

REVITALIZATION STRATEGY FOR HISTORIC CITY OF JAIPUR

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Abstract

The current trend of urbanization has brought new opportunities to the approach in conservation of heritage cities in India. The integrative approach to urban conservation and urban development brings reforms in policy for development and a design concept of 'Public realm' as an important tool to resolve issues of heritage and infrastructure. Tourism has emerged as an important social and economical force to mediate conservation and urban development, and to revitalize the essential structuring elements of built environment for the new challenges of urban change. The revitalization plan integrates the infrastructure needs, strengthen the historical elements, layering the tourism needs, creating neighborhood spaces, decongesting the traffic and improving the quality of space to allow both the people of the city and tourist to enjoy the experience.

Keywords: Jaipur, Inner City Revitalisation, Chaupar, Rajasthan, Conservation

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1 The Changing scenario

1.1 Urban Conservation - A Paradigm shift

Since creation of the Civic Amenities Act in 1967 and the Town and Country Planning Act in 1968 in United Kingdom, the concept of conservation is shifting to the new realm of integrated urban planning (Dobby Allan, 1978, p.17). The formation of tourism activity has brought the need to look at the 'Public realm' of the city along with the series of historical buildings and urban development in a more integrated mode to augment both the tourism experience and the urban life of the precinct. The process of modernization has led to a large scale social and economic change in the urban life and physical environment, creating an urgent need for strategic intervention against the threat to all the historical buildings and environments. Tourism has emerged as a new social and economic force in support of conservation in all parts of the world under the phenomenon of change.

“Tourism is a unique economic opportunity, but like industrialization before it, it is a significant cause of lifestyle change. Tourism potentially brings vitality and economic and cultural dynamism to a place and for heritage, the benefits of appreciation, preservation and conservation.” (Orbash Aylin, 2000, p.3)

India represents an interesting case of diversity through its socio-cultural patterns with a predominant practice of religious pilgrimage as a part of the tourism activity and bringing a new dimension to the conservation approach.

“Conservation encompasses not only the physical urban fabric, but also an understanding of the spatial morphology and a social dimension which makes urban Heritage so distinct from the more ‘object’ qualities of the singular built heritage.” (Orbash Aylin, 2000, p. 8) The Heritage precincts need to renew its form and meaning mediating through the public realm into a new urban equation. Urban Renewal is emerging as the new approach to tackle the conservation of historical cities. It is a continuous process and is statutorily incorporated in physical planning. In some countries there is a participation of non-profit special companies, which operate in partnership with local authorities.

1.2 Change in National Policy

Most Indian old cities have been marginalized in the process of urban growth. The walled city segment of the old cities languishes from multiple deprivations such as poor urban infrastructure, poor income and employment. Efforts at understanding the concept of urban conservation in the old cities of India gained momentum. However, all these efforts have been for the conservation of the architectural heritage of its walled cities, they have largely remained as more fragmented approaches to the growing problem of old city conservation.

In 2005 Ministry of Urban development, Government of India launched the JnNURM (Jawaharlal Nehru National Urban Renewal Mission) scheme to arrest the growing problem of deteriorating urban condition in the country. The mission is to encourage reforms and fast development of the 63 selected cities with the help of community participation and Urban Local Bodies (ULB). The Scheme along with the focus on the urban infrastructure also defines redevelopment of the old city areas with a view to upgrade urban infrastructure and relocate industrial and commercial activities to conforming areas. The strategy of the mission is that every city will prepare a City Development Plan (CDP) defining policies, programmes and strategies and financial plans, followed by Detailed Project Reports (DPR) for the selected projects in areas defined by CDP. The duration of the Mission is seven years.

1.3 Emerging concept of Revitalization

Jaipur walled city planned in 1727 is one of the important case of a living heritage city. The urban design and rich architecture are the important characteristics of this great city. The nine square grid plan representing the symbolic urban structure constructed by market streets, the Chaupars (squares) and monumental gates, articulated with beautifully designed institutional buildings and the carved façade of streets with colonnade make the city a wonder in the world. The threat the city faces is the rapid conversion of land use and congestions due to vehicular movements, parking requirements and the basic infrastructure needs of the residential areas. The Walled city with its thriving markets streets is still a economic centre to the total city which is grown ten times in size. The imbalance is forcing the environment to deterioration and possible collapse of the heritage fabric if not intervened urgently. On the other end Tourism has emerged today as the important urban activity world over, strongly attached to the heritage sites and has led to restructuring the social, economical and spatial framework of the urban environment. Both the urban elements and the urban structure need to revitalize its potentials and engage into a new relationship. Rajasthan with no critical industry is strongly dependent on tourism since long time. It is also one of the most important tourist region in India and is thus responsible for wholesome revenue during the tourist season. Reviving the historic value into new economic relationship will strengthen the residential life and tourism, leading to a more sustainable form. The city is not dead place;

