and settled elsewhere. Other such schemes shall be taken up if this experiment becomes successful.

## **COMMERCIAL**

An important feature of the walled city is its central axis. All wholesale business activities are located along this central axis. Important activity areas are Chandpole, Surajpole, Chaura Rasta, Johari Bazar and Tripolia Bazar etc. Over the year the development as well as economic scenario of the city has changed considerably. Trading and commercial activities are getting further concentrated in the Walled City. It is acting as central business district for the outgrown Jaipur city.

Due to high land value of walled city residential areas these are partly or fully getting converted to commercial use. Another reason for conversion to commercial use is the easy accessibility of residential area to planned retail commercial areas of the walled city. Wholesale business activities have also grown quite substantially in the walled City.

Area under commercial land use in Jaipur City is 950 acres against 1600 acres proposed in the Master Plan 1991. In addition, the commercial development has come at wrong places and not as envisaged in the Master Plan. The commercial land use share is just 3.76% which is quite low in comparison to other metropolitan cities. Total workforce in trade and commerce is 1,02,521 workers as against 70,000 workers proposed in the Master Plan 1991. This comes to 23.97% of the total workforce of 4,27,772 workers. Moreover the total workforce in trade and commerce has been increasing. The increasing growth rate indicates the tendency of increasing commercial activities in the City.

The total area for whole-sale trade and specialised markets was about 290 acres as per Master Plan-1991 which is 18.12% of land use share of trade and commerce.

The total employment in whole-sale trade is about 12,000 which is 11.7% of total workforce of trade and commerce. This comes to average of 4.5 workers per wholesale trade units. 74% of wholesale trade are located in markets or shopping complex and 19% are located in residential area. 71% of the wholesale trade have in-sufficient place for their operation.

In order to meet the requirement of the commercial use which is the backbone of the economy of the city, region and beyond, the land use of this activity has been broadly classified under 3 heads :

1. **Retail Commercial and General Business**
2. **Wholesale Business and Warehousing and Godowns**
3. **Specialised Markets**

## **Retail Commercial and General Business**

The Master Plan-1991 proposed 5 District centres of which only 2 have come up. In addition to the walled city the roads adjoining walled city like M.I. Road, Station Road, Sansarchandra Road are primarily commercial. Since these shops are abutting the road and the entire facade being constructed, the parking provisions are not available on these roads. As these roads are acting as thorough fare leading to central business area (walled city), the pressure on these roads is constantly increasing. To cater to the increasing need of commercial activity of the city, in the proposed development on western side of the city, and towards south of Sanganer, the retail commercial facilities have been distributed along the main arteries. Local shopping centres and convenient shopping shall also be provided while preparing scheme plans.

A major phenomenon of the city's major roads is that number of shops have been constructed in line as strips on either side. On a number of major roads such shops are within the right of way of the roads . Such unauthorised constructions will need to be judiciously re-adjusted. The considerations like traffic needs, requirements of development on either sides, feasibility of alternative alignments of roads for diversion of heavy traffic shall be the guiding factors for dealing with such unauthorised constructions. The Master Plan has proposed 1165 ha. (2875 acres ) of land for retail commercial activity in the city by the year 2011. Certain areas where commercial activities have developed dominantly, these have been proposed for retail commercial use. In certain areas where there is tendency for conversion of use from residential to commercial, an option shall be made available to the plot owners to convert the plot to commercial use and in that case, plot owner will be required to surrender the front set back for public parking. There are certain areas like Durgapura, Gopalpura Mode, Rajapark, Dher Ke Balaji, Amber Road, Ajmer Road where the prescribed road width is not available and it is envisaged here that shops along the road shall be relocated. In this respect detailed development plans are to be initiated along with the modalities . It has been decided to prepare detailed Development Plan for Raja Park area provided Linear retail shopping along some of the important major roads of the city have been prepared.

The retail commercial activities are proposed adequately in the western part of the city. Similarly a small retail commercial Business District for Sanganer area is proposed on the south west of the Town. This shall meet the requirements of commercial activity for this part of the urbanisable area. It shall pave way for decongesting Sanganer Town by relocation of commercial activities from Sanganer Town to this proposed location.

## **Wholesale Business, Warehousing and Godowns**

The earlier plan proposed new locations for various wholesale activities to reduce congestion at present locations. These wholesale markets like the Surajpole Mandi, Chandpole Mandi, Lal Kothi Subzi Mandi shall be shifted and these locations are designated for retail commercial use. Surajpole & Chandpole commercial area shall accommodate the retail business proposed to be shifted from various Katlas of the Walled City. Lal Kothi vegetable market area would accommodate the sectoral commercial activities. The

whole sale vegetable market site is proposed at North of Mohana Road. This market is provided with adequate linkages with the existing development and proposed town expansion on the west. In all four Wholesale Business Complexes have been proposed in Jaipur city.

One Wholesale Business District is proposed on the west on Sikar Road. This Wholesale Business District shall have adequate road network, suitable allocation of Institutional, Public Utility around and Recreational area overlooking Harmara Hills. Retail commercial activity is also proposed near it. Another wholesale business district is proposed near Sirsi Bindayaka along Ajmer railway line west of Bye-pass. This will also meet the requirements of the extended industrial activities. The Railway Yard near Kanakpura Railway Station shall provide convenient transportation facility. Sub-Wholesale Business District, one on Diggi-Malpura Road at Balawala and another near Bhankrota on Ajmer road shall meet the growing demand of the proposed urban expansion south of Ajmer Road and south & south east of Sanganer Town. In all 654 ha. (1615 acres) of land is proposed for wholesale business, warehousing and godowns in the urbanisable area of Jaipur City.

### **Specialised Markets**

The city with its growing commercial activities shall need specialised markets, suitably located. The specialised markets for Hardware, Building Material, Timber, Medical products, Electric and Electronics, Autoparts, Handicrafts, Tobacco products, Plastic Goods, Hosiery products etc. need to be properly distributed over the city. 244 ha. (605 acres) have been earmarked for specialised markets. These specialised markets have been proposed in the western and north western part of the city. Their location is close to the proposed wholesale business, warehousing and godowns area. One Specialised market is proposed on Gopalpura Bye-pass.

### **INDUSTRIES**

#### **Manufacturing**

Growth of manufacturing industry is an important component of the economy. The city of Jaipur has shown positive and progressive trend in this direction. Master Plan 1991 envisaged 4460 acres of land for industrial purposes. Out of this only 2490 acres could be developed for industrial purpose. There is a high degree of concentration of small scale and house-hold industries in the walled city area. The share of textile and food industries, registered under small scale industries, have recorded maximum growth of 60% and 66% during 1986 to 1991 alone. It is also observed that 70% of Household industries in walled city area use less than 50 sq.mt. of area each. Most of the household industries are cottage industries and are located in residential areas and the concentration is quite high in walled city area.

The industrial areas are developed by RIICO after acquiring land. Enough land could not be acquired due to the fact that these had been sold by the land owners to the Housing Co-operative Societies. As a result the integrated development as envisaged in the Master Plan-1991 could not be achieved. Additional areas would be required for industrial use during the plan period. In view of the various proposals of

RIICO, apart from the already existing industrial areas, some additional areas have been identified for industrial use. Vishwakarma Industrial Area is proposed to be extended towards north upto Harmara hills. The existing infrastructural development for Vishwakarma Industrial Area can be extended to this proposed area for expansion. This site is close to Delhi-Ajmer Bypass road. One industrial site as an extension of Sitapura, has been suggested by RIICO. It is located south of Bambala river and on the west of Tonk road. The existing industrial area of Sinwar is proposed to meet the demand of industrial sites in this area. One industrial site is proposed on south-east of Sanganer town and another on south of Mohana road, primarily for shifting of the Polluting Dying and Printing Industry from Sanganer town. There is a trend of growth along Diggi-Malpura road. One industrial site north of proposed Regional Bypass and east of Diggi Malpura Road has been identified. By the side of this industrial area, wholesale business activities, bus terminal etc. have also been proposed.

The existing industrial area like Sudarshanpura and 22-Godown, Jhotwara Industrial area, Capston Metres, Glass and Potteries Industries have been indicated for industrial use. Only non polluting industries shall be permissible in these areas. These industries shall be in "Green Category" and adhere to the Rajasthan Pollution Control Board norms.

The non-conforming industries shall be shifted from their present locations. In such cases rehabilitation measures and other modalities have to be worked out jointly with RIICO and Rajasthan Pollution Control Board. The "Orange Category" of industries shall be confined to the peripheral areas of urbanisable limit of 2011. No "Red Category" of industry shall be permitted in the whole of Jaipur Region. Household industries which share most of the workforce need to be given an impetus. Accordingly Household industries barring manufacturing of soap and detergents are permitted in the urbanisable parcels. The cottage and village industries which are the strength of rural economy need to be further strengthened. These village industries are permissible within 250 mtrs. radius of the Abadi area of Eco/ Rural Growth Centres/ Villages/ Hamlets. The units with large scale water consumption and Tanning Industries are not permitted. All industrial establishment shall be located in planned industrial areas and shall meet the requirement of Environmental Impact Assessment prior to their establishment in conformity with Land Use Plan 2011. Non conforming units shall be shifted from the present locations. In the Land Use Plan the area proposed for Industrial use is 1862 ha. (4600 acres), which is 6.05% of the total urbanisable area.

### **Extractive & Mining**

The Master Plan-1991 intended shifting of stone quarries and crushing operation, being carried out on the inner slopes along the eastern & northern hills, to preserve the natural surrounding and environment overlooking the city. Extractive and Mining activity had been proposed at Dantli hills north of Goner. It is further proposed to permit on merit basis, quarrying, stone crushing units as per the recommendations of Department of Mines and geology of state, without disturbing the environment of Rural Area and Ecological area.

## GOVERNMENTAL

This use has two sub categories:-

- (i) Governmental and Semi-Governmental Offices
- (ii) Government Reserved Areas
- (i) **Governmental and Semi-Governmental Offices**

The earlier Master Plan had envisaged the Government Offices in organised complex which are Secretariat Complex, Collectorate Complex and Jaleb Chowk Area. Secretariat Complex was intended for State Level Offices, Collectorate complex for District Level Offices and Jaleb Chowk area for Local Level Offices. In the plan period these have been substantially developed. In addition Jhalana Doongri Institutional Area, Budh-Singhpura Institutional Area have come up to meet the demands of various government offices. A large number of offices are still run in private rented buildings. Jaipur City being the State Capital, the increasing economic activities in the city, and with the expansion of Railway activities, more and more areas for the purpose are required. In view of the above and to shift Government, Semi Government offices from Jaleb Chowk these uses have been adequately proposed in the western side of the city. Government offices have been adequately distributed along with the various economic activities and are proposed close to the Mass Rail Transport system.

Total area proposed under this use is 602 ha. (1485 acres). On shifting of the Local Government and State Govt. Offices from Jaleb Chowk, the area thus vacated is proposed to be utilised for tourist oriented activities. This complex comprises of City Palace, Jantar Mantar, Govind Devji Ka Mandir etc. The State Assembly building which is being constructed at Lal Kothi is under completion. Once the Assembly is shifted to the new building the present assembly building would be used as Town Hall or for any other use which would generate tourist interest. Here it is envisaged that the whole complex is to be taken as a heritage site and detailed planning for the utilisation of the site needs to be initiated.

### (ii) **Government Reserved Areas**

This is a substantial area under Cantonment in the west of Queens Road. In the Master Development Plan this area has been retained along with the area south of Heerapura Grid Station. No new areas for Cantonment have been proposed. Further expansion of Government Reserved Areas is proposed to be beyond Urbanisable Area i.e. in Rural Area. The total area earmarked for Government Reserved use is 627 ha. (1549 acres).

## MIXED LANDUSE

The Mixed Land Use Pattern existing in the developed areas of the cities is difficult to alter. This pattern is prevalent in all the cities. Proper management policy has to be framed for such activities. The mixed use activities can be put in two categories:

- (i) Existing Development
- (ii) Proposed Development

In certain existing development commercial activity has intruded into residential areas specially all along major roads. These are generally either encroachments on roads or are front set back violation. A separate Policy needs to be framed by identifying these pockets on major roads to the extent that it does not form a monotonous ribbon form and does not hamper traffic. These areas are to be considered on selective basis and after carefully taking into account the community needs like parking, traffic requirements, extra load on municipal services and other environmental needs. After a study of these aspects, Zonal Development / Layout Plans shall be prepared to identify the activities, road width and other controls in such areas.

In view of the typical character of urban development of the cities, Jaipur being no exception, planned mixed residential and non-residential activities need to be introduced. In this direction one pocket in the developed area west of Guru Nanak Path, Malviya Nagar from JLN Marg junction to Calgiri Hospital circle and three major pockets in the developable area have been identified. The activities that are permissible in this use Zone are the compatible activities mentioned in the Land Use Zoning Code. The Zonal Development Plans layout plans shall identify the various Use Zones/activities to be permitted in various parts of the proposed Mixed Land Use Area.

In case of mixed use in the same building like residential cum commercial or residential cum institutional or residential cum services industry, the same shall be permitted as per the Land Use Zoning Code. The building regulations alongwith the development controls shall be worked out for further modalities. The designated area under this use is 1034 ha. (2555 acres).

## **PUBLIC & SEMI PUBLIC USE**

Public, Semi-Public uses are complementary to the economic activities such as Industrial, Commercial, etc. General Public and Semi-Public use has detailed sub-uses like Educational Institutions, such as Colleges, Professional and Research Centres and Schools etc., Medical Facilities such as Hospitals, Health Centres, Dispensaries etc., Social Cultural & Religious Institutions, Historical Monuments, Other Community Facilities, Cremation and Burial Grounds, Public Utilities etc. These are need based and their location and extent is accordingly decided. In an endeavour to imbibe certain flexibility, in terms of location and extent, the Land Use Plan has categorised Public & Semi-Public Uses into following categories:

### **(i) Institutional - General**

- Educational
- Medical
- Social, Cultural, Religious and Historical Monuments
- Other Community Facilities

**(ii) Public Utilities**

**(iii) Cremation & Burial Grounds**

In many locations where Community Facilities and other Public and Semi-Public use was proposed in the Master Plan-1991, unauthorised and substandard residential development has come up through the Housing Co-operative Societies. The non-provision of Community Facilities has thus greatly hampered the planned development. It is proposed that in new development area adequate Public and Semi-Public use be provided so as to cover the back log of such use in the existing development and also to meet the requirements of the additional population. These have been located in such a manner that these are not far away from the present development as well as adequately serve the area to be developed in future.

**Institutional**

The proposal of the Master Plan-1991, for social infrastructure, which comprise of educational institutions, health services and other community facilities were neglected to a great extent.

