

A Review of Government Policies and Interventions for Development of Walled City Jaipur

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ABSTRACT:

The walled city of Jaipur is first planned city of north India developed in 1727. It followed the vastu principle in planning and considered environment and other infrastructure requirement. The planning and construction of walled city promoted sustainable development of city. After independence in 1947, the state of Rajasthan was constituted and adopted the U.P. Municipalities' Act of 1916. In 1951, the Rajasthan town municipalities' act was applied to all the municipalities. However, the powers and functions of municipal institutions were put on a systematic footing only after the passing of the 1959 Rajasthan Municipal Act, which further amended. After this Municipal Corporation and Jaipur development authority came. There were few policies for heritage and tourism development and Master plan for Jaipur was also having provision for walled city but in spite of that, much improvement could not take place due to absence of specific byelaws for walled city and lack of community awareness. This article studies the policies and intervention applicable to walled city of Jaipur, reviews their implementation and provides recommendations for its sustainable development.

KEYWORDS: Policies Intervention, walled city, heritage, Sustainable development, Energy efficiency, Municipalities

I. INTRODUCTION:

Before independence, the administration of walled city Jaipur was under Britishers and royal families of Jaipur. In 1947, the state of Rajasthan was constituted and adopted the U.P. Municipalities' Act of 1916. Further following acts were applied in Jaipur.

II. ACTS, ADMINISTRATIVE FRAMEWORK FOR WALLED CITY JAIPUR:

A. RAJASTHAN MUNICIPALITIES ACT, 1959:

In 1951, the Rajasthan town municipalities' act applied to all the municipalities. Rajasthan Urban Improvement Act, 1959 was passed and updated in 2009. It published in the Gazette of India as Rajasthan Municipal act 2009 and again amended as The Rajasthan Municipalities (Amendment) Ordinance, 2010.

B. THE RAJASTHAN URBAN IMPROVEMENT TRUST ACT – 1959:

As per this act, the state government processes the preparation of master plans and constitutes improvement trust for carrying out improvement works for urban areas. Town Planning Department of Rajasthan prepared the first master plan 1971-1991, under Urban Improvement Act, 1959.

C. THE JAIPUR DEVELOPMENT AUTHORITY (J.D.A. ACT) 1982:

The Jaipur Development Authority (JDA) was established on 5 August 1982, under the JDA Act.

D. JAIPUR MUNICIPAL CORPORATION:

The Jaipur Nagar Nigam functions under "**the Rajasthan Municipalities Act, 1959**". It is responsible for regular cleaning and maintenance of walled city, Painting public buildings and monuments, Enforcement of building byelaws, Declaring buildings unsafe as and when necessary and Repairing and maintaining

roads and sewerage. Provision of tourist facilities is also done by JNN; it is also responsible for the restoration of the old water tanks in the walled city. JMC has prepared a Project for Heritage Walk from Choti Chopar to Taal Katora, which will serve the purpose of displaying the rich heritage to the tourists.

E. THE JAIPUR DEVELOPMENT AUTHORITY:

Due to the rapid expansion and overall development, Govt. felt the need for a development authority. Hence, Jaipur development authority (J.D.A.) was formed in 1982. The main objective of this authority was to secure integrated development of Jaipur region. Its function is to prepare and execute plans, projects and schemes so that sufficient housing, Physical and social infrastructure can be planned for the population of Jaipur region. JDA comes under the Urban Development and Housing department, Local self Government of Rajasthan. JDA also prepares the Master Development plan for Jaipur region. The second master plan (1991-2011) and third Master Development Plan -2025 Jaipur region is prepared by Jaipur development Authority.

F. PUBLIC WORKS DEPARTMENT:

Its functions are for providing road infrastructure, departmental building works, conservation of historical monuments and buildings. It is responsible for maintenance and construction of state highways, it is also involved in repair and restoration works of the heritage buildings.

G. RUIDP :

The responsibility includes Property connection, which includes connecting the wastewater from kitchen and bathroom to sewer line by the means of p.v.c. pipes, gully trap, inspection chamber and main hole and increase the water flow in sewer lines and to keep the gandi galis clean and dry. Chowkry Modikhana and Topkhana desh is 90% covered and purani basti is 60% covered in this. This also includes development and rehabilitation of infrastructure facilities, Renovation and conservation of all the gates and surroundings.

H. JHERICO (JAIPUR HERITAGE COMMITTEE):

The formation of JHERICO (Jaipur Heritage Committee), a body created by the Government of Rajasthan in August 2006 marks a commendable initiative of the Government of Rajasthan to look holistically at the city's built heritage. In this, the Heritage Management Plan of Jaipur was prepared to guide the growth of historic core and heritage area in the city with a clear vision to sustain its heritage. It is based on an exhaustive listing of 1096 heritage structures and is currently a part of the Jaipur Master Plan 2025. The Heritage Management Plan has vision to developed Jaipur as an international tourist destination of global standards as well as a thriving hub for local arts and crafts thus improving local economy and living standards achieve the World Heritage Status.