it is the case with over use and chaotic functioning threatening the very basic life of the area. A Revitalization plan will address the issues critically, improving the situation qualitatively and conserving the heritage value of the Walled City as it is one of the rare examples of urban planning and architecture in the world history.

2 Jaipur as Urban Heritage

2.1 Historical Significance

'Jaipur' means the city of victory. The city was built in 18th century; approximately 280 years back (1727 A.D). The city has been named after Maharaja Jai Singh II of Kachchwa clan of Rajputs. Amber, the capital of Kachchwa Rajputs was unable to cater to expanding economic and administrative functions on accounts of its location. It was the vision and determination of Maharaja Jai Singh to shift the capital from Amber to Jaipur. Another major reason for shifting the capital to Jaipur was his intension to safeguard the people of Amber by avoiding confrontations with the Mughal kings. Scarcity of water at Amber also added a reason to shift the capital to Jaipur. The king himself was much influenced and knowledgeable regarding astronomy and architecture. He invited famous Bengali architect Vidhyadhar Bhattacharya to prepare a plan of the city. Vidyadhar laid down the plans according to ancient Indian planning principles on architecture called '*Shilpa Shastra*' (*Vastu Shastra*- The Indian canon). The city was planned in a grid system, enclosed by the city wall and seven gates. The maharaja also built an observatory in the year 1728 A.D. known as *Jantar Mantar*, which attracts a large number of tourist today from the world. Thus the value of walled city of Jaipur lies as much as in its planning, urban design and building process management as in its monuments. This remarkably planned city was able to attract merchants and artisans from all across the country. Even today the traditional crafts like jewellery, metalwork, enameling etc. patronized by the ruler in the 18th century continue to thrive in the city. The city was reorganized as a municipality in 1926 and a new Municipal Act was prepared in 1929. Even though the city has grown and expanded much beyond the original boundary 'the wall', the Walled city still remains the major destination in terms of daily needs for the residents and an enchanting tourist destination.

2.2 Jaipur Walled City - A Case of Urban Planning and Design

2.2.1 Evolution of the City Plan and the planning principles

The evolution of the city plan represents the shifting ideology of the more protected medieval settlement at Amber to the more growing, prospering and communicating trading city at Jaipur. Jaipur Walled City was created as the capital of the Kachchwaha Kingdom moving from Amber to the picturesque valley site by Maharaja Jai Singh with his architect Vidhyadhar Bhattacharya. The city is planned in the plains, 11kms south of Amber on a dry, flat bed of lake between the rivers Amanisha and Dhond. Apart from the terrain which was flat, strategic position, availability of water, good drainage conditions, availability of stone for construction and better communication with outside due to the ancient trade route from Delhi-Agra to Ajmer were the main criteria's for the selection of the site. The northern and the eastern sides of the new city are defined by the hill ranges leaving the city to expand towards the south. The selection of the new site for the city was the indication of changing concept of the capital, from a military retreat cut off from invading forces to a trading centre for good communication. It is the case of evolving a new 'Urban Form' and the concept of 'Public Realm' in the form of nine square grid structure constructed by the Street bazaars and squares (Refer Figure no. 1).

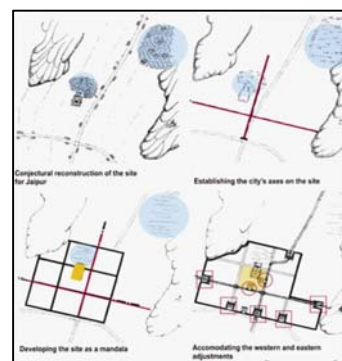


Figure 1: Evolution of Grid Plan

The two features evolving the plan were the North-South and East-West trade routes. The other critical natural feature of the site was the presence of a ridge parallel to the Agra – Ajmer route aligning east-west and deviated 15 degree from the cardinal axes, resulting in the adjustment of the angle of the city plan.