Institutional - General area has been proposed in all parts of future development to meet these requirements adequately. Area for such purpose have also been proposed along the arterial roads. Here sector level or neighbourhood level community facilities can be located as per the need. It is also proposed that plotted residential development should not be located along the main roads, and development relatable to Public and Semi-Public uses be provided.

**Educational**

The literacy level has shown increasing trend in the past two decades. The increasing trend of the literacy indicate the higher proportion of students in the 5-24 years age group, thereby warranting provision for adequate educational facility. The literacy level in Jaipur city as well as Delhi is almost similar as per 1991 census. Adequate areas have been kept for educational institutions in the Land Use Plan including a new University Complex at the North-West node of the Plan.

**Medical**

The additional requirement of General Hospitals is around 12. The catchment area of the higher level medical facilities being the entire Jaipur Region, adequate provision has been made in the plan for this use. These hospitals and other medical related activities would be provided in the area reserved for institutional purpose. These locations shall be detailed out in the Zonal Development Plans. This offers a flexibility in terms of allocation as per the demand. This is so also due to the fact that more and more private investments are coming in the area of medical and health care as well as educational institutions.

In the Land Use Plan, the Institutional Area has been proposed in the western side and all along the arteries. In view of the growth of the population and growth in industrial, and trading activities as

envisaged in the Master Development Plan, there would be a growing demand for skilled manpower. All technical and professional institutions, educational and health facilities would be accommodated in the Institutional - General area.

### **Social, Cultural Institutions and Other Community Facilities**

The growing metropolis needs sufficient areas for social cultural buildings, community halls, and area for the facilities like Post and Telegraph Offices, Police Stations, Fire Stations, Library halls, Theatre halls etc. Areas for these activities have not been indicated in the Land Use Plan separately but intended to be covered in the Institutional area. The additional requirement of these activities by the year 2011 is enumerated below :

S.No.	Activity	Addl. requirement by 2011
1.	Public Libraries	110
2.	Reading Rooms	71
3.	Firefighting Facilities	
	(i) Fire Stations	42
	(ii) Vehicles	42
4.	Post Offices	409
5.	Telegraph Offices	122

The Zoning Code would further detail out additional complementary activities permissible in all the uses.

The Community Facilities which are available in the existing developed area have been retained in the Master Plan for 2011. Most of the Community Facilities available in the existing developed area are scheme level/sector level facilities. The Zoning Code would indentify provision of such activities in other uses as per compatibility.

The Central Jail Complex situated on Agra Road is proposed to be shifted in North east of Harmara in the Village Luniawas. The present Jail Complex area is proposed for commercial purposes. While preparing detailed project and Comprehensive Plan the deficiencies in this part of the town shall be taken care of.

In the new areas the Institutional Use has mainly been proposed along the major arteries. A width of 110 mt. is earmarked accordingly on either side of arterial roads. This will ensure easy accessibility of the Community Facilities and shall impart an urban form. Some large areas have also been a University Sub-centre. This has been proposed near Ajmer Road which has an area of 108 ha. (267 acres).

## Public Utilities

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The utilities that are dealt with in this section are :-

(i) Sewerage, (ii) Solid Waste Management (iii) Water supply, (iv) Power and (v) Drainage. The above factors are vital for successful city development. The Master Development Plan 2011 has analysed the need and adequate provisions have been made for the projected requirement.

## Sewerage

The walled city of Jaipur was provided with proper sewerage system, except for some blocks on the periphery. With the passage of time the condition has deteriorated as the population has increased nearly 5 times of the designed population. The area outside the walled city, in general lacks sewerage system except for some pockets. The majority of the house-holds have septic tanks and/or soak pits. The practice of disposal in soak pits is environmentally unsafe as it pollutes the ground water. PHED has worked out a comprehensive sewerage scheme for 2011 population. The scheme envisages a common treatment plant at the southern part of the city. This has been located in the Pratap Nagar Housing Scheme area, north of Bambala river with appropriate uses around it. The present treatment plant for the walled city which is at the west of Amber Road has been retained for the present. Moreover, adequate area is available in Rural belt and in Ecological area for location of this activity. After assessment of the environmental impact appropriate locations can be worked out to locate more treatment plants, may be in other directions.

## Solid Waste Management

Solid Waste Management is a serious problem in all the cities of India. Inadequacy of the resources is the major cause for poor management. Solid Waste Management Plan has to be worked out with a long term perspective, say for the period upto 2021. By that time Jaipur City would be having a population of around 63 lacs, and the Solid Waste is expected to be about 4034 tonnes per day.

The conventional system of garbage dumping may not be suitable in the long-term. Modern methods may have to be adopted as an alternative.

Selection of solid waste disposal sites require assessment survey based on geo-environmental considerations, cost of land, land use pattern, sensitivity of the people around, etc.

Though in-depth studies have not been made on this aspect, prima facie the following two sites are recommended for the dumping of the solid waste.

1. Rocky plain area between Renwal and Jhog South of Bundhi River.
2. Depressions at the east of Danti, Siroli and Goner.

These sites cover the south east and south west parts of the city, and it would be too costly to transfer the waste from northern parts of the city. Hence to balance the distribution two additional sites are proposed for serving the northern parts.

1. Site located on Jamwa Ramgarh Road and Dhoond River which is ravinous and has carcass site nearby.
2. Area situated south east of Kotadah Village west of Sikar Road. The land is ravinous and shall serve north west parts of the city.

The disposal system can be grouped in two categories

- (i) The Sanitary land filling
- (ii) Modern Tunnel Reactor System :- The Modern Tunnel Reactor System can be adopted as an alternative to sanitary land fill to achieve a long term solution. In addition the fool proof conventional system, it requires scientific method of sorting, trenching, layering and compaction. The modern Tunnel Reactor System converts Solid Waste into compost. It can be recycled as animal feed and fertiliser. It does not produce objectionable odours. This system can be easily made acceptable if villagers of the surrounding villages are educated about the system and animal feed and fertilisers are made available to them on nominal cost. The number of Tunnels required to meet the demand by 2021 shall be 224 in number, having 18 tonnes capacity per Reactor. However to optimise the life of Reactor one additional reactor need to be kept and thus 448 Reactors would be required by the year 2021.

## **Other Utilities**

Sufficient area for public utilities has been earmarked to meet the requirements of the RSEB and the PHED, in the proposed city expansion plan. These have been provided in all directions in which future development has been proposed. Zoning Code would identify the provision of public utilities which can be made at the scheme level.

## **Cremation & Burial Grounds**

The present sites of cremation and burial grounds have been retained as such. However, hereinafter it is envisaged that while drawing scheme plans adequate provisions shall be made to provide for these uses. Zonal Development Plans will further identify the areas and extent of such uses as per the need of the locality. It is also recommended to identify suitable forest lands within the developed area and developable area to accommodate burial grounds. The permission of burial with cost can go to the Corpus fund of the Forest Department to green the forest land which are presently barren or full of cactus shrubs. The cost paid for the facility shall add to the development and maintenance cost. Further modalities are needed to be worked out to meet this objective.

## RECREATIONAL FACILITIES

The provision of recreational facilities is an integral component of development plan to meet the social, cultural needs of the society. Parks, Play Grounds, Libraries, Community Centres etc. play an important role in providing entertainment along with education and sports. City level park act as lung space for the city. The Master Plan-1991, envisaged 1000 acres in this use. This could not be achieved.

The recreational facilities are required to be accommodated at different levels, i.e. neighbourhood level, sector level, city level and regional level. Most of the parks presently developed are local level parks. The city level parks are Ram Niwas Bagh, Sisodia Bagh, Vidyadhar Ka Bagh and some other gardens such as one near Galta Gate, another at Jhalana, etc. The Recreational Facilities which assume importance in an environment conscious society, ironically, are most neglected in the process of city development. This use suffers most as it is non-remunerative in nature. With the standards of Delhi Master Plan 2001, which recommends around 6.97 sq.mt. of open space per person, the city would require 3,39,50,000 sq.mt. i.e., 3,395 ha. by the year 2011. To achieve this objective, Master Development Plan envisaged 3461 ha. (8550 acres) of land to be developed as open spaces. The Plan has retained Regional Park proposals of Master Plan-1991 and in addition a Regional Park having an area of 246 ha. is proposed on the north of Muhana road. This shall be developed as a Regional Park to serve the proposed urban expansion on the West. This shall be developed as a Regional Parks, one at the north near Harmada hills and the other at the south of Malviya industrial area are proposed to meet the city's requirements. It is proposed to also develop an artificial lake in the Malviya industrial area site by constructing a dam at appropriate location on the down stream of the nala. A drain all along the eastern side of the eastern Bye-Pass is also proposed which will collect the rain water of the eastern hills during rains. This water will be collected in the lake that is proposed to be developed. Large city level parks are also proposed in the urban expansion towards west. On the western side, large area comes under high tension lines. This area is not suitable for any constructional activity. This has been proposed as running open space from intersection of Gandhi Path with the western bye pass upto Jhotwara Road intersection with the western bye pass and further extended upto Sikar Railway Line. The North West part of developed area is proposed with regional park amalgamating the scenic beauty of Nindar Benad hills and area abutting the western most bye-pass.

Amanishah Ka Nallah which was earlier at the periphery of the urban development has now come in the middle of the urbanisable area. This nallah is seasonal. The low lying areas along the nallah are prone to encroachments, even though this is unsafe for urban use. Hence it is proposed that these low lying areas be developed into terrace gardens after training the nallah. This will substantially add to the share of recreational facilities proposed in the plan. The development of tourist facilities are to be encouraged. At zonal level and neighbourhood level, parks and open spaces shall be provided as per norms. These shall be indicated in the detailed plans of the zones and scheme areas.

Amber Town area which is part of urbanisable area has been adequately provided with recreational area to enhance the importance and growth of the town in terms of its importance as a tourists centre. Special area development plan is envisaged for the area exclusively reserved for Recreational Use on

the south of Amber Road upto Amber Kunda road junction with Delhi Bye-pass. It is further emphasised that the area like Sagar Lake, Jain Temple near the Fort, Dalaram-Bagh and garden below, Chattries, Maota lake are to be taken up as special schemes in the immediate future to stop unauthorised construction, and to conserve the historical structures of Amber, which was the old capital of Jaipur State.

The earlier Master Plan proposed development of Jalmahal area. This proposal has been retained. Another special area of attention is on the west of Amber Road leading to Airforce Station. This area is proposed to be developed for tourist facilities. Retail shopping in this area should not be permitted.

Sanganer town also has its own historical buildings, Special Area Development Scheme needs to be prepared for beautification of Jain Temple and the places around. It is also necessary to decongest the city and to protect the urban form of the old town. Polluting dyeing and printing Industries located in the town are proposed to be shifted to the new earmarked industrial sites located near by.

### **Stadium and Play-Ground**

There are two stadiums in Jaipur, Sawai Man Singh Stadium outside the Walled City and Chaugan Stadium inside the Walled City. Three more stadiums are also coming up. One in Mansarovar Scheme, another in Vidyadhar Nagar Scheme and the third one in Chitrakoot Scheme. Besides these two new stadiums have been proposed in the Master Development Plan. One is proposed in the Western Urban Expansion Area and another in the area south of Sanganer. These alongwith local level play grounds that shall be provided at the Zonal and scheme levels shall be adequate for the projected requirements.

The Picnic spots around the city need to be developed properly. These kinds of activities may be taken up at project level and accordingly comprehensive plans for identification and development of these spots should be drawn and implemented on priority.

The rocky outcrop due to quarrying activity of Jhalana hills is a glaring scar on the city. The comprehensive plan for development of these rocky terrain of the quarrying site as STONE PARK need to be prepared. Greening of the inner slopes would be a step towards for beautification of the damaged tracts of these hills

The Zoning Code would identify permissible activities by which the environment is further upgraded in these areas.

All the low lying areas and catchment area of the Jalmahal is proposed to be protected and used for recreational use. Only plantations and no construction activities, shall be permitted in the Jalmahal catchment area. This catchment area extends across the Jhalana hills upto Delhi Bye Pass on the east. It is envisaged to substitute the aged old trees by new plants within Jaipur Region, as a cyclic process, to retain and sustain the environment.

Old Sewage Farm which falls East of New Sanganer Road has been shown "AREA RESERVED FOR SPORTS AND GAMES OF INTERNATIONAL LEVEL" in the Land Use Plan. It was decided by the Authority that final decision of this area shall be taken later on considering all factors and till that time, it may be kept undecided.

### **NURSERIES AND ORCHARDS**

Two pockets of Nurseries and Orchards have been identified. One on west of airport, and another south of Ajmer Road which is as Sandwana farm. A few small nurseries and orchards have been retained. Further these kinds of activities are to be incorporated in the detailed plans to enhance urban environment.

A "Tree Preservation Order" would need to be executed to enhance green cover of the city.

### **CIRCULATION**

As the urban area extends, traffic management assumes greater importance. The work centre home relationship needs to be looked into more closely.

#### **Travel Characteristics**

Travel Characteristics have been studied for Jaipur city specifically in relation with the students and workers. The analysis has shown that 40% are non-workers who do not travel for education and work and about 6% are students and workers. Out of the remaining 54%, 23% travel 1 km. or less, 9.5% travel 1-2 km. distance, 10.5% travel in the range of 2-5 km., 5% travel in the range of 5-10 kms, 6% travel more than 10 kms for education or work. Noticeable aspect regarding the distance to place of work is that nearly 70-80% of the total workers in different occupations travel a distance within 5 km, 6 km which indicates that the spatial distribution of population is in conformity with the distribution of work centres. However, the scenario is likely to change in future due to mobility of the population to outer parts of city. Of those engaged in business and service and about 25% & 41% workers respectively travel more than 5 km. to place work.

#### **Mode of Transport**

A study of mode of transport shows that nearly 10.52% of the population is using private vehicles (Two wheelers or 4 wheelers), 4.26% use bus services, 6.12% use cycle and 0.85% use Rickshaw and rest 25.2% walk to the place of work from their residence. Further it is observed that nearly 45% of the workers in service, business or professionals use private vehicles. The high percentage of work force using private vehicles is also supported by the registration of vehicles in the district which shows that nearly 2 lac two wheelers are registered in Jaipur District upto March, 1991. As per 1991 figures there are 1,91,450 two-wheelers as against the figure of 91,732 in 1986 by which, it is clear that there is 100% growth during these five years.

The Master Development Plan 2011 gives a comprehensive circulation plan for Jaipur Region with the hierarchical system of roads. The following break up of hierarchy of roads has been adopted for the entire Jaipur Region.

Hierarchy of Road	R.O.W.
National Highway Passes	300 ft.
Main Regional Arteries	250 ft.
Arterial Roads	200 ft.
Sub-Arterial Roads	160 ft.
Collector Roads	80-100 ft.