I. JAIPUR METRO RAIL CORPORATION LTD. (JMRC):

The present public transport system available for the city is not properly organized and is inadequate in terms of frequency and comfort. Commuters prefer to use personalized transport, which creates congestion and other traffic problems. To reduce the burden on the road based transport system and to cater to the needs of future transport demand the Government of Rajasthan (GoR) has registered Jaipur Metro Rail Corporation Ltd for implementation of Jaipur Metro under the Companies Act, 1956 as a special purpose vehicle. The Metro rail will contribute to smooth flow of traffic and reduced travel time and fuel consumption and subsequently air emissions. There are numerous physical cultural resources located within 100 meters from

The metro tunnel but as per the EIA report, adequate mitigation measures have been included in the technical design of the metro rail to avoid significant impacts.

J. UDPFI GUIDELINES:

Urban Development Plan Formulation & Implementation Guidelines prepared by the Institute of Town Planners, India in 1996 also suggested that Heritage and Conservation Areas including old built up and scenic value areas should be treated as 'Special Areas' while formulating proposals.

III. POLICY INTERVENTION FOR WALLED CITY OF JAIPUR:

A. POLICIES AND LEGISLATION FOR HERITAGE CONSERVATION & PROTECTION:

The assessment of the traditional Heritage of walled city Jaipur outlined the major issues and concerns linked to heritage conservation works that can formulate guidelines for heritage policies and actions. The laws, legislation and policies for protection and conservation of heritage structures in the city of Jaipur, which restrict or control building activities in and around heritage buildings, are as follows:

B.HERITAGE PROTECTION AS PER 'THE RAJASTHAN MONUMENTS, ARCHEOLOGICAL SITES AND ANTIQUITIES ACT 1961:

Also known as the Rajasthan Monuments Archaeological sites and Antiquities Rules, 1968 The protected monuments in Jaipur area fall under the jurisdiction of ASI or State Archaeology and hence are protected as per 'the Ancient Monuments and Archaeological Sites and Remains Act, 1958' or 'Rajasthan Monuments, Sites and Antiquities Act 1961' respectively, which is further amended in 2006 & 2007. It provides for the preservation, protection, upkeep, maintenance, acquisition and regulation of, and control over, ancient and historical monuments, archaeological sites and antiquities in the State of Rajasthan. the act regulate the position, height, size, design, material, color and screening etc. of the building, structures and other works above the ground by following conditions:

The new construction or structure shall not hinder the external view of the protected monument by any means;

The design, material & construction techniques of the new construction or structure or works shall not disturb the harmony and heritage character of monument or area

The internal appearance of the building, shall fall in line with the external appearance of the protected monument,

No permission for erection, re-erection, addition or alternations of any building without sanction from the Nagar Nigam;

Prohibit construction of buildings in open spaces or over tanks;

Regulate building line, corners buildings, drainage, plinth, chimneys, services, minimum areas for rooms, height of rooms and the building, etc.

C. TOURISM POLICY OF THE DEPARTMENT OF TOURISM, RAJASTHAN:

The **Policy** highlights the conservation of heritage buildings.It Proposes consolidation of facilities to make fairs and festivals more attractive. The tourism policy has provision free conversion of residential land and heritage property into hotels and other tourism units. It supports State Archaeology Department, Devasthan Department, and Waqf Board etc., in efforts at revival of traditional building arts, and private individual or firms or voluntary organizations interested in preservation of individual monuments. The natural heritage of Jaipur is protected under the central acts of outlined by the Ministry of Environment and Forest such as the

EPA Act (1986).

D. ADOPT A MONUMENT POLICY:

Rajasthan Government has launched Adopt-a-Monument scheme for heritage conservation. The scheme envisages adoption of a monument by any person with a view to restoring and maintaining it for a period of 10-30 years. Under this scheme, State Government is creating a Heritage Fund to finance the different conservation projects. Individuals and business houses can contribute to this fund to support the endeavors' of the State.

E. RAJASTHAN HERITAGE CONSERVATION BILL, 2015 :

This is still to be introduced in the Rajasthan Legislative Assembly. In this, State Heritage Council is constituted for conservation, regulation and maintenance of heritage structures of historical and archeological importance. The Council will declare the properties of historical importance as protected. The main features of this bill are Categorization and classification of heritage assets, Declaration of certain heritage assets as protected heritage assets, Regulated area in respect of a heritage asset and Application for construction or reconstruction or repair or renovation in regulated area. In addition, a state-level heritage authority is also to be constituted, which would identify and list the heritage properties to prepare their databank and prepare a Heritage Management plan. The authority would also grant permission for construction works in heritage-protected regions. It shall prepare heritage byelaws in respect of protected heritage assets, which shall include matters relating to heritage controls such as elevations, facades, drainage systems, roads and service infrastructure (including electric poles, water and sewer pipelines).