The Walled City Plan of Jaipur is based on the urban structure synthesizing the natural features of site, urban form, urban systems, image of the city and the *Vastu Purusha Mandala* of the ancient Hindu Planning treatise (Figure 2). The *Mandala* is the simplest form with a 3 x 3 square grid called *pitha*, as well as the commonly used 9 x 9 square grid form called the *paramashayika*. The city plan also reflect the use of the grid as the ordering principle, which has been one of the significant principle used from ancient time in the history of settlement planning right from Mohenjodaro in Indus and Olinthus in Greece. The nine square grid is laid with the ridge identified at the site as the base line for one of the main street.

The primary roads divide the city into nine *chowkris* (quadrants), the central two are occupied by the palace complex and tank. The intersection of the main street forms the public squares called '*chaupars*'. The city is enclosed by a city wall with seven gates. The gates also form a public space for transition into the city. The rest of the *chowkris* are occupied by the various communities for residence and subdivided into *mohallas* (neighborhoods) with smaller streets (Figure 3).

2.2.2 Urban character

The Walled city of Jaipur represents the synthesis of great economic, political and spatial model. In order to sustain the urban city, traders from different parts of the country where invited to open shops in the city and create good markets. The adjusted nine square plan of Walled City Jaipur was a grid defined by the main streets running north-south and east-west. The main streets were defined by continuous line of shops with colonnade creating various specialized markets encouraged by the King (Figure 4).

The streets formed three intersections in the centre creating the important public squares called the '*Chaupars*', namely Badi Chaupar, Choti Chaupar and the Ramganj Chaupar. The *Chaupars* are the great psublic places for social, cultural and economic activity. The space had a tank in the centre for storing water for people of neighborhood, brought through an underground canal systems from outside the city.

The main temples, academic institutions like colleges and library etc constructed by the King are located along the main streets and *Chaupars*. The city wall constructed around the city is punctured by seven gates. The longest axis i.e. East-West axis traversed through four *chowkris* and three *chaupars*.

The Gate on the Western end of the axis, the direction of sun set is called the Surajpol Gate and the opposite Eastern end is called the Chandpol Gate (Representing Moon). A typical block consisted of number of *mohallas* according to castes, economic status and the trade of its occupants. The block is defined by the neighborhoods forming dense morphology with both the formal pattern with linear streets and the more organic pattern with clusters of houses around common space.

The street network in the walled city was planned with precise hierarchy. The houses ranged from one small single courtyard to *haveli* type houses (large houses) with six courtyards. In order to maintain

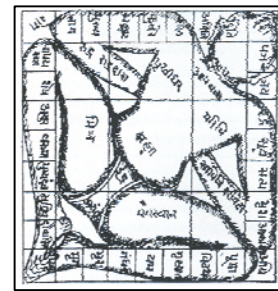


Figure 2: Vastu Purusha Mandala

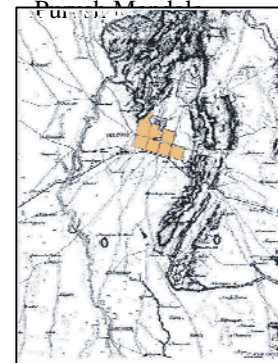


Figure 3: Setting of the Walled City Jaipur in Landscape



Figure 4: Main Street, Jaipur; Source: Gobindram Oodeyram,

cleanliness and level of hygiene, narrow service lanes were placed between these houses on the back side called '*Gandi Gali*' and were used to collect night-soil manually.

2.2.3 Urban Elements

The Walled City Jaipur plan is structured by the primary urban elements creating a strong urban image, urban experience and hierarchy in urban system, a typical medieval model. They are the artifacts of the city, which through their relationship construct the whole urban form and even today are most significant in their presence and supporting the urban life and tourism. The primary urban elements that constituted the physical structure of the walled city are: The Palace Complex, The *Chaupars*, The Main Bazaar Streets, The Fort Wall and Gates and the *Chowkris* (Residential wards). The Palace Complex occupies the central position in the city plan covering the central two sectors. This is the typical medieval planning structure where the seat of power controls the urban structure. The palace complex constitutes of several monuments like the famous internationally known as '*Jantar Mantar*' a observatory, the patronage of King Jai Singh, the *Hawa Mahal* a architectural splendor of Rajasthan style, Palace buildings housing the Museum today, The *Govindji* temple for its religious significance in the country, *Jaleb chowk* and the Talkotara lake. All these are the historical monuments for the tourist and socio-cultural activities of the city and hence still an important centre. The ensemble of several monuments in close proximity still has the potential of continuous public realm for city level cultural activities redefining the urban experience.