## Transportation Network

The National Highways and bye passes, major regional roads, arterial, sub arterial roads as was envisaged in the 1991 master plan, have been retained. The road network of the arterial, sub-arterial and major roads proposed in the earlier Master Plan was further detailed during the sector plan exercises. These proposals have been incorporated in this new plan. The comprehensive road net-work for the expansion of the city in the west has been worked out with direct linkages to different functional areas. The southern part of the proposed development shall have adequate road network upto the regional bye passes touching south-west of Balawala. A notable feature of the road network is that all the major roads have been provided with alternative parallel roads running in the same direction. Thus, the traffic volume shall be distributed on these parallel roads. These are connected across at an interval of 800 mt. to 2 km. Certain major roads have been straightened for smooth movement of traffic.

The railway lines are dividing the urban area of Jaipur into different segments. With the increase in rail traffic and upgrading of the broad gauge into double line there are chances of frequent closure of the level crossing. This will seriously interfere with the free movement of traffic. In order to avoid bottlenecks, grade separators have been proposed on all Ring Roads and arterial road railway crossings.

Tonk Road crosses the railway lines twice after Bambala river. This hampers the free movement of vehicles on this National Highway. It is intended to divert road traffic on to a parallel 30mt. road before the crossing at Sitapura and after crossing Goner Road, a 45 mt. wide road has been proposed to run parallel along the Railway line till it reaches Tonk Road after second crossing. The width of this proposed road between Sitapura junction upto Goner is 30mt due to the fact that already Indian Oil Corporation have constructed pipe line related activities along and close to the Railway line. In this direction, further modalities shall be worked out in consultation with IOC.

The Collector Roads, Feeder Roads, Access Ways, exclusive Cycle Tracks, Pedestrian Ways would be part of the detailed development plans which are to be proposed as a follow up action to this plan. Various studies and the traffic operation plans for the existing city has been suggested in the Master

Development Plan 2011. These need to be initiated with specific reference to road improvement, intersections designs, alternative routing and construction of important links. This would enhance the living conditions and quality of life in the existing areas of the City.

### **Mass Rapid Transportation System (MRTS)**

The more is the population of a city the larger is the dependence on the Mass Rapid Transportation System. Future extension of the City, therefore, will be based on the Mass Rapid Transportation System. The recommendations of the Techno-Economic feasibility study conducted by RITES and CRRI, suggest a north-south corridor for Mass Rail Transport System starting from Jagatpura on defunct Sawai Madhopur Railway Line via Pratap Nagar Housing Board Scheme Road near Sitapura, Sanganer running all along the railway line and continued further along the western Bypass, west of Mansarovar upto Sikar Railway line crossing with western bypass and along the railway line to Jaipur Railway Station and to Jagatpura Railway Station. The proposals for east-west corridor and other alignments were also suggested. However to ensure more coverage of areas and feasibility the MRTS has been prepared to be provided in loop form (English digit '8') as shown in the Land Use Plan. A east west link has also been prepared. The feasibility of the MRTS shall need to be worked out by the expert agencies.

### **Bus Terminals**

As per the Master Plan-1991, present bus terminal, situated at Sindhi camp was proposed to be shifted. With this proposal in view it is envisaged that the Bus terminals at Jawahar Nagar, Subash Nagar and Vidyadhar Nagar be retained. In addition the following 5 bus terminals have also been proposed :-

1. At the intersection of Kho Nagorian Road with Delhi Railway lines, east of Jagatpura Railway station.
2. On Tonk Road at the intersection of Bambala Bridge.
3. East of Intersection of Diggi Malpura Road with Muhana Road.
4. South of Ajmer Road near its intersection with western bye-pass.
5. East of Kanakpura Industrial Area.

For intra city bus service it is envisaged that Sindhi Camp Bus stand be developed as a terminal. Two more bus terminal for the intra city bus service is proposed in the urban expansion of south and western side, one in Pratap Nagar Housing Scheme and another west of Mansarovar Scheme.

Further it is envisaged that as and when the need for bus terminals on Sikar Road and Amber Road is felt these be developed on these roads near the urbanisable limits. This will result into evenly distributed decentralised bus terminals in the Jaipur City.

It has been experienced that the bus depots under operation are used for workshop purpose as well. This un-necessarily increases traffic congestion. In an endeavour to delink the bus depots with the workshop facilities it is suggested that in all the industrial areas which are being developed by RIICO in Jaipur, sufficient space for this facility should be earmarked. This would facilitate in decongesting the bus

depots which would hereinafter exclusively be used for Bus operation purposes. The modalities in this respect are to be worked out in consultation with RIICO and RSRTC. The Industrial areas are on the southern, south-west, west and northern directions. By accommodating the workshop areas as part of the industrial area the requirement of the RSRTC would be fully met.

## Truck Terminals

The number of trucks which are entering the Jaipur urban area is constantly increasing. With the proposal of bye-passes around Jaipur city it is expected that movements of trucks in Jaipur would be reduced. For the existing area the truck terminal situated at the intersection of B-2 Bye Pass with that of Agra Road has been retained in the present form. On the Western bye pass which would be bye passing the urbanisable area of 2011, two truck terminals are proposed.

1. Near Ajmer Road, intersection
2. Near Sirsi Road, intersection

Two more truck terminals, one on Sikar Road, beyond urbanisable area situated between National Highway NO. 11 and proposed jail complex near Harmara and another at Bagrana on Agra Road shall meet the future requirement on these roads. These locations are falling in the rural area.

## Airport

During the last few years there has been considerable increase in the Air traffic. There is a proposal for upgrading the Jaipur Airport into an International Airport,

The existing run way is being extended towards east, so that Air Buses and large aircraft can use the Airport. Proposal in the earlier plan for the area for airport use has been retained. In the airport area, envisaged in this plan all construction activities which are not related to airport activities shall be prohibited. No residential zone is permitted within this area since the intensity of the noise level in terms of decibel level are quite high as compared to permissible 55 db during day and 45 db during night for residential areas. The airport related activities like new terminal building with all complementary facilities would be developed on the northern side of the airport and these shall be directly accessible from JLN Marg. The Land Use of these areas have been considered carefully so that the activities of these areas do not create any nuisance in the smooth operation of the air traffic. Total area reserved for the airport is 789 ha. (1949 acres).

The matter of airport was discussed in the Authority meeting held on 25/8/98. It was decided that the actual land requirement shall be decided later on after considering all factors and till that time, the matter may be kept undecided.

The land use areas earmarked in the Land Use Plan-2011 are given in the following table :-

## LAND USE ANALYSIS 2011

S.No.	USE	AREA (IN ACRES)	AREA (IN HECTARES)	%
1.	<b>RESIDENTIAL</b>	34150	13825	44.8
2.	<b>COMMERCIAL</b>			
	A) RETAIL COMMERCIAL & GENERAL BUSINESS	2875	1165	3.8
	B) WHOLE SALE BUSINESS, WARE HOUSING & GODOWNS	1615	654	2.1
	C) SPECIALISED MARKETS	605	245	0.8
3.	<b>INDUSTRIAL</b>			
	MANUFACTURING	4600	1862	6.0
4.	<b>MIXED LAND USE</b>	2555	1034	3.3
5.	<b>GOVERNMENTAL</b>			
	GOVT. & SEMI GOVT. OFFICES	1485	602	2.0
6.	<b>PUBLIC AND SEMI PUBLIC</b>			
	A) GENERAL INST. EDUCATION, MEDICAL	6060	2453	8.0
	B) SOCIAL CULTURAL RELIGIOUS & HISTORICAL MONUMENT	490	198	0.6
	C) OTHER COMMUNITY FACILITIES	190	77	0.2
	D) PUBLIC UTILITIES	1105	448	1.5
	E) CREMATION & BURIAL GROUNDS	160	65	0.2
7.	<b>RECREATIONAL</b>			
	PARK, OPEN SPACES & PLAY GROUND/RECREATIONAL AND STADIUM	8550	3461	11.3
8.	<b>CIRCULATION</b>			
	A) RAILWAY STATION & YARDS	430	174	0.6
	B) BUS AND TRUCK TERMINALS	490	198	0.6
	C) ROADS	8840	3580	11.6
	D) AIR PORT	1950	789	2.6
	<b>TOTAL DEVELOPED AREA</b>	<b>76150</b>	<b>30830</b>	<b>100.0</b>
	NURSERIES & ORCHARDS	351	142	
	GOVT. RESERVED AREAS	1549	627	
	WATER BODIES	1731	701	
	REGIONAL PARK	884	358	
	<b>URBANISABLE AREA</b>	<b>80665</b>	<b>32658</b>	



## **SATELLITE TOWNS**

## SATELLITE TOWNS

The Master Development Plan proposes to divert and accommodate 7 lakh population in Satellite towns which otherwise would settle in Jaipur. Each Satellite town and Inner Ring Towns will function as urban nodes of Jaipur Region with the following principle activity.

### Outer Ring Satellite Towns

Bagru	-	Commercial
Chomu	-	Commercial
Achrol	-	Recreational
Jamwa Ramgarh	-	Recreational
Sheodaspura	-	Commercial

### Inner Ring Towns

Balawala	-	Commercial
Goner	-	Recreational
Kanota	-	Industrial
Kukas	-	Recreational
Bilwa	-	Industrial

Siwar, Bilwa and Sitapura nodes have become part of Jaipur city urbanisable area. Jaitpura has been included as part of Chomu urban area.

A part from the strong economic base, the satellite towns and Inner Ring Towns will have similar physical development and facility standards as that of Jaipur city so as to attract the people to settle at these places instead of Jaipur. Sufficient provisions of Infrastructure, health, education and other facilities, utilities, roads and services have been provided for in the Land Use Plan prepared for each Town. The growth potentials have been accounted for major Landuse shares so as to generate activities for which each of the town is identified. Accordingly the Residential share is appropriately accommodated to the natural growth of the town and population deflection from Jaipur city. The development work in each of the town will be taken up according to the Landuse Plan. The Landuse Zoning Code of the Region shall be applicable in these towns as well. Each Landuse Plan shall be effective for a period upto 2011, but if need arises the Authority can extend it for another period of 10 years. The following table indicate the Landuse analysis for the satellite towns and Inner Ring Towns.

The profiles of these towns have been discussed in the main plan. The Satellite Towns and Inner Ring Towns have a number of places of tourist interest like old forts, palaces, temples havelies etc. and these are to be protected.

TABLE NO. 6  
Area in Acres  
(Area in Hactare)  
(Percentage)

PROPOSED LAND USE ANALYSIS - 2011 FOR SATELLITE TOWNS & SMALL TOWNS

S.NO.	NAME OF SMALL TOWN	RESIDENTIAL	RETAIL COMMERCIAL	WHOLESALE	SPECIALISED MARKET	INDUSTRIAL	MIXED LANDUSE	GOVT OFFICES & SEMI GOVT	INSTITUTIONAL	OTHER COM. FACILITIES	PUBLIC UTILITIES	RECREATIONAL	ROAD TRANS. BUS & TRUCK	ROADS	TOTAL DEV. AREA	GOVT. RESERVED	MURSBARY UNCHARGED	URBANISABLE AREA	ASSIGNED POPULATION
1	CHOMU	1821 (737) (46.18%)	30 (12) (0.76%)	180 (73) (4.57%)	106 (43) (2.89%)	301 (122) (7.84%)	166 (67) (4.21%)	32 (13) (0.81%)	227 (92) (5.76%)	30 (12) (0.76%)	12 (5) (0.30%)	415 (168) (10.52%)	124 (50) (3.15%)	499 (202) (12.65%)	3943 (1596) (100%)	—	156 (63) (1559)	4069 (1659)	125000
2	BASSI	1033 (418) (32.89%)	37 (15) (1.18%)	237 (96) (7.55%)	17 (7) (0.55%)	556 (225) (17.89%)	222 (90) (7.08%)	57 (23) (2.12%)	371 (150) (11.80%)	10 (4) (0.31%)	20 (8) (0.62%)	151 (62) (4.79%)	54 (22) (2.04%)	358 (145) (11.40%)	3143 (1272) (100%)	—	10 (4) (1276)	3153 (1276)	80000
3	BAGRU	515 (249) (24.87%)	37 (15) (1.50%)	104 (42) (4.21%)	67 (27) (2.71%)	637 (258) (25.76%)	49 (20) (1.98%)	54 (22) (2.18%)	94 (38) (3.80%)	—	15 (6) (0.61%)	235 (95) (9.50%)	148 (60) (5.58%)	418 (163) (16.90%)	2473 (1001) (100%)	—	—	2473 (1001)	80000
4	SHEODASPURA & CHANDLAI	420 (170) (25.38%)	32 (21) (3.12%)	54 (22) (3.26%)	22 (9) (1.33%)	116 (47) (7.01%)	—	20 (8) (1.21%)	116 (47) (7.01%)	—	7 (3) (0.42%)	400 (162) (20.17%)	82 (33) (4.95%)	386 (148) (22.12%)	1655 (670) (100%)	—	—	1655 (670)	30000
5	KANOTA & HEERAWALA	351 (142) (23.06%)	106 (43) (6.97%)	129 (52) (8.48%)	94 (38) (6.18%)	339 (137) (22.28%)	38 (16) (2.36%)	15 (6) (0.98%)	17 (7) (1.12%)	—	98 (40) (6.30%)	94 (38) (6.18%)	27 (11) (1.77%)	212 (86) (13.52%)	1522 (616) (100%)	74 (30) (100%)	—	1586 (648)	30000
6	ACHROL	386 (149) (23.41%)	10 (4) (0.64%)	—	—	—	104 (42) (6.82%)	44 (18) (2.80%)	32 (13) (2.04%)	—	15 (6) (0.95%)	754 (305) (47.86%)	—	245 (99) (15.59%)	1572 (636) (100%)	—	—	1572 (636)	20000
7	JAMWA RAMGARH	208 (84) (27.28%)	15 (6) (1.95%)	—	—	—	—	17 (7) (2.27%)	42 (17) (5.52%)	—	12 (5) (1.62%)	353 (143) (46.43%)	—	114 (46) (14.93%)	761 (308) (100%)	—	—	761 (308)	20000
8	GONER	54 (22) (11.41%)	—	—	—	—	215 (87) (45.45%)	—	27 (11) (5.71%)	—	—	96 (39) (20.30%)	—	81 (32) (17.12%)	473 (191) (100%)	—	—	473 (191)	15000
9	KUMAS	37 (15) (22.82%)	12 (5) (7.14%)	—	—	—	—	—	—	—	—	62 (25) (38.91%)	—	57 (23) (33.93%)	168 (68) (100%)	—	—	168 (68)	5000
	TOTAL	4907 (1986)	289 (121)	704 (285)	306 (124)	1949 (789)	795 (322)	249 (101)	926 (325)	40 (16)	180 (73)	2560 (1036)	445 (180)	2350 (951)	15710 (6358)	74 (30)	168 (67)	15950 (6455)	54,57 SQ. KM.