F. RAJASTHAN GOVERNMENT'S PUBLIC-PRIVATE PEOPLES PARTICIPATION SCHEME-2004:

This scheme launched, for conservation and development of cities having Heritage and Tourism importance. Under this scheme it was decided to establish a Heritage Cell in each municipality with objective of Identification and development of Heritage Zones, to develop the tourism industry so as to make it instrumental in the state's economic growth and to create awareness through publicity and educational programmes and to involve the community in tourism development and heritage management. Hence, a heritage cell has been constituted as part of the JMC to initiate basic documentation of the walled city and conduct meetings for information gathering and sharing.

G. POLICIES FOR ENERGY EFFICIENT & SUSTAINABLE DEVELOPMENT:

Central & state Governments have launched many policies and incentives scheme in the field of energy for development of renewable energy sources in the State. The Ministry of New and Renewable Energy (MNRE) provides Central Financial Assistance (CFA) in the form of capital subsidy and financial incentives to the renewable energy projects in India. CFA is allotted to the projects based on installed capacity, energy generation mode and its application etc. Financial support will be made available selectively through a transparent and competitive procedure.

These Renewable energy policies provides Incentives and facilities in form of Exemption from Electricity Duty, Grant of incentives available to industries, Single Window Clearance, Water Availability for Power projects, Availability of Land on Concessional Rate, Procurement of private land for establishing energy Generation Projects, Clearance from Pollution control board. Policies and schemes in the field of energy are discussed in further sections.

H. POLICY FOR PROMOTING GENERATION OF ELECTRICITY THROUGH NON-CONVENTIONAL ENERGY SOURCES 2004:

As per this policy Solar, Wind, Mini-Small hydel and Bio-mass have good potential for generation of electricity in Rajasthan with experience from other policies and identifying the impediments in the process of electricity generation from renewable sources, state govt promulgate a comprehensive policy to promote generation of electricity from various non-conventional energy sources.

In Rajasthan, Solar, Wind, Biomass have good potential for generation of electricity. This policy offers solution to various problems faced by developers, investors and utilities. Similar to this various other policies are promulgated for promotion of renewable energy generation. Further separate policies for Solar wind and biomass is promulgated.

1. RAJASTHAN SOLAR ENERGY POLICY, 2014:

To reduce the dependency on conventional sources of energy and promote use of renewable energy and most importantly solar energy, to enable the state in attaining self sufficiency in energy need Government

Have launched solar energy policy, 2014 The policy promotes setting up of Rooftop PV solar power plants connected to LT grid, decentralized and off grid solar applications for domestic & commercial use, local solar grid and stand-alone solar systems, SPV pumping systems etc. it also promotes development of solar parks in the state with private participation. Under this, following incentives/facilities are available for solar power projects.

2. POLICY FOR PROMOTING GENERATION OF ELECTRICITY FROM BIOMASS, 2010:

To promote, generation of electricity from biomass

3. POLICY FOR PROMOTING GENERATION OF ELECTRICITY FROM WIND, 2012 :

To promote generation of power from Wind sources,

I. DRAFT NATIONAL POLICY ON GEO-THERMAL ENERGY:

For harnessing Geothermal, energy in the country the Ministry of New & Renewable Energy (MNRE) has been supporting Research & Development activities. This policy provides various subsidy incentives for Research and development activities. It has proposed incentives like Subsidy on Capital Cost for Industrial power Projects, system cost which hybridizes with other Renewable Energy Technology for Direct Heating or cooling.

J. DEVELOPMENT OF SOLAR CITIES PROGRAMME:

Ministry of New and Renewable Energy (MNRE) had launched a program on “Development of Solar Cities”. These Solar Cities aims at minimize projected demand of non renewable energy at the end of five years, through a combination of energy efficiency measures and enhancing supply of energy from renewable energy sources in the cities. Sixty cities to be identified and proposed to be developed as “Solar/Green Cities” Jaipur is one of the cities identified under this programme. The Goal of the program is to promote the use of Renewable Energy in Urban Areas by providing support to the Municipal Corporations for preparation and implementation of a Road Map to develop their cities as Solar Cities. Financial Assistance is to be provided depending upon population and initiatives taken.

K. RENEWABLE ENERGY SOURCES IN 12TH FIVE YEAR PLAN:

Renewable energy has to play an expanding role in achieving energy security and access in the coming years. The National Action Plan for Climate Change has envisages that the share of renewable electricity in the electricity mix should be 12 per cent by 2016-17. Power generation from Renewable Energy Sources is environmental friendly and saves the environment from global warming. Rajasthan Renewal Energy Corporation is the State Nodal Agency for