The three *Chaupars* (Badi Chaupar, Choti Chaupar and Ramganj Chaupar) were planned as the great urban space at the intersection of main market streets for social, cultural and economic activities. The *Chaupars* help create sub scale of the public realm structure of the city into a meaningful urban form. It is the *Chaupars* where all the market streets converge and hence the great public spaces become important structuring elements. The *Chaupar* had the dual character of daily activities of filling water from the tank in the centre of the space and hawkers selling things on the floor along with traffic and festival events celebrated round the year. The Main Bazaar Streets forming the nine square diagram of the city plan were created not only for the economic activity of the city, but also an important urban form with colonnade and controlled façade to give the city its important urban image of pink city. The 33m wide street with wide pavements and terraces served as great public realm for royal processions and shopping experience. The major markets of walled city were *Johari Bazaar*, *Sireh Deori Bazaar*, *Kishanpol Bazaar*, *Gangori Bazaar*, *Chandpol Bazaar*, *Surajpol Bazaar*, *Tripolia Bazaar*, *Ramganj Bazaar* and *Ghat Bazaar*. The City wall and the seven Gates correspond to the nine square plan as the medieval structure for protection, but today remain as elements for tourist interest and public spaces.

2.3 The Tourism Potential

Tourism has emerged as the global phenomenon influencing both the spatial and socio-economic structure of Urbanism. "Tourism is a 20th century phenomenon, you cannot put it aside. One must accept it as a phenomenon that exists, good or not so good. Millions of people travel. One cannot stop them. They will come, so let them be used as a source of development" (Kuban, 1978). It brings a new dimension to the cultural practices of the urban life. The Religious practices, the Economic policies, the Social changes, the Market and Physical planning are strongly shifting to embrace Tourism in the era of consumerism. This is done to widen the consumer realm and in the process create an important move for a new urban space and conservation opportunities. Owing to its rich and varied topography, vibrant culture and captivating festivities, the State of Rajasthan offers immense tourism delights to the visitors in the State. The state is known for the chivalry of its rulers; the palaces as evidence of the royalty that reigned for centuries. Rajasthan is also known as the abode of the kings, that is, *Rajasthan* (place of kings). One can still get a ravishing experience and the royal treatment through the many heritage hotels in the State and the Palace of Wheels - the best luxury train in the world. Other than its royal ambience, Rajasthan also is home to variety of birds and animals that are rare and even endangered, like the desert fox and the caracal. The City Palace of Jaipur forms the cynosure of attraction, both literally and metaphorically. It

comprises the Olympian palace, the *Jantar Mantar* and the *Janana mahals* or the dwelling of the *Maharanis*(queens), an insignia of his political maneuvering. A fervent devotee of Lord Krishna, the King reestablished the idol of the God 'Krishna', at Jaipur in the year 1719. Rajasthan has emerged, during the last decade, as one of the favorite tourist destinations in India for both domestic and foreign tourists. While in the year 1973 the total arrivals of tourists to Rajasthan were about 2 million, it increased to 8.4 million by the year 2000-01(Ministry of Tourism,India). The State receives 0.60 million foreign tourists annually. Additionally, over 7 million domestic tourists visit Rajasthan annually. Tourism here expands beyond one city and creates rich experience of several places due to the better connectivity and transport systems. The world famous "golden triangle" comprising of Delhi-Agra-Jaipur has put Jaipur on the world tourism map.

Almost 60% of international tourists visiting India, come to these places. It is this position of Jaipur that emphasizes on the potential interface of tourism with urban conservation. The rate of growth of tourism in Rajasthan has been phenomenal in last few years. Annual rate of growth for domestic tourists has been 7% and for international tourists has been 5%. Jaipur attract around 10% of the total tourist flow in Rajasthan. In terms of tourist breakup, domestic tourist arrival in Jaipur is 10% of the total tourist flow in Rajasthan. Total number of foreign tourist coming to Jaipur were in range of 23% to 28% of the total tourist flow in Rajasthan. Jaipur attracts majority of the tourist coming to Rajasthan followed by Udaipur (range of 10 to 13%). Thus tourist arrival in Rajasthan shows that the foreign tourist at Jaipur is the highest.