## **PLAN IMPLEMENTATION**

## **PLAN IMPLEMENTATION**

The review of the last Master Plan has indicated that non availability of land was the main reason for the non-implementation of the Master Plan. Many important proposals of the Master Plan could not be implemented due to non-availability of land and involvement of Housing Co-op. Societies in cornering every available piece of land irrespective of the fact whether land is under acquisition or not and thus the implementation of the plan proposals got a set back. Although there is provision of acquisition through negotiation (few Development Agencies like RIICO & RHB acquired big chunks of lands for their projects) but could not acquire much land. Bulk land acquisition is possible only through negotiations. It is therefore suggested that for the city development a unified agency for land acquisition should be made. It would acquire the lands in phased manner keeping in mind the immediate needs. This will also help in the implementation of plan through private sector involvement in a planned manner. Housing Co-operative Societies/Developers/Builders (only those which are basically construction agencies) could be given big chunks of this acquired land with peripheral development for carrying out their development activities in accordance to the Master Plan requirements.

### **Plan Monitoring and Review**

**Plan Monitoring** : No long range Urban Development Plan can be implemented unless it is responsive to the happenings and emerging socio economic and other forces during the plan implementation period. Time lag between the happenings and emerging socio economic forces and the plan responses create accentuating condition of unintended growth. The respective plan to check the unintended growth needs a scientific monitoring frame. Monitoring frame is required for (i) evaluating the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio economic changes to review the plan policies. Plan monitoring is thus proposed to be done in a scientific manner as a regular exercise.

### **Plan Review**

The Plan monitoring would provide sufficient material for any major modification required in the plan. Any other aspects out of emerging socio economic and physical forces could be taken up for study to review the plan proposals. A comprehensive review encompassing all aspects will be taken up every five years.

### **Constant Study & Research**

Policies which indicate directions, detailed development projects ultimately tend to affect environment whether favourably or adversely. During the plan implementation all the aspects of development i.e. housing, transport, work centres, recreation, infrastructure etc. need constant study and research to make the plan effective in providing high quality living environment. Necessary studies, research and monitoring work shall be undertaken to make planning a firm instrument for the development of this city.

# **LAND USE ZONING CODE**

## LAND USE ZONING CODE, JAIPUR REGION

### Introduction

The purpose of this code is to promote quality of life of the people of Jaipur Region by organising the most appropriate development of land in accordance with the development policies and land use proposals contained in the Master Development Plan, Land Use plan 2011 Jaipur Region urbanisable area.

It is a systematic code to decide the use activity in two levels -

- (i) conversion of use zone into use premises(layout)
- (ii) permission of use activities on use premises

The code differentiates between the use zone and use premises

### Enforcement of the code

To regulate development in Jaipur Region within the framework of the Land Use Plan 2011, the following should be observed -

#### 1. The Title, Extent, Commencement and Object -

- (1) This code may be called the Land Use Zoning Code, Jaipur Region,
- (2) It shall extend to the entire area of Jaipur Region as defined under sub-section (8) of section (2) of the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982).
- (3) Being part of the Master Development Plan, it shall come into force on the date of operation of the Master Development Plan - Land Use Plan - 2011, under Section 24 of the Jaipur Development Authority Act, 1982 (Act No. 25 of 1982).
- (4) The Compatibility Chart of Urban Activities (Annexure 4) of the Master Development Plan 2011, Jaipur Region, shall be deemed to be substituted by this code.

#### 2. Definitions - In this code, unless the content otherwise require,

- (1) "Use Zone" means an area for any one of the specific dominant uses of the urban functions as provided for in Clause 4;
- (2) "Use Premises" means one of the many sub-divisions of a use zone, designated at the time of preparation of the layout plan for a specific main use or activity and includes the use premises described in Clause 10;
- (3) Layout Plan means a sub-divison plan indicating configuration and sizes of all use premises;

**Explanation :** Each use zone may have one or more than one layout plan depending upon the extensiveness of the area under the specific use zone and vice versa.

- (4) "Zonal Development Plan" means a plan of a zone (division) of the Urbanisable Area of the Master Development Plan (and including Land Use Plan) of Jaipur Region, containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system;

- (5) "Land Use Plan" means the plan indicating all the use zones as defined in clause 2(1);
- (6) "Commercial Centre" includes a Central Business District, District Centre, Local Shopping Centre and Convenience Shopping Centre and non-hierarchy Commercial Centres.
- (7) Various terms of use premises not defined under this clause shall have the meanings as assigned to them under the schedule appended to this code.

**3. Establishment of Use Zone and Use Premises -**

- (1) Urbanisable Area of Jaipur Region has been divided into 32 Use Zones as mentioned in Clause 4.
- (2) Each Use Zone shall be further sub-divided into required number of Use Premises described in Clause 10 with or without conditions.
- (3) Each Use Premises shall be permitted to have specific uses/use activities out of the prescribed 137 uses / use activities with or without conditions.
- (4) The Layout Plan already approved by the Authority or any other Local Authority concerned in accordance with the law shall be deemed to have been approved under this code.
- (5) An area in respect to which there is no approved layout plan shall be governed by the provisions of the Master Development Plan / Zonal Development Plan.

**4. Use Zones Designated :-** There shall be 32 use zones, classified in 9 categories namely, Residential, Commercial, Industrial, Mixed Land Use, Government, Public and Semi-Public, Recreational, Agriculture & Water Body and Circulation. Use Zones are as under namely :-

**(a) Residential**

- (1) Residential
- (2) Walled City Area

**(b) Commercial**

- (3) Retail Commercial and General Business
- (4) Wholesale Business, Warehousing and Godowns
- (5) Specialised Markets
- (6) Hotel/Heritage Hotel

**(c) Industrial**

- (7) Manufacturing
- (8) Extractive and Mining

**(d) Mixed Land Use**

- (9) Mixed Land Use

**(e) Government**

- (10) Government and Semi-Government
- (11) Government Reserved Area

**(f) Public and Semi - Public Institutional**

- (12) Institutional General
- (13) Medical
- (14) Educational
- (15) Social, Cultural, Religious and Historical Monuments
- (16) Other Community Facilities
- (17) Public Utilities
- (18) Cremation and Burial Grounds

**(g) Recreational**

- (19) Parks, Open Spaces and Play Grounds, Other Recreational Area
- (20) Stadium
- (21) Regional Park

**(h) Agriculture and Water Body**

- (22) Nursery and Orchards
- (23) Ecological Zone
- (24) Highway Control Belt
- (25) Rural Settlement
- (26) Rural Belt
- (27) Water Body

**(i) Circulation**

- (28) Railway Station and Yard
- (29) Roads
- (30) Road Transport Terminals, Bus (B) and Truck (T)
- (31) Mass Rail Transport System (M.R.T.S.)
- (32) Airport

- 5. **Use premises Designated** - Use premises shall be as designated in Clause 10. There shall be 137 Uses / Use Activities as defined in the Schedule to this Zoning Code.
- 6. **Location and Boundaries for Use Zones** (1) Any one of the 32 Use Zones may be located at one or more than one places as shown in the Land Use Plan.  
(2) The boundaries of various pockets of Use Zones are defined like roads, railway tracks, drains, etc. The area of each pocket of different Use Zones is as indicated in the Land Use Plan.
- 7. **Location and Boundaries of Use Premises-** (1) The location and boundaries of each Use Premises shall be as given in the Layout Plan with reference to important bench mark like road, drain or other physical features.  
(2) Any change in the location boundaries and predominant use of Use Premises due to any reason whatsoever and duly approved shall be incorporated in the Layout Plan.
- 8. **Sub Division of Use Zones into Use Premises** - The objective of this code is to guide the preparation of Layout Plans for various Land Use Zones. Service Plans corresponding to these Layout Plans for provision of Physical Infrastructure like water supply, sewerage, drainage, etc., shall conform to the prescribed norms.

9. **Permission of Use Premises in Use Zones** - Permission of use Premises may be as a part of approval of Layout plan or as a case of special permission from the Authority.

**(1) Residential :**

**(i) Permission of selected Use Premises in Use Zones -**

Plotted Housing, Group Housing, Residence cum Work Plot, Hostel, Guest House, Boarding House and Lodging House, Convenience Shopping, Local Shopping Centre, Health Centre (upto 30 beds), Nursing Home, Nursery and Kindergarten School, Primary School, Secondary School, Senior Secondary School, Integrated School, Intergrated Residential School, Social Welfare Centre without Auditorium, Religious Premises.

**(ii) Permission of Secondary Use Premises -**

Residential Flat, Dharamshala, Baratghar, Night Shelter, Clinical Laboratory, Voluntary Health Service, Old Age Home, Vocational Training Institute, Research and Development Centre, Library, Technical Training Centre, Music, Dance and Drama Training Centre, Children Traffic Park, Museum, Exhibition Centre and Art Gallery, Open Air Theatre, Community Hall, Cultural and Information Centre, Social and Cultural Institute, Orphanage, Yoga Centre, Meditation, Spiritual and Religious Discourse Centre, Plant Nursery.

**(2) Commercial :**

**(a) Retail Commercial and General Business :-**

**(i) Permission of selected Use premises in Use Zone :** Retail Commercial, Commercial Office, Wholesale Trade, Cinema, Service Centre and Service Industry, Bus Terminal, Railway Booking Office, Health Centre (upto 30 beds), Nursing Home, Social Welfare Centre with or without Auditorium, Auditorium, Group Housing, Hostel, Guest House, Boarding House and Lodging House.

**(ii) Permission of Secondary Use Premises -** Residential Flat, Dharamshala, Baratghar, Night Shelter, Weekly Market -

- (a) Existing Locations, if not obstructing traffic circulation, till such time these areas are utilised for designated use;
- (b) Parking and other Open Spaces within commercial centres to be used for weekly markets during non-working hours only;

Motor Garage and Workshop, Flatted Group Industry, Clinical Laboratory, Voluntary Health Service, Vocational Training Institute, Research and Development Centre, Library, Technical Training Centre, Motor Driving Training Centre, Children's Traffic Park, Museum, Exhibition Centre and Art Gallery, Open Air Theatre, Community Hall, Cultural Information Centre, Plant Nursery.

**(b) Wholesale Business, Warehousing and Godowns :-**

**(i) Permission of selected Use premises -** Wholesale Trade, Storage, Godowns and Warehousing (Non Inflammable, Inflammable), Cold Storage and Ice Factory, Gas Godown, Major Oil Depot and LPG Refilling Plant (as specific use), Commercial

Office, Cinema, Service Centre and Service Industry, Bus Terminal, Road Transport Booking Office, Commercial Centre, Guest House, Boarding House and Lodging House.

**(ii) Permission of Secondary Use Premises in Use Zone** - Night Shelter, Weekly Market, Junk Yard, Motor Garage and Workshop, Flatted Group Industry, Railway Freight Godown, Vocational Training Institute, Research and Development Centre, Railway Yard, Siding.

**(c) Specialized Markets :**

**(i) Permission of selected Use Premises** - Wholesale / Retail Trade of specialized nature, Storage, Godowns, Commercial Office, Cinema, Service Centre and Service Industry, Road Transport Booking Office, Retail & Personnel Service Shop, Guest House, Boarding House and Lodging House.

**(ii) Permission of Secondary Use Premises in Use Zone** - Night shelter, Motor Garage and Workshop, Flatted Group Industry, Railway Freight Godown, Vocational Training Institute, Research and Development Centre, Railway Yard, Siding.

**(d) Hotel / Heritage Hotel** : Hotel is permitted in site earmarked for it. Hotel is also permitted in Commercial Use Zone and Commercial Centre in Industrial (Manufacturing) use zone and in other Use Zones where it is already existing and where building plans are approved by the competent authority.

Heritage Hotel is permitted in site earmarked for it.

**3. Industrial**

**(a) Manufacturing**

**(i) Permission of selected Use Premises in Use Zone** - Industrial Plot, Storage, Godown and Warehousing (Non Inflammable and Inflammable - as per the regulation regarding explosive materials), Cold Storage and Ice Factory, Gas Godown, Guest House, Boarding House and Lodging House, Hostel, Bus Terminal, Bus Depot and Workshop, Auditorium, Cinema, Commercial Centre, Residential for Watch & Ward and Maintenance Staff, Nursing Home (in Commercial Centres only).

**(ii) Permission of Secondary Use Premises in Use Zone** - Industrial Plot - Industry Specific Type, Flatted Group Industry, Junk Yard, Motor Garage and Workshop, Railway Freight Godown, Night Shelter, Vocational Training Institute, Research and Development Centre, Museum, Exhibition Centre and Art Gallery.

**(b) Extractive and Mining** - The permission of use premises shall be governed by the specific function.

**4. Use Premises which are Permitted in the Use Zones Residential, Commercial and Industrial (Manufacturing)** - (i) Vending Booth, Petrol Pump, Park, Playground, Indoor Games Hall, Swimming Pool, Recreational Club, Fair Ground, Dispensary, Clinic, Creche & Day Care Centre, Police Post, Police Station, Fire Post, Fire Station, Post Office, Post and Telegraph Office, Telephone Exchange.

(ii) **In Commercial Use Zones and Commercial Centres in Residential and Industrial (Manufacturing) Use Zones and as per Mixed Land Use Policy :** Retail & Personnel Service Shop, Informal Sector Unit, Bank, Restaurant, Cargo Booking Office, Road Transport Booking Office, Commercial and Secretarial Training Centre.

**5. Use Premises which are not Permitted in the Use Zones Residential Commercial and Industrial (Manufacturing) -** Outdoor Games Stadium, Indoor Games Stadium, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Planetarium, Picnic Hut, Extractive Industry, Motel, Drive-in-Cinema, Flying Club, Conference Centre, Courts, Sports Training Centre, Reformatory, District Battalion Office, Forensic Science Laboratory, Jail, Burial Ground, Cremation Ground, Cemetery, Electric Crematorium Dairy Farm, Poultry Farm, Piggery, Farm House.

**6. Government : (i) Government and Semi-Government Offices :** Central Government Office, State Government Office, Local Government Office, Public Undertaking Office, Conference Hall, Courts, Civil Defence and Home Guard, Commercial Office (In Commercial Centres only), Retail and Repair Shop, Bank, Restaurant, Watch and Ward, Vending Booth, Indoor Games Hall, Dispensary, Library, Museum, Cultural and Information Centre, Social and Cultural Institute, Auditorium, Police Post, Fire Post, Post and Telegraph Office.

(ii) **Government Reserved Area** - The permission of use premises shall be governed by the specific function of the Use Zone.

**7. Public and Semi-Public - (i) Institutional (a) Medical :** Hospital, Health Centre (Including Family Welfare Centre), Nursing Home, Dispensary, Clinic, Clinical Laboratory, Voluntary Health Service, Specialised Hospital, Veterinary Hospital, Residential Flat and Residential Plot - Group Housing (for Staff and Employees) Hostel (for Students of Medical College and Staff), Dharamshala, Night Shelter, Retail and Repair Shop (in Commercial Centres only), Bank, Restaurant, Indoor Games Hall, Recreational Club, Swimming Pool, Library College (Medical Profession and like), Forensic Science Laboratory, Police Post, Fire Post, Post and Telegraph Office.

**(b) Educational** - University and Specialised Educational Institute, College, School, Integrated Residential School, Creche and Day Care Centre, Library, Social Welfare Centre, Auditorium, Open Air Theatre, Health Centre, Playground, Outdoor Stadium, Indoor Games Stadium, Indoor Games Hall, Shooting Range, Swimming Pool, Recreational Club, Botanical Garden, Planetarium, Zoological Garden, Aquarium, Residential Plot - Group Housing (for Staff and Employees), Hostel (for students) Guest House, Convenience Shopping, Bank Museum, Fire Post, Police Post, Post and Telegraph Office, Road / Rail / Air Ticket Booking & Reservation Office.

**(c) Social, Cultural** - Social and Cultural Institute, Conference Hall, Museum, Exhibition, Centre, Art Gallery, Auditorium, Open Air Theatre, Community Hall, Barat Ghar, Cultural and Information Centre, Residential Flat (for watch and ward staff only) Hostel, Old Age Home, Orphanage, Indoor Games Hall, Recreational Club, Planetarium, Library, Police Station, Police Post, Post and Telegraph Office.

**(d) Other Community Facilities - (i) Fire Station and Headquarter** - Fire Station, Fire Post, Residential Flat (for Staff Employees), Hostel (for Staff), Guest House, Convenience Shopping, Bank, Motor Garage and Workshop, Restaurant, Play Ground, Indoor Games Hall, Swimming Pool, Recreational Club, Health Centre, Primary School, Library, Post & Telegraph Office.

**(ii) Communication** - Satellite and Tele-Communication Centre, Transmission Tower, Wireless Station, Telephone Exchange, Radio and Television Station, Observatory and Weather Office, Fire Post, Residential Flat (for Watch & Ward).

**(iii) Others** - Motor Driving School, Yoga and Meditation Centre, Other Socio-Cultural and Educational Institutions.

**(e) General** - All facilities covered under (a) to (d)

**7. (II) Public Utilities**

- (a) Water (Treatment Plant, etc.)
- (b) Sewerage (Treatment Plant, etc.)
- (c) Electricity (Power House, Sub Station, etc.)
- (d) Solid Waste (Sanitary Land Fill, etc.)
- (e) Skin and Bone (Collection/Disposal, etc.)
- (f) Drain

The permission of use premises shall be governed by the specific function of the Use Zone.

**7. (III) Cremation and Burial Ground** - The permission of use premises shall be governed by the specific function of the Use Zone.

**8. (I) Recreational - (i) Park, Open Space and Play Ground, Other Recreational Areas** - Park, Play ground, Fair Ground, Swimming Pool, Recreational Club, Children Traffic Park, Specialised Park / Ground, Sports Club, Zoological Garden, Restaurant, Residential Flat (for watch and ward and maintenance staff), Open Air Theatre, Auditorium, Police Post, Fire Post, Orchard, Plant Nursery, Forest, Memorial, Botanical Garden, Picnic Hut, Shooting Range, Bird Sanctuary, Local Government Office (Maintenance).

**(II) Stadium** - Play Ground Outdoor Stadium, Indoor Games Stadium, Indoor Games Hall, Swimming Pool, Recreational Club, Residential Flat (for watch and ward and maintenance staff), Boarding House, Lodging House, Convenience Shopping, Restaurant, Bank, Local Government Office (maintenance), Library, Sports Training Centre, Auditorium, Police Post, Fire Post, Post and Telegraph Office, Health Centre (for Players and concerned officials).

**(III) Regional Park** - Regional Park, Residential Flat/Cottage (for watch and ward), Picnic Hut, Park, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery, Forest, Vending Booth, Restaurant.

Any structure in this use zone shall be of temporary nature.

**9. Agriculture And Water Body :- (I) Nursery and Orchard** - Nursery, Orchard, Residential Flat (for Watch & Ward and Maintenance Staff).

**(II) Ecological Zone** - Agriculture, Forest, Water Bodies, Regional Park, Botanical Garden, Orchard & Nursery, Zoological Garden / Aquarium, Bird Sanctuary, Specialised Park / Ground, Historical Monument, Memorial, Picnic Hut/ Camping Site, Resort, Restaurant, Swimming Pool, Play Ground, Sports Training Institute, Outdoor Stadium, Religious Premises, Yoga/Meditation/Spiritual /Religious Discourse Centre, Farm House /Environment Friendly residence, Fair Ground, Vending Booth, Police Post, Government Reserved Area, Wireless and Transmission, Cremation and Burial Ground, Rural Settlements.

**(III) Highway Control Belt** - The permission of Use Premises shall be governed by the rules and guidelines prescribed for this Use Zone.

**(IV) Rural Settlement** - All uses permitted in Residential Use Zone, Household/ Cottage/ Service/ Other Industry, Wholesale Trade, Weekly Market, Government / Semi-Government / Local Government Office.

**(V) Rural Belt** - All Use Premises permitted in Ecological Zone, Animal Husbandry, Dairy Farm, Poultry, Piggery, Flying Club, Research and Development Centre, Fodder Market, Weekly Market, Junk Yard, Perishable / Hazardous/Inflammable Goods Storage, Motel, Drive-in-Cinema, Petrol Pump, Police Station, Jail, Bus Depot, Extractive Industry, Railway Station / Yard, Public and Semi-Public Facilities (within 0.5 km. of the settlement).

**10. Circulation - Truck Terminal** - Truck Terminal, Motor Garage and Workshop, Retail and Repair Shop, Night Shelter, Boarding House, Bank, Restaurant, Road Transport Booking Office.

**11. The permission of Use Premises in following Use Zones shall be governed by the specific function of the Use Zone :-** Hotel/ heritage Hotel, Historical Monument, Airport, Rail Terminal, Rail Circulation, Bus Terminal & Depot, Road Circulation, Water, Sewerage, Electricity, Solid Waste, Skin and Bone Collection, Drain, Government Reserved Area, Cremation & Burial Ground, Religious, Water Body.

**12. Park, Parking, Circulation and Public Utility Premises are permitted in all Use Zones.**

**Note :** In case of doubt, the permissibility of Use Premises shall be decided by the concerned Statutory Committee of the Jaipur Development Authority.

**10 Uses / Use Activities Permitted in Use premises -**

- (1) **Bank** - Bank, Watch & Ward Residence (upto 30 sq.m.), Commercial Office, Canteen.
- (2) **Barat Ghar** - Barat Ghar, Soft Drink & Snack Bar (upto 15 sq.m.)
- (3) **Burial Ground, Cremation Ground, Cemetery and Electric Crematorium** - Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related Materials, Watch & Ward Residence (upto 30 sq.m.).
- (4) **Bus Depot** - Bus Depot, Workshop, Watch & Ward Residence (upto 30 sq.m.), Soft Drink & Snack Stall, Administrative Office.
- (5) **Bus Terminal** - Bus Terminal, Soft Drink & Snack Stall, Administrative Office, Other Offices.
- (6) **Cargo and Booking Office** - Cargo and Booking Office, Watch & Ward Residence (upto 30 sq.m.).
- (7) **Central Government Office, Local Government Office & Public Undertaking Office** - Central Government, State Government, Local Government & Public Undertaking Office. Watch & Ward Residence (upto 30 sq.m.), Retail Shop of Chemist, Books and Stationery, Consumer Store (upto 20 sq.m. each on ground floor), Canteen, Bank Extension Counter, Post Office Extension Counter.
- (8) **Children Traffic Park** - Children Traffic Park, Watch & Ward Residence (upto 30 sq.m.), Soft Drink & Snack Stall, Museum, Auditorium.
- (9) **Cinema** - Cinema, Watch & Ward Residence (upto 30 sq.m.), Administrative Office, Soft Drink & Snack Stall, Retail Shop & Commercial Office.
- (10) **Civil Defence and Home Guard** - Civil Defence and Home Guard, Residential Flat (for Maintenance Staff), Hostel, Play Ground.
- (11) **Clinic** - Clinic
- (12) **Clinical Laboratory** - Clinical Laboratory, Soft Drink & Snack Stall.
- (13) **Cold Storage** - Cold Storage, Watch & Ward Residence (upto 30 sq.m.), Caretaker Office.
- (14) **Commercial Office** - Commercial Office, Retail & Personnel Service Shop, Restaurant, Bank, Post & Telegraph Office.
- (15) **Commercial and Secretarial Training Centre** - Commercial and Secretarial Training Centre, Watch & Ward Residence (upto 30 sq.m.), Canteen.
- (16) **Community Hall** - Community Hall, Watch & Ward Residence (upto 30 sq.m.), Soft Drink & Snack Stall.
- (17) **Conference Centre** - Conference Centre, Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for Maintenance Staff), Restaurant, Bank, Post & Telegraph Office, Library, Exhibition Centre.

- (18) **Convenience Shopping** - Retail, Repair and Personnel Service Shop, Restaurant clinic.
- (19) **Courts** - Courts, Watch & Ward Residence (upto 30 sq.m.), Canteen, Retail Shop of Chemist and Stationery (upto 15 sq.m.), Library, Administrative Office, Bank, Post & Telegraph Office, Police Post, Lawyer's Chamber.
- (20) **Creche and Day Care Centre** - Creche and Day Care Centre, Watch & Ward Residence (upto 30 sq.m.).
- (21) **Cultural and Information Centre** - Cultural and Information Centre, Watch & Ward Residence (upto 30 sq.m.), Hostel, Canteen, Bank Extension Counter Facility, Auditorium (upto 500 seating capacity) Library, Exhibition and Art Gallery.
- (22) **Dairy Farm** - Dairy Farm, Watch & Ward Residence (upto 30 sq.m.).  
All structures shall be temporary in nature.
- (23) **Dharamshala** - Dharamshala, Personnel Service Shop of Barber & Launderer, Soft Drink & Snack Bar (upto 15 sq.m.)
- (24) **Dispensary** - Dispensary, Soft Drink & Snack Stall.
- (25) **Drive - in - Cinema** - Drive-in-Cinema, Watch & Ward Residence (upto 30 sq.m.), Administrative Office, Restaurant, Soft Drink & Snack Stall.
- (26) **Fair Ground** - Fair Ground, Residential Flat (for Maintenance Staff), Exhibiton Centre (Temporary in Nature), Restaurant, Soft Drink & Snack Stall. Police Post, Fire Post, Bank Extension Counter Facility, Post Office Counter Facility.
- (27) **Farm House / Environment Friendly Residence** - Farm House, Environment Friendly Residence, Watch & Ward Residence (upto 30 sq.m.).
- (28) **Fire Post** - Fire Post
- (29) **Fire Station** - Fire Station, Residential Flat (for Maintenance Staff), Hostel (for Employees), Service Workshop.
- (30) **Flatted Group Industry** - Cottage and Small Industries shall be permitted, provided such industries do not have excessive:
  - (i) Vibrations or
  - (ii) Solid or Liquid Waste or
  - (iii) Movement of raw material / finished products.
 Watch & Ward Residence (upto 30 sq.m.).
- (31) **Flying Club** - Flying Club, Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for Maintenance Staff), Swimming Pool, Indoor and Outdoor Games Facilities.
- (32) **Forensic Science Laboratory** - Forensic Science Laboratory

- (33) **Forest** - Forest.
- (34) **Gas Godown** - Gas Godown, Watch & Ward Residence (upto 30 sq.m.), Caretaker Office.
- (35) **Government Reserved Area** - Government Reserved Area.
- (36) **Health Centre and Nursing Home** - Health Centre, Nursing Home, Watch & Ward Residence (upto 30 sq.m. each), Chemist Shop (upto 15 sq.m. each).
- (37) **Historical Monument** - Historical Monument
- (38) **Hospital** - Hospital, Residential Flat (Employees and Service Personnel), institutional Hostel, Medical College, Retail Shop (Confectionery, Grocery & Genereal Merchandise, Books and Stationery, Barber, Launderer, Vegetable).
- (39) **Hostel, Guest House, Boarding House and Lodging House** - Hostel, Guest House, Boarding House and Lodging House, Watch and Ward residence (upto 30 sq.m.) Personnel Service Shops of Barber, Launderer, Soft Drink & Snack Stall (upto 15 sq.m.)
- (40) **Hotel, Heritage Hotel** - Hotel, Retail & Personnel Service Shop and Commercial Office restricted to 5% of the total floor area, Restaurant.
- (41) **Indoor Games Hall** - Indoor Games Hall, Soft Drink & Snack.
- (42) **Industrial Plot - Industry Specific Type** - Industry Specific Type, Administrative Office, Sales Outlet.
- (43) **Industrial Premises - Extractive and Mining Industry** - Extractive and Mining Industry.
- (44) **Industry Plot** - Light Industrial Unit, Administrative Office, Sales Outlet, Residential Flat to the extent of 5% of the floor space or 80 sq.m. whichever is less for Watch & Ward and Supervision.
- (45) **Integated Residential School and College (Including Professional College)** - School and College, Residential Flat (for Maintenance Staff), Institutional Hostel, Retail Shops of 15 sq.m. each (confectionery, grocery & general merchandise, books & stationery, Chemist, Barber, Launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Play Ground, Post Office Counter Facility.
- (46) **Jail** - Jail
- (47) **Junk Yard** - Junk Yard, Watch & Ward Residence, Sales Office.
- (48) **Library** - Library, Watch & Ward Residence (upto 30 sq.m.), Canteen, Exhibition and Art Gallery, Auditorium.
- (49) **Local Shopping** - Retail, Repair and Personnel Service Shop, Informal Sector Unit, Commercial Office, Cottage and Service Industry, Clinical Laboratory, Clinic & Polyclinic, Restaurant, Soft Drink & Snack Stall, Post Office and Bank Extension Counter, Nursing Home and Guest House.