3 Proposal for Revitalization

3.1 Defining critical Issues – Public realm vs building conservation

The Revitalization of the Walled City Jaipur is an important project to resolve the critical issues threatening its existence. Integrated approach to Conservation and sensitive Urban development is the approach to the problem of such historic settlement. The charter of Venice in 1964 defined the need for conservation of urban setting along with historic monument for cultural continuity. Tourism is the new link for conservation and urban development. The public realm is the constant which holds both the traditional and modern life of the civilization and hence an important tool for continuity. The Public realm can mediate the issues of traffic, tourism, conservation, culture and commerce in a more meaningful way. The detailed study of the existing situation of the walled city of Jaipur established several issues about its deteriorating conditions and potentials of being an important heritage and economic living city. The Project will have to work on these critical issues of the Walled City. The issues identified for intervention are:

1. Traffic and transportation of the old city area (reducing traffic)
2. Heritage listing and development (heritage zone)
3. Strengthening the economic base (markets, handicrafts, small scale industry)
4. Conservation of the urban aesthetics of main streets (facade controls and physical development of street)
5. Strengthening the infrastructure (main bazaar streets and neighborhoods)
6. Solid Waste management (garbage collection, *gandi galli* etc)
7. Redeveloping the existing urban spaces (*chaupars* and gates)
8. Improving the residential areas (conserving heritage houses, building regulations, open space, waste management, streetscape and community facility)
9. Incorporating and developing Tourism infrastructure (heritage walks, information centre, signage etc)

An intervention in historic settlements has been a challenging task for urban development. The historic precincts with rich architecture, urban form and cultural values are constantly subjected to the more rigorous forces of industrialization. Conservation and development of the historical precincts form an important issue as it needs to protect the historical values and spaces as much as integrate the new

emerging modern needs of urban life. The urban development has largely proceeded with expansions of the new city around the old historical settlement making it the city core and loading the precinct with all the pressures of urbanization for which it is not planned and hence leading to deterioration and destructions. The urban structure and urban elements of the walled city are never appropriate to the new modern large scale needs of urban life. The issue in Walled City Jaipur established the major problem of vehicular congestion, parking requirements and unorganized hawkers in the main streets, *chaupars*, and gates threatening the character. The under used potential of the Palace complex area and infrastructure for residential sectors and Tourism are the other critical issues for design. The residential areas face problem of the old building typology with courtyard houses and the modern needs looking for the new facilities. The narrow service lanes, which were planned for the time when the city was constructed, are today dead spaces. Today the new infrastructure needs to be integrated into the fabric carving out spaces for parking and other social needs.

3.2 Strengthening the urban elements and infrastructure

The issues were analyzed and a revitalization plan proposed to resolve these issues to strengthen the potentials of the great heritage city. The emphasis is on a comprehensive traffic and transportation strategy to reduce vehicular load and thorough traffic, pedestrianization, strengthen the tourism infrastructure, create good quality public spaces, strengthening and upgrading the urban elements of the city and upgrade the heritage buildings precincts and residential sectors. The drainage and electricity up gradation in the walled city area is under execution and needs to be integrated with the proposal. The proposed revitalization plan focus on two strategies for the project

- a. The strengthening of infrastructure – Traffic and transportation, Waste Management and Tourism facilities
- b. The physical development of the major urban elements of the city

The second strategy of physical development has identified several projects as an approach to develop the whole walled city area in a phased manner. Revitalization of Old City Jaipur involves upgradation of the Architecture and Heritage precincts and a comprehensive Traffic and Transportation strategy. Under the physical development of Architecture and Heritage there are several elements, which structure the city as a historical urban form, are identified to be addressed for detailed Urban Design proposal. The Elements are the Major Streets, *Chaupars*, Gates, Crafts streets, Palace Complex area, Talkotara tank, Heritage walks, Albert Hall Park and the Residential *Chowkdi*. The Design of these projects will focus on restoring the heritage character, upgrade the physical aspects organize and accommodate the vehicular movement and parking, add infrastructure facility for the residents of the old city and the tourist visiting every year. The projects identified for the Walled City Revitalization are (Refer Figure 5):