- (50) **Memorial** - Tomb, Samadhi and other Memorial, Watch & Ward Residence (upto 30 sq.m.), Soft Drink & Snack Stall, Book and Picture Card Shop.
- (51) **Motel** - Motel
- (52) **Motor Driving Training Centre** - Motor Driving Training Centre, Watch & Ward Residence (upto 30 sq.m.), Soft Drink & Snack Stall.
- (53) **Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre**- Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (upto 30 sq.m.), Canteen.
- (54) **Music, Dance and Drama Training Centre** - Music, Dance and Drama Training Centre, Watch & Ward Residence (upto 30 sq.m.), Canteen, Auditorium.
- (55) **Night Shelter** - Night Shelter
- (56) **Nursery and Kindergarten School** - Nursery and Kindergarten School, Watch & Ward Residence (upto 30 sq.m.).
- (57) **Nursery** - Nursey, Watch & Ward Residence (upto 30 sq.m.).  
All structures shall be temporary in nature.
- (58) **Oil Depot** - Oil & Gas Depot, Residence Flat (watch & ward and maintenance staff only), Administrative Office.
- (59) **Old Age Home** - Old age Home, Residence / Flat for Caretaker and watch & Ward. Personnel Service shop, Dispensary, Club, Community Hall.
- (60) **Orchard** - Orchard, Watch & Ward and Maintenance Staff Residence (upto 30 sq.m.), All structures shall be temporary in nature.
- (61) **Outdoor Stadium, Indoor Stadium and Shooting Range** - Stadium, Local Government Office (maintenance), Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for maintenance staff), Retail Shop, Restaurant.
- (62) **Park** - Park, Soft Drink & Snack Stall (on the park with & above 1.0 hectare area).
- (63) **Parking** - Parking
- (64) **Petrol Pump** - Petrol Pump, Soft Drink & Snack Stall, Automobile Repair Shop.
- (65) **Picnic Hut** - Picnic Hut
- (66) **Piggery** - Piggery Shed, Watch & Ward Residence (upto 30 sq.m.).  
All structures shall be temporary in nature.
- (67) **Planetarium** - Planetarium, Watch & Ward Residence (upto 30 sq.m.), Cafeteria.
- (68) **Play Ground** - Play Ground

- (69) **Police Post** - Police Post, Essential Staff Housing.
- (70) **Police Station** - Police Station, Essential Staff Housing.
- (71) **Post Office, Post & Telegraph Office** - Post Office, Post & Telegraph Office, Watch & Ward Residence (upto 30 sq.m.), Canteen.
- (72) **Poultry Farm** - Poultry Farm, Watch & Ward Residence (upto 30 sq.m.).  
All structures shall be temporary in nature.
- (73) **Primary School** - Primary School, Watch & Ward Residence (upto 30 sq.m.), Books and Stationery Shop (upto 15 sq.m.), Soft Drink & Snack Stall.
- (74) **Public Utility Premises** - Overhead Tank, Under Ground Tank, Oxidation Pond, Septic Tank, Sewerage Pumping Station, Public Toilet & Urinal, Electric Sub Station, Solid Waste Collection Centre, Dhobi Ghat.
- (75) **Radio and Television Station** - Radio and Television Station, Watch & Ward Residence (upto 30 sq.m.), Hostel, Canteen, Library.
- (76) **Railway Booking and Road Transport Booking Office** - Railway and Road Transport Booking Office, Storage.
- (77) **Railway Freight Godown** - Railway Freight Godown, Care Taker's Office, Watch & Ward Residence (upto 30 sq.m.).
- (78) **Recreational Club** - Recreational Club, Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for maintenance staff), Swimming Pool, Indoor and Outdoor Games Facilities.
- (79) **Reformatory and Orphanage** - Reformatory and Orphanage, Residential Flat (for Maintenance Staff), Hostel, Personnel Service Shop (upto 15 sq.m.)
- (80) **Religious Premises /Building** - (i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing Tank, (viii) Dargah and (ix) Charitable Dispensary and Library.
- (81) **Research and Development Centre** - Research and Development Centre, Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for Maintenance staff) Hostel, Canteen, Bank Extension Counter, Library, Post Office Extension Facility.
- (82) **Residence cum Work Plot** - Residence, Ground Floor Area may be used as work- space for Retail Shop, Household Industry and Personnel Service Shop.
- (83) **Residential Flat** - Residence, Professional Activity [as given in Residential Plot (1)]

- (84) **Residential Plot** - Residence, mixed use activity as per the recommendation in the section on mixed land use.
- (85) **Residential Plot - Group Housing** - Residential Flat, Retail Shop of Confectionery, Grocery & General Merchandise, Books & Stationary, Chemist, Barber, Laundry, Tailor, Vegetable Shop (on Ground Floor with an area upto 20 sq.m. each).  
Creche and day care centre, on Ground floor with an area upto 50 sq.m.
- (86) **Restaurant** - Restaurant.
- (87) **Retail, Repair & Personnel Service Shop** - Retail Shop, Repair Shop, Personnel Service Shop
- (88) **Rural Settlement** - Rural Settlement and its planned growth.
- (89) **Satellite and Telecommunication Centre and Observatory & Weather Office** - Satellite and Telecommunication Centre and Observatory & Weather Office, Residential Flat (for Maintenance Staff), Canteen, Research Laboratory.
- (90) **Secondary, Senior Secondary and Integrated School** - Secondary, Senior Secondary and Integrated School, Watch & Ward Residence (upto 30 sq.m.), Books & Stationery and Chemist Shop (upto 15 sq.m.), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
- (91) **Service Centre** - Retail, Repair & Personnel Service Shop, Cottage Industry, Gas Godown, Commercial Office.
- (92) **Social and Cultural Institute** - Social and Cultural Institute, Watch & Ward Residence (upto 30 sq.m.) Soft Drink & Snack Stall, Restaurant, Bank Extension Counter Facility, Canteen, Auditorium, Library, Music, Dance and Drama Training Centre, Museum, Exhibition Centre and Art Gallery.
- (93) **Social Welfare Centre** - Social Welfare Centre, Watch & Ward Residence (upto 30 sq.m.), Canteen, Exhibition - cum - Sale Counter.
- (94) **Specialised Hospital** - Specialised Hospital, Residential Flat (for Employees and Service Personnel), Institutional Hostel, Retail Shop (confectionery, grocery, general merchandise, books & stationery, barber, launderer, vegetable).
- (95) **Specialised Park/ Ground** - Public Meeting Ground, Public Address Podium, Soft Drink & Snack Stall.
- (96) **Sports Training Centre** - Sports Training Centre, Residential Flat (for Maintenance Staff), Retail Shop (confectionery, grocery & general merchandise), Hostel, Bank, Post Office, Canteen, Indoor and Outdoor Stadium, Swimming Pool, Play Ground.
- (97) **Storage, Godown and Warehousing** - Storage, Godown & Warehousing, Watch & Ward Residence (upto 30 sq.m.), Wholesale Outlet, Administrative & Sales Office.

- (98) **Swimming Pool** - Swimming Pool, Watch & Ward and Maintenance Staff Residence, Restaurant.
- (99) **Technical Training Centre** - Technical Training Centre, Residential Flat (for Maintenance Staff), Books & Stationery Shop, Chemist Shop (upto 15 sq.m. each), Canteen, Bank Extension Counter, Auditorium, Post Office Counter Facility.
- (100) **Telephone Exchange** - Telephone Exchange, Watch & Ward Residence (upto 30 sq.m.), Canteen.
- (101) **Transmission Tower** - Transmission Tower, Watch & Ward Residence (upto 30sq.m.).
- (102) **Vending Booth** - Vending Booth
- (103) **Vocational Training Institute** - Vocational Training Institute, Watch & Ward Residence (upto 30 sq.m.), Hostel, Books & Stationery Shop upto (15 sq.m.), Canteen, Library.
- (104) **Voluntary Health Service** - Voluntary Health Service, Watch & Ward Residence (upto 30 sq.m.), Administrative Office, Dispensary, Canteen.
- (105) **Veterinary Hospital** - Veterinary Hospital, Residential Flat (for Employees and Service Personnel), Institutional Hostel, Veterinary College, Retail Shop (confectionery, grocery, general merchandise, books & stationery, barber, launderer).
- (106) **Yoga Centre, Meditation, Spiritual and Religious Discourse Centre** - Yoga Centre, Meditation, Spiritual and Religious Discourse Centre, Watch & Ward Residence (upto 30 sq.m.), Hostel, Soft Drink & Snack Stall.
- (107) **Zoological Garden, Bird Sanctuary, and Botanical Garden** - Zoological and Botanical Garden, Bird Sanctuary, Watch & Ward Residence (upto 30 sq.m.), Residential Flat (for maintenance staff), Retail Shop, Restaurant.
- (108) **Weekly Market** - Weekly Market, Informal Sector Trade, Soft Drink & Snack Stall (All structures will be either temporary or mobile, only for one day in a week)
- (109) **Wholesale Trade** - Wholesale Shop, Godown & Storage, Commercial Office (restricted to 25% of the total floor area)

**Notes :**

- (i) Park, Parking, Public Conveniences, Public Utility are permitted in all premises wherever needed.
- (ii) In case of clubbing of premises, uses of all the premises clubbed are allowed.
- (iii) In case of doubt, the permissibility of Use Premises / Use Activity shall be decided by the concerned Committee of the Jaipur Development Authority constituted under section 10 of the Act.
- (iv) A structure which can be shifted from one place to another or removed as the case may be shall be considered as temporary structure.

## 11. Special Area (Walled City) Code -

- (1) The predominant land use in this area is residential.
- (2) The noxious industries and hazardous trades shall be shifted from the walled city, immediately within a specified period, to be replaced by other compatible uses.
- (3) The Public and Semi - Public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, government / semi-government offices, parking etc, can be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Development Plans. Any change or additions there of shall be in accordance with the overall policy frame prescribed in the Plan.

**Guidelines for the Preparation of Urban Renewal Plan for the Walled City and Other Conservation Areas** - The basic objective of the Urban Renewal Plan is to upgrade the living and working environment taking into consideration the existing physical and socioeconomic conditions of the area. The scheme for Urban Renewal would be prepared after a comprehensive study which should be in the form of a project report and a number of maps and plans. The following set of plans are considered to be essential :

The plans to be prepared for existing conditions :

- (i) Land Use
- (ii) Physical Conditions of Structures
- (iii) Facilities and Services
- (iv) Circulation Pattern
- (v) Open Space, Parks and Playgrounds
- (vi) Special Architectural and Planning and Other Features

The plans to be prepared for Urban Renewal proposals indicating , -

- (i) Clearance Areas and areas to be acquired ( This would include subsequent plan for redevelopment of these pockets)
- (ii) Population Distribution ( in relation to the holding capacity )
- (iii) Proposed Land Use
- (iv) Proposed Circulation System / Pattern ( indicating improvement in streets, pedestrian paths, parking areas, cycle tracks etc. )
- (v) Location / Upgradation of Facilities and Services as per prescribed standards.
- (vi) Recreational Areas ( indicating tot-lots, parks, playgrounds and other recreational facilities)

The Land Use of the area would be as indicated in the Urban Renewal Plan. In case of residential areas, the possibilities of mixed land use (on ground floor), street commercial etc. may be explored. Special architectural and other characteristics and features of the area would be kept in view in preparation of the Plan.

## 12 Mixed Land Use - (1) A Use Zone in the Land Use Plan could be indicated as consisting of more than one Use Zone. In such a case the Use Premises / Use Activities permitted in such Use

Zones shall be applicable. Land Use Plan / Zonal Development Plan / Layout Plan shall specify the permitted Use Zones.

(2) Non-Residential Activity on Residential Premises

(i) Permission of Selected use Premises  
(as per mixed use policy)

Retail and Personnel Service Shops, Bank, Restaurant, Cargo Booking Office, Road Transport Booking Office, Commercial & Secretarial Training Centre.

(ii) The following activities shall not be permitted:

- (a) Retail shops - building material (timber, timber products, marble, iron and steel and sand), fire wood, coal
- (b) Repair shops - automobile repair and workshop  
- cycle rickshaw repair  
- tyre retreading and repairing  
- battery charging
- (c) Service shops - flour mills (more than 3 kw. power load)  
- fabrication and welding
- (d) Nursing home
- (e) Guest House, Boarding House and Lodging House
- (f) Storage, Godowns and Warehousing
- (g) Manufacturing Units (excluding household industry)
- (h) Junk Shop

(iii) Professional Activity

The professional activity shall be allowed in residential plot / flat on any floor on the following condition :

The resident of the premises shall be permitted to use part of his residence to the maximum of 25% or 50 sq.m., whichever is less for a non - residential but non - nuisance activity, which is for rendering services based on his professional skills.

The trade and industrial activity (excluding household on ground floor to the maximum extent of 30 sq.m.) shall not be permitted.

## SCHEDULE

### The Land Use Zoning Code

#### DEFINITIONS OF USE PREMISES

1. **"Auditorium"** - A premises having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions, etc.
2. **"Bank"** A premises for offices to perform banking functions and operations.
3. **"Baratghar"** A premises used for marriage and other social functions.
4. **"Bird Sanctuary"** - A premises in the form of a large park or forest for preservation and breeding of birds with all related facilities.
5. **"Botanical Garden"** - A premises in the form of a garden with plantation for research and exhibition.
6. **"Burial Ground"** - Is a premises with facilities for burying of dead bodies.
7. **"Bus Depot"** - A premises used by a public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop.
8. **"Bus Terminal"** - A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.
9. **"Cargo and Booking Office"** - A premises used for booking offices and storage of goods by an airline.
10. **"Cemetery"** - Is a premises with facilities for burying of dead bodies by christian community.
11. **"Central Government Office"** - A premises used for the office of Union Government.
12. **Children Traffic Park** - A premises in the form of park with facilities for introducing and educating children about traffic and signaling.
13. **"Cinema"** A premises with facilities for projection of movies and stills with a covered space to seat audience.
14. **"Civil Defence and Home Guard"** - A premises having facilities for offices and other facilities of civilian organisation for internal defence.
15. **"Clinic"** - A premises with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors.
16. **"Clinical Laboratory"** - A premises with facilities for carrying out various tests for confirmation of symptoms of a disease.
17. **"Cold Storage"** A premises where perishable commodities are stored in covered space using mechanical and electrical devices to maintain the required temperature, etc.
18. **"College"** - A Premises having educational and playing facilities for students of under graduate and post graduate courses under a university. It includes all professional disciplines.
19. **"Commercial and Secretarial Training Centre"** - A premises having training facilities for stenography, correspondence, record keeping, etc.