1. MAJOR STREETS – *Chandpol bazaar, Tripolia bazaar, Ram Ganj bazaar, Suraj Pol bazaar, Kishan Pol bazaar, Gangori bazaar, Chaura rasta, Jauhari bazaar, Sire Deori bazaar*
2. CHAUPARS – *Chhoti chaupar, Badi chaupar and Ramganj chaupar*
3. GATES – *Suraj Pol gate, Chand Pol gate, Ajmeri gate, New gate, Sanganeri gate, Ghat gate,*

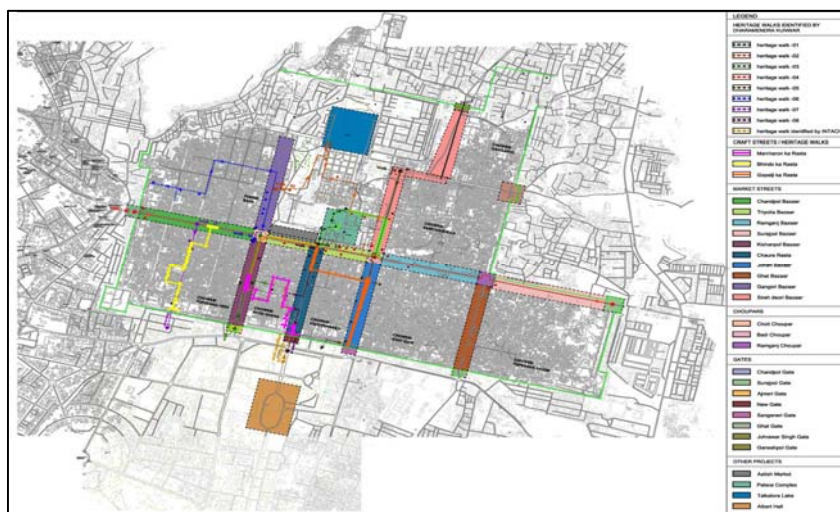


Figure 5: Identified Development Projects- Walled City Revitalisation

Johrawarsingh gate and Char darwaja

4. CRAFT STREET – *Bhindo ka rasta* (stone carvings), *Gopalji ka rasta* (jewelry, precious stone), *Maniharo ka rasta*
5. PALACE COMPLEX AREA – Atish market, Jantar Mantar, City palace, Jaleb chowk and Hawa Mahal
6. WATER BODY – Talkotara tank
7. PARK – Albert Hall area

3.3 Specific Projects

3.3.1 Physical Interventions

The Walled City of Jaipur is an urban structure of nine square plan, resulting into grand avenues in the form of Main Bazaar Streets running north-south and east-west. These streets are the major elements to give the city its urban image of well planned city. The three *Chaupars* at the intersection of the street and the seven gates of the city are the other major elements structuring the city. The central area of the Palace complex with great monuments, spaces and water body form the significant centre. The Proposed Revitalization Plan defines strengthening these elements to rejuvenate the walled city. It is proposed to undertake Urban Design of the major elements of the city. The elements are not only the major physical features, but represent vibrant public spaces, commercial activities, a rich architecture created by beautiful street facades and monuments. The upgradation of the elements will create a qualitative public realm for both the residents of the city and the tourists. This will be helped by the Traffic and Transportation plan of reducing the vehicular congestion in the city.

The Palace complex area with relocation of some of the function will create large open space in the form of Jaleb Chowk, Atish market other courts near Hawa Mahal and City Palace. The Urban Design plan of upgrading these spaces and linking them to create a significant heritage walk in the area and transformed the central area of the city into a major socio-cultural place. This will redefine and rejuvenate the historical centre of the heritage city. The three *Chaupars*, *Badi Chaupar*, *Choti Chaupar* and the *Ramganj Chaupar* today are reduced to traffic island from the grand pedestrian spaces of the past. It is proposed to develop the *Chaupars* as major pedestrian friendly public place and reorganize the hawkers to recreate the grand urban space for people. The eleven identified main bazaar streets are the important commercial streets for everyday economic activities and the significant contribution to the image and urban experience of the great historical city. The major issues of parking, hawkers, street landscape and façade control form the aspects of design. The other inner streets which constitutes of important traditional craft workshops, form important heritage experience and will be addressed for its physical upgradation to become heritage walks of the city.