20. **"Commercial Office"** A premises used for offices of profit making organisation.
21. **"Community Hall"** - A premises having an enclosed space for various social and cultural activities of a residential area.
22. **"Conference Centre"** - A premises having all facilities for a conference, meeting, symposium, etc., where a number of different countries may also be participating.
23. **"Convenience Shopping Centre"** A group of shops not exceeding 50 in number in residential area serving a population of 5,000 persons.
24. **"Courts"** - A premises used for the office of judiciary.
25. **Cremation Ground** - A premises with facilities of performing last rites of dead bodies by burning.
26. **"Creche and Day Care Centre"** - A premises having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.
27. **"Cultural and Information Centre"** - A premises with facilities for cultural and information services for an institution, state and country.
28. **"Dairy Farm"** - Is a premises with facilities for rearing and processing of dairy products. It may have temporary structure for sheds of animals and birds.
29. **"Dharamshala and its Equivalent"** A premises providing temporary accommodation for short duration on no-profit basis;
30. **"Dispensary"** - A premises having facilities for medical advice and provision of medicines managed by public or charitable institutions.
31. **"Drive-in-Cinema"** A cinema with facilities for projection of movies and stills for car audience including an auditorium for other audience.
32. **"Electric Crematorium"** - Is a premises with facilities for disposing off the dead body in an electric furnace.
33. **"Environment Friendly Residence"** - Is a premises with low coverage, low height structure for residential use.
34. **"Exhibition Centre and Art Gallery"** - A premises with facilities for exhibition and display of paintings, photographs, sculptures, murals, ceramics, handicrafts or products of a specific class.
35. **"Fair Ground"** - A premises having facilities for exhibition, display, other cultural activities for a group of participants, animal market, etc.
36. **"Farm House"** - Is a dwelling house on a farm.
37. **"Fire Post"** - A premises with lesser degree of facilities for fire fighting. The post may be attached to a specific premises with fire prone activities.
38. **"Fire Station"** - A premises with facilities for fire fighting for a catchment area assigned to it. It may include residence of essential staff.
39. **"Flatted Group Industry"** A premises having a group of small industrial units having upto 50 workers with non-hazardous performance. These units may even be located in multi-storeyed buildings.

40. **"Flying Club"** - A premises used for training and fun rides on gliders and other small aircrafts. It may include other activities like recreational club and indoor games.
41. **"Forensic Science Laboratoy"** - A premises containing facilities for application of medical knowledge to legal problems.
42. **"Forest"** - Is a thick natural flora. It shall include city forest which may have part natural flora and part man made flora.
43. **"Gas Godown"** A premises where cylinders of cooking gas or other gas are stored.
44. **"Government Reserved Area"** - A premises of Government land for reserved use.
45. **"Guest House, Boarding House and Lodging House"** A Guest House is premises for housing the staff of Government, Semi-Government, Public Undertaking and Private Limited Company for short duration;  
  
'Boarding House' is a premises in which rooms are let out on a long term basis as compared to hotels;  
  
'Lodging House' is a premises used for lodging of less than 50 persons.
46. **"Health Centre"** - A premises having facilities for treatment of indoor and outdoor patients having upto 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.
47. **"Heritage Hotel"** A hotel run in an old historical building with or without some additions and alterations.
48. **"Historical Monuments"** - A premises having structure or ruins thereof, belonging to an age gone past.
49. **"Hospital"** - A premises providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients.
50. **"Hostel"** A premises in which rooms attached to 'Institutions' or otherwise are let out on a long term basis;
51. **"Hotel"** A premises used for lodging of 15 persons or more on payment with or without meals.
52. **"Indoor Games Hall"** - A premises providing enclosed space for indoor games including related facilities for players.
53. **"Indoor Games Stadium"** - A premises for indoor stadium with play area and spectator seating including related facilities for players.
54. **"Industrial Plot"** A premises for industrial unit.
55. **"Industrial Plot - Industry Specific Type"** A premises for an industrial unit within a group of such units for manufacturing of specific products like electronic goods, etc
56. **"Industrial Premises - Extractive and Mining Industry"** An Industrial premises used for carrying on Industrial production or manufacturing and extractive and Mining Industry is a premises for carrying out quarrying and crushing of stone, lime and brick kiln and extraction of sub-soil material,etc.

57. **"Integrated Residential School"** - A premises having educational and playing facilities for students upto XII standard. It shall have boarding facilities for students and may have residences for faculty members.
58. **"Intergrated School"** - A premises having educational and playing facilities for students upto XII standard.
59. **"Jail"** - A premises having facilities for detention, confinement and reform of criminals under the law.
60. **"Junk Yard"** A premises for covered, semi-covered or open storage including sale and purchase of waste goods, commodities and materials.
61. **"Library"** - A premises having a large collection of books for reading and reference for general public or specific class.
62. **"Local Government Office"** - A premises used for the offices of Local Government and Local Bodies.
63. **"Local Shopping Centre"** A group of shops not exceeding 75 in number in residential area serving a population of 15,000 persons.
64. **"Memorial "**- A premises having the tomb, samadhi or memorial dedicated to an important personality including all related facilities for visitors.
65. **"Motel"** A premises designed and operated especially to cater to the boarding, lodging, rest and recreation and related activities of travelers by road.
66. **"Motor Driving Training Centre"** - A premises having facilities for training of driving automobiles.
67. **"Motor Garage and Workshop"** A premises for servicing and repair of automobiles.
68. **"Museum"** - A premises with facilities for storage and exhibition of objects illustrating antiques, natural history, art, etc.
69. **"Music, Dance and Drama Training Centre"** - A premises having facilities for imparting training and coaching for music, dance and dramatics.
70. **"Night Shelter"** - A premises providing night accommodation to individuals without any charges or with token charges. It may be run by Local Government or Voluntary Agencies.
71. **"Nursery with Kindergarten School "**- A Premises with facilities for training and playing for children preparatory to the school.
72. **"Nursing Home"** - A premises having medical facilities for indoor and outdoor patients having upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis.
73. **"Observatory and Weather Office"** - Is a premises with facilities for research and development of data relating to weather and forecasting thereof.
74. **"Oil Depot"** A premises for storage of petroleum products with all related facilities.
75. **"Old Age Home "** A premises with residential and related facilities for old age persons.
76. **"Open Air Theatre"** - A premises having facilities for audience seating and a stage for performance and is open to sky.

77. **"Orchard"** - Is a premises with a thick growth of fruit trees. It may also include garden with fruit trees.
78. **"Orphanage"** - A premises with facilities for boarding of children who are bereaved of parents. It may or may not have educational facilities.
79. **"Outdoor Games Stadium"** - A premises for outdoor games with pavilion building and stadium structure to seat spectators including related facilities for players.
80. **"Park"** - A premises used for recreational leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonyms like lawn, open space, green, etc.
81. **"Parking"** - A premises used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.
82. **"Personnel Service Shop"** A premises equivalent of a retail shop providing personnel services like tailor, barber, etc.
83. **"Petrol Pump"** A premises for sale of petroleum products to consumers. It may include servicing of automobiles.
84. **"Picnic Hut / Camping Site"** - A premises for short duration stay, for recreational or leisure purpose of a family, located within a tourist and / or recreational centre.
85. **"Piggery"** - Is a premises with facilities for rearing and processing of piggery products. It may have temporary structure for sheds of pigs.
86. **"Planetarium"** - A premises with necessary facilities and equipment for studying planets.
87. **"Plant Nursery"** - Is a premises with facilities for rearing and sale of young plants.
88. **"Play Ground"** - A premises used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc.
89. **"Police Post"** - A premises having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.
90. **"Police Station"** - A premises having facilities for the offices of local police station.
91. **"Post Office"** - A premises with facilities for postal communication for use by the public.
92. **"Post and Telegraph Office"** - A premises with facilities for postal and telecommunication for use by the public.
93. **"Poultry Farm"** - Is a premises with facilities for rearing birds and production of eggs. It may have temporary structure for sheds for birds.
94. **"Primary School"** - A premises having educational and playing facilities for students upto V Standard.
95. **"Public Utility Premises"** - (i) Overhead Tank - A premises having a overhead tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.  
(ii) Underground Tank - A premises having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.

- (iii) Oxidation Pond - A premises having a tank used for the oxidation process for sewage and other waste.
- (iv) Septic Tank - A premises having an underground tank for collection of sewage and its consequent disposal.
- (v) Sewage Pumping Station - A premises with a pumping station used for pumping sewage on to a higher gradient.
- (vi) Public Toilet and Urinal - A premises having latrine and urinals for use of public. It may or may not include drinking water facility.
- (vii) Electric Sub - Station - A premises having electrical installation and transformer for distribution of power.
- (viii) Solid Waste Collection Centre - A premises used for collection of garbage for its onwards transportation to sanitary landfill / disposal.
- (ix) Dhobi Ghat - A premises used for cleaning and drying of clothes / linen by washerman.
- 96. **"Public Undertaking Office"** - A premises used for the offices of a company established under the relevant Act.
- 97. **"Radio and Television Station"** - Is a premises with facilities for recording, broadcast and transmission of news and other programs through the respective medium. It may include some hostel accommodation for guest artists, transmission facilities like towers.
- 98. **"Railway Booking Office"** - A premises used for the offices of railways for the purpose of booking for passengers' travel.
- 99. **"Railway Freight Godown"** - A premises for storage of goods transported by the Railways.
- 100. **"Recreational Club"** - A premises used for gathering of group of persons for social and recreational purposes with all related facilities.
- 101. **"Reformatory"** - A premises with facilities for confinement and reform of offenders.
- 102. **"Religious"** - A premises dedicated to accommodations and service of God or other objects of religious nature. It may have different nomenclature in different religions like temple (all faiths), mosque, church, gurudwara, synagogue, ashram.
- 103. **"Repair Shop"** A premises equivalent of a retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.
- 104. **"Research and Development Centre"** - A premises providing facilities for research and development for any specific field.
- 105. **"Residence - cum - Work Plot"** A premises providing residential accommodation for one family (one household) and its workspace restricted to ground floor.
- 106. **"Residential Flat"** A Residential accommodation for one family (one household) which may occur as a part of group housing or independently;
- 107. **"Residential Plot - Group Housing"** A premises comprising of residential flats with basic amenities like parking, park, convenience shops, public utility, etc;

108. **"Residential Plot - Plotted Housing"** A premises for one or more than one dwelling unit and may have on it one main building block and one accessory block for garage / garages and servant quarters;
109. **"Residential Premises - Special Area"** A premises providing residential accommodation in special area with or without mixed use as given in special area code;
110. **"Retail Shop"** A premises for sale of commodities directly to consumer with necessary storage.
111. **"Restaurant"** A premises used for serving food items on commercial basis including cooking facilities. It may have covered or open or both for sitting arrangement.
112. **"Road Transport Booking Office"** - A premises used for the offices of a road transport agency. It may not include godown.
113. **"Rural Settlement"** - Is a premises for residence of village people with related facilities, services and work centres.
114. **"Satellite and Telecommunication Centre"** - Is a premises with facilities for research and development of satellite and telecommunication technology.
115. **"Secondary School"** - A premises having educational and playing facilities for students up to X standard. It shall include middle school which are upto VIII standard for the purpose of this code.
116. **"Senior Secondary School"** - A premises having educational and playing facilities for students upto XII standard.
117. **"Service Centre"** A premises essentially having repair shops for automobiles, electrical appliances, building material, etc. to provide essential services to neighbouring residential areas.
118. **"Shooting Range"** - A premises with related facilities for shooting practice and or sports.
119. **"Social and Cultural Institute"** - A premises with facilities for activities of socio - cultural nature run by a public, voluntary or individual on primarily non-commercial basis.
120. **"Social Welfare Centre"** - A premises with facilities for welfare and promotion of community development.
121. **"Sports Training Centre"** - A premises having facilities for training and coaching for different indoor and outdoor games including swimming. It shall also include centre for physical education.
122. **"Specialised Hospital"** - Hospital for specialised diseases such as highly infectious or contagious diseases.
123. **"Specialised Park / Ground"** - A premises having a park or ground for a designated use like public meeting grounds, fun park, wonder land etc.
124. **"State Government Office"** - A premises used for the office of State Government.
125. **"Storage, Godown and Warehousing"** A premises for Storage, Godown and Warehousing means a premises for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premises includes the related loading and unloading facilities for the purpose of carriage of the goods and commodities by Road Transport or Rail Transport as the case may be;
126. **"Swimming Pool"** - A premises with related facilities for swimming and spectators seating which shall vary with size, standard and purpose.

127. **"Technical Training Centre"** - A premises with facilities for training in discipline of technical nature. It includes technical school and industrial training institute, etc.
128. **"Telephone Exchange"** - Is a premises having facilities for central operation of telephone system for a designated area.
129. **"Transmission Tower and Wireless Station"** - Is a premises used for installation of a tower for communication purposes.
130. **"Vending Booth"** A premises in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise;
131. **"Veterinary Hospital"** - A premises providing treatment for indoor and outdoor sick animals.
132. **"Vocational Training Institute"** - A premises with training facilities for short - term courses for discipline, preparatory to the employment in certain profession and trade. It includes training - cum - work centre.
133. **"Voluntary Health Service "** - A premises having medical facilities for treatment of outdoor patients and other like blood bank, etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.
134. **"Weekly Market / Informal Sector Unit"** An area used once in a week by a group of informal establishments in the form of a market. These markets shift from one area to another on different days of the week.
- Informal Unit :** Retail / Service unit, stationary or mobile, working without roof including small khokhas on roadside.
135. **"Wholesale Trade"** A premises for Whole-sale trade is a premises from where goods and commodities are sold and delivered to retailers. Such premises includes storage and godown and loading and unloading facilities.
136. **"Yoga Meditation, Spiritual and Religious Discourse Centre"** - A premises having facilities for self attainment, achieving higher quality of mind and body, spiritual and religious discourse, etc.
137. **"Zoological Garden / Aquarium"** - A premises in the form of a garden or park or aquarium with a collection of animals, species and birds for exhibition and study. It shall include all related facilities.

**LIST OF THE ROADS WITH PRESCRIBED ROAD R.O.W.**

S.NO.	NAME OF THE ROAD	R.O.W.
1.	<b>TONK ROAD</b>	
	(i) Ajmeri Gate to Tonk Fatak Railway Flyover.	120 ft.
	(ii) Tonk Fatak Flyover to Air Port Circle.	160 ft.
	(iii) Air Port Circle to Bambala Bridge.	200 ft.
	(iv) Bambala Bridge to JDA Region Boundary.	300 ft.
2.	<b>AJMER ROAD</b>	
	(i) Railway Flyover to ESI Hospital	120 ft.
	(ii) ESI Hospital to Amanishah ka Nalah Bridge.	160 ft.
	(iii) Amanishah ka Nalah Bridge junction to existing Gopalpura bye-pass crossing.	200 ft.
	(iv) Existing bye-pass crossing to JDA Region Boundary	300 ft.
3.	<b>SIKAR ROAD</b>	
	(i) Jhotwara road junction to 200 ft. wide road junction near Murlipura Scheme.	160 ft.
	(ii) 200 ft. wide road junction near Murlipura Scheme to Urbanisable Area limits.	200 ft.
	(iii) Urbanisable area limits near Harmada to JDA Region Boundary.	300 ft.
4.	<b>AMBER ROAD</b>	
	(i) Ramgarh Road crossing to Delhi Bye-pass crossing near KUNDA.	160 ft.

## नगरीय विकास विभाग

## अधिसूचना

जयपुर, सितम्बर 12, 1996

संख्या प. 7(22) नविप्रा. 3187 :- जयपुर विकास प्राधिकरण अधिनियम, 1982 (1982 का अधिनियम संख्या 25) की धारा 2(8) में प्रदत्त शक्तियों के प्रयोग में राज्य सरकार द्वारा सलंगन सूची में अंकित गांवों की अधिनियम की अनुसूची-1 से विलोपित करने का निर्णय लिया जाता है।

## अनुसूची 1 में से हटाये जाने वाले राजस्व ग्रामों की सूची

क्र. स.	अनुसूची 1 की क्र. सं.	नाम ग्राम	नाम तहसील	कारण हटाये जाने का
1.	90	मीनावाला	जयपुर	पृथक् से राजस्व ग्राम नहीं है।
2.	111	आनन्दपुरा सिकेलपुरा	सांगानेर	इस नाम से कोई राजस्व ग्राम नहीं है।
3.	162	गिलारिया	सांगानेर	इस नाम से अलग से कोई राजस्व ग्राम नहीं है।
4.	194	जयमोहनपुरा	सांगानेर	इस नाम से अलग से कोई राजस्व ग्राम नहीं है।
5.	201	रामजीपुरा	सांगानेर	एम.पी.सेल द्वारा नक्शे में बताये स्थान पर कोई इस नाम से ग्राम नहीं है।
6.	202	कनारपुरा	सांगानेर	इस नाम से कोई राजस्व ग्राम नहीं है।
7.	214	फिरोजपुर	सांगानेर	इस नाम से कोई अलग से ग्राम नहीं है।
8.	240	वीर सरकार	सांगानेर	इस नाम से कोई अलग से ग्राम नहीं है।
9.	246	रामसिंह पुरा उर्फ रामपुरा	सांगानेर	अनु. 1 की क्र.सं. 114 व 246 के एक ही ग्राम है।
10.	252	बगरू	सांगानेर	अनु. 1 की क्र.सं. 4 एवं 252 एक ही ग्राम है।
11.	321	मुकन्दपुरा	बस्सी	इस नाम से अलग से कोई ग्राम नहीं है।
12.	338	धानोद	चाकसू	तहसील क्षेत्र में इस नाम से कोई राजस्व ग्राम नहीं है।
13.	340	जयनंदपुरा	चाकसू	तहसील क्षेत्र में इस नाम से कोई राजस्व ग्राम नहीं है।
14.	341	रामजीपुरा	चाकसू	तहसील क्षेत्र में इस नाम से कोई राजस्व ग्राम नहीं है।
15.	257	किशनपुरा लालवास	आमेर	इस नाम से कोई ग्राम नहीं है।
16.	279	चक हनुमानपुरा	आमेर	इस नाम से कोई ग्राम नहीं है।
17.	296	चक साइवाड	जमवारामगढ़	इस नाम से कोई ग्राम नहीं है।

राज्यपाल की आज्ञा से  
पी.सी. धमनिया  
उप शासन सचिव  
नगरीय विकास एवं आवासन विभाग  
शासन सचिवालय, जयपुर

## अधिसूचना

जयपुर, अक्टूबर 25, 1997

संख्या प. 7(22) नविआ./3/87/पार्ट :- जयपुर विकास प्राधिकरण अधिनियम, 1982 (1982 का अधिनियम संख्या 25) की धारा 2(8) में प्रदत्त शक्तियों के प्रयोग में राज्य सरकार द्वारा उक्त अधिनियम की विद्यमान अनुसूची - 1 में संलग्न सूची में वर्णित गांवों को शामिल किया जाता है।

## विद्यमान अनुसूची- 1 में नये जोड़े जाने वाले कस्बों, गांवों की सूची

क्र. सं.	तहसील	पटवार वृत्त	ग्राम
1	2	3	4
जयपुर शहर की चारदीवारी का क्षेत्र			
तहसील - चौमू			
1.		1. जैतपुरा	1. जैतपुरा
		2. अणतपुरा	1. अणतपुरा
तहसील - आमेर			
3.		3. रामपुरा	1. चिमनपुरा
4.			2. भट्टों की गली
5.			3. आकोडा चौड
6.			4. रामपुरा
7.			5. डावड़ी
8.			6. टाटियावास
9.		4. जयरामपुरा	1. महेशपुरा
10.		6. खोराबीशल	1. नांगल सिसकी
11.		9. सेवपुरा	1. जगन्नाथपुरा
12.			2. हनुमानपुरा
13.		10. नांगलपुरोहितान	1. राजावास
14.			2. मोटू का बास
15.			3. छब्बर का बास
16.			4. नांगल पुरोहितान
17.		11. दौलतपुरा	1. कोटडा
18.		14. खोरा मीणा	1. चक कोटिया
19.		15. ढण्ड	1. गोपाल बास उर्फ नांगल तुर्कान
20.			2. कांकरेल
21.			3. ढण्ड
22.			4. राजपुरा खान्या
23.		16. लबाना	1. गुणावता
24.			2. लबाना

1	2	3	4
25.			घींगपुर
26.			4. अणी
	तहसील - जमवारामगढ़		
27.	1. भानपुराकलां	1. भानपुरकलां	
28.		2. टीकमपुरा	
29.	2. नटाटा	1. साइवाडा	
30.	3. इन्द्रगढ़	1. चांबा की नांगल	
31.		2. चक चैनपुरा दाखिल खारिज साइवाड	
32.		3. चक इन्द्रगढ़	
33.	4. जमवारामगढ़	1. मेघराजसिंहपुरा	
34.		2. चौमुखा	
35.		3. लाली	
36.		4. नयाबास	
37.		5. नामड्या	
38.	5. रूपवास	1. हारवाला	
39.	6. सायपुरा	1. पीपलावाला	
40.		2. डालूकों का बाढ	
41.	7. लांगडियावास	1. बाल कृष्णपुरा	
	तहसील - बरसी		
42.	1. रामरतनपुरा	1. गीला की नांगल	
43.		2. बाढ स्वामी	
44.	2. मानसर खेडी	1. मानसर खेडी	
45.		2. मानगढ खोखावाला	
46.		3. भांवसर ईसरवाला	
47.		4. बीलवा खुर्द	
48.		5. फिलसन बिहारी पुरा	
49.	5. दूधली	1. रोहतासपुरा	
50.		2. कल्याणपुरा	
51.	6. टोडाभाटा	1. बिराजपुरा	
52.	7. मनोहरपुरा	1. हरीरामपुरा	
53.	8. जीतावाला बी	1. रामसर पालावाला	
54.	9. जीतावाला ए.	1. दयारामपुरा	
	तहसील - जयपुर		
55.	4. बरसी सीतारामपुरा	1. बडोछा	
56.		2. चक चूहावास नं. 2	
57.	11. निमेडा	1. जय भवानीपुरा	

1	2	3	4
58.			2. जयचन्द पुरा
59.	12. बिन्दायका		1. श्रीरामपुरा बासमुकुन्दपुरा
60.			2. महाराजपुरा
61.			3. सुशीलपुरा
तहसील - सांगानेर			
62.	1. लुणियावास		1. चक मातासूला
63.	3. जयरामपुरा		1. बाढ करोल
64.			2. बाढ चेला
65.	8. मोहनपुरा		1. मानपुरा भाटावाला
66.			2. दयालपुरा
67.			3. मोहनपुरा
68.	9. वाटिका		1. वाटिका
69.			2. रामसिंह पुरा
70.	10. खेडी गोकुलपुरा		1. सूरजपुरा
71.	12. श्रीराम की नागल		1. सुखदेवपुरा
72.			2. मुरलीपुरा उर्फ मिश्रा का बाढ
73.	20. जयसिंहपुरा		1. चक गणपतपुरा नं. 2
74.			2. हरवंशपुरा
75.			3. पीपला भरतसिंह
76.	21 महापुरा		1. खटवाडा
77.			2. लाल्या का बास
78.			3. महापुरा
79.			4. नृसिंहपुरा
80.			5. रामचन्द्र पुरा
81.	22. ठीकरिया		1. नागल बडगूजरान
82.			2. बाल मुकुन्दपुरा उर्फ नाडा
83.			3. बगरु खुर्द
84.			4. ठीकरिया
85.			5. सारंगपुरा
86.	23. भमोरिया		1. झांई
87.			2. भमोरिया
88.			3. टीलावाला
89.			4. नृसिंहपुरा दादिया
90.			5. पालडी परसा
91.			6. हरचन्दपुरा देवलिया

1	2	3	4
92.			7. रामपुरा वास देवलिया
93.	24. दहमीकलां		1. हरध्यानपुरा
94.			2. दहमी खुद
95.	25. अवाणिया		1. छीतरोली
96.	26. अजयराजपुरा		1. चिरोटा
97.			2. हसनपुरा
98.			3. लाखावास
99.			4. जयजसपुरा
100.	28. कलवाडा		1. सूरतपुरा
101.			2. कलवाडा
102.	29. नेवटा		1. नेवटा
103.			2. सवाई जयसिंहपुरा
104.			3. श्री रामजीपुरा
105.			4. चक नं. 6 (श्री रामजीपुरा)
106.			5. हसनपुरा
107.	30. पंवालिया		1. जयसिंहपुरा रुपवास
108.			2. मानपुर टीलावाला
109.			3. हरगुन की नागल उर्फ चारणवाला
110.	31 कपुरवाला		1. किशोरपुरा
111.			चक नं. 12
तहसील फागी			
112.	1. रेनवाल		1. रेनवाल
113.	2. मोहब्बतपुरा		1. डाबला खुर्द
114.			2. डाबला बुर्ज
115.			3. गणेशपुरा
116.			4. मोहब्बतपुरा
117.	3. मानपुर गेट		1. चान्दावास
118.	4. पहाडिया		1. पहाडिया
119.			2. बासडी जोगियान
120.			3. कुन्दनपुरा
तहसील चाकसु			
121.	1. सीमल्यावास		1. फतेहपुरा बास
122.			2. चक वाटिका
123.			3. सीमल्यावास

1	2	3	4
124.			4. जयचन्दपुरा
125.			5. प्रहलादपुरा
126.			6. नानचीपुरा
127.			7. जय आनन्दपुरा
128.	2. शिवदास पुरा		1. चक लक्ष्मीपुरा नं. 1
129.			2. चक लक्ष्मीपुरा नं. 2
130.			3. नाहरियों का बास
131.			4. चक चन्दलाई नं. 1
132.			5. चक चन्दलाई नं. 2
133.			6. रानीपुरा
134.			7. मलवा
135.	3. बाडा पदमपुरा		1. रामपुरा बास गोनेर
136.	5. बरखेडा		1. बरखेडा
137.			2. गोपीरामपुरा
138.			3. परलीपुरा उर्फ सदाशिवपुरा
139.	6. काठावाला		1. काठावाला
140.			2. झुझारपुरा
141.			3. बिहारीपुरा
142.			4. जानकी वल्लभपुरा
143.			5. चोसला
144.	7. उदयपुरीया		1. नरहरपुरा
145.			2. उदयपुरीया
146.			3. आलीवास
147.	8. देवकिशनपुरा		1. भोत्याढण्ड
148.			2. बृजनाथपुरा
149.			3. चक श्री किशनपुरा
150.	9. कुम्हारियों का बास		1. कुम्हारियों का बास
151.			2. बाजडोली
152.			3. श्री सवाई जयसिंह पुरा
153.			4. गोड्यावास

राज्यपाल की आज्ञा से,  
मन्मथ कुमार  
शासन उप सचिव।

## राजस्थान राजपत्र

भाद्र ९, सोमवार, शाके १९२० - अगस्त ३१, १९९८  
 Bhadra 9, Monday, Saka 1920 - August 31, 1998

भाग ६ (ख)

जिला बोर्डों परिषदों एवं नगर आयोजना सम्बन्धी विज्ञापितियाँ आदि।

## जयपुर विकास प्राधिकरण, जयपुर

## अधिसूचना

जयपुर, अगस्त ३१, १९९८

संख्या एफ. २५(२) जविप्रा/पार्ट-१/टीपी/मा.प्लान/डी-४९६/९८ : जयपुर विकास प्राधिकरण अधिनियम, १९८२ की धारा २३ (योजना तैयार करने और उसे मंजूर किये जाने के सम्बन्ध में अपनाई जाने वाली प्रक्रिया) की उपधारा (३) में प्रदत्त शक्तियों का उपयोग करते हुए मास्टर विकास योजना - २०११ जयपुर रीजन तैयार कर प्राधिकरण की २९वीं बैठक दिनांक १९.७.९५ एवं ३९वीं बैठक दिनांक २५.८.९८ के द्वारा अनुमोदित की गई, जो धारा २४ (योजना के प्रवर्तन होने की तारीख) की अनुपालना में दिनांक १.९.९८ से प्रभावी होगी।

मास्टर विकास योजना-२०११ की प्रति का निरीक्षण, जयपुर विकास प्राधिकरण में कार्यालय समय में किया जा सकेगा।

जयपुर विकास प्राधिकरण के लिये और  
 जयपुर विकास प्राधिकरण की ओर से  
 राजेश्वर सिंह  
 सचिव  
 जयपुर विकास प्राधिकरण, जयपुर।

# Drawings

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**Abstract** The purpose of this study was to determine the effect of a 12-week, low-intensity, supervised walking program on the physical and psychological health of sedentary, middle-aged women. The study was a randomized, controlled trial. The subjects were 40 sedentary, middle-aged women who were randomly assigned to either a supervised walking program or a control group. The walking program consisted of 12 weeks of supervised walking, 3 times per week, for 30 minutes per session. The control group consisted of 20 women who did not participate in the walking program. The subjects were assessed at baseline and at 12 weeks. The walking program had a significant positive effect on the physical and psychological health of the subjects. The walking program significantly improved the subjects' physical health, as measured by the 6-minute walk test, and their psychological health, as measured by the Beck Depression Inventory and the State-Trait Anxiety Inventory. The walking program also significantly improved the subjects' quality of life, as measured by the SF-36. The walking program was well tolerated and had no adverse effects. The results of this study suggest that a 12-week, low-intensity, supervised walking program can improve the physical and psychological health of sedentary, middle-aged women.

**Figure 1** *Continued*

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**Abstract**

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Journal of Internal Medicine 247: 105–112

**Figure 1**

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**Figure 1**

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**RESEARCH**

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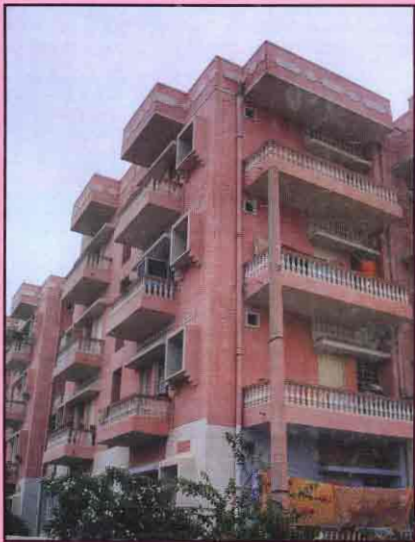
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1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

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A View of Residential Apartment Developed By  
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