The seven gates are also great urban spaces occupied by parking, encroachments and hawkers. The revitalization plan proposed to clear the encroachments, remove the parking and redesign the space with controlled hawking space and public amenities to recreate the urban space. The Talkotara water body in the Palace complex is the neglected element. The dry condition of the water body and better accessibility are the critical aspects to be dealt in the design intervention. The element can be the significant public place in relation to the other important elements of the Palace Complex area and the neighborhood life developed in the proximity. The Albert Hall Park forms an important project, which allows the old city to connect to the outside new city. The element is the sensitive contribution of the Colonial period and an important monument marking the respect for the great city. The large open green space with cultural facilities forms an important transition public realm between the old and the new city.

The various listed projects when completed in a phased manner will rejuvenate the cities past glory and become a stronger urban structure to live and sustain for longer times.

3.3.2 Traffic and Transportation

The Walled City of Jaipur is congested with vehicular movement and haphazard parking on streets. The problem is compounded by poor public transport system. The major roads in the walled city area are approximately 30m wide. However, the chaotic use of street reduces the carrying capacity and the pedestrian space. The surveys have shown that the carriageway width for vehicular movement on main streets range from 45% to 65% of the total road width. There is substantial volume of through traffic, which if diverted can create space for other use. Existing Cycle Rickshaws as a transportation mode has many positive points like fuel-free, pollution free and provides employment opportunities.

The Proposed Revitalization Plan emphasizes to reduce vehicular load with introduction of battery operated small buses and a bypass connection to divert through traffic. Also Underground parking is proposed at the Atish market and Albert precinct and reduced on street parking on all the main streets. The Major Street design projects identified will look into detailed parking layouts and hawkker zones to organize the street space and bring back the character of the great streets. The Gates with the large open space will be developed as transit nodes, incorporating the bus stops for the battery operated small buses to turn back on the routes and other public amenities for people and few hawkkers spaces.

3.3.3 Architectural controls and Urban Design Guidelines

In the rapid changes taking place under the urbanization, the built environment is constantly under the influence of change. The heritage precincts will need to be controlled and guided for its conservation and appropriate development. Under the Rajasthan Municipal Act, 1959; The Municipal Council of Jaipur had notified the Building Bye-laws in 1970 for the Walled City area. There were prohibitions regarding alteration in the building (specially on front road side and the main street bazaars). The notification in 2000 under the guidelines of section 171 of Rajasthan Municipal Act 1959: modifications and recommendations there were additions for Land use control, Height of the building and Façade control. The Rajasthan Heritage Conservation Act, 2007 had given powers to the Authority/Municipal Commissioner/ Collector to declare Buildings, Artifacts, Structures, Streets area and precincts of historic/ architectural/ aesthetic/ cultural/ environmental significance etc. to be protected under this act and grade them. The existing framework is not adequate for the revitalization project. It is suggested to create two Conservation zones for the two distinct character areas of The Palace Complex and The Commercial and Residential areas in the Walled City. This will need to be supported with amendments to the Architectural and Urban Design controls.

3.3.4 Heritage Walks

The Heritage walk is an effective tool which enables the tourist to explore the built fabric, and experience the life style of the people so as to enhance their understanding of the local culture and help develop the economy of the city. Its intention is to showcase the living city with the built fabric as the background. Some initiatives were taken in Jaipur towards this end they are: In 2001, INTACH initiated the Heritage walk in *Modikhana chokri* to promote public awareness on the residential architecture and its conservation through public participation to sustain the local economy of traditional handicrafts and to develop tourism inside *chokris*. According to this initiative, JDA (Jaipur Development Authority) had provided a budget for restorations of small temples along the heritage walk. Under the revitalization proposal heritage walk is identified as important tool and suggested to extend the experience to more number of streets of heritage significance across the walled city.

3.4 Conclusions

Revitalization of Walled City Jaipur is one of the important exercises to understand the critical directions and issues for the great task of conservation of the vast wealth of historic cities in India. The project has raised critical question of the approach to conservation and opening a new area of looking at the 'public realm' in the historic cities as a significant tool to integrate the historical built form with thriving urban life and growing commercial activities. The development of the public realm will bring a better synthesis of history and modernism. The integration brings a new dialogue between the social needs, cultural activities, urban space, architecture and history and revives the built environment with a new energy. This has been dealt with the new theoretical position in bringing tourism the new economical force, to sensitively bridge heritage and urban development.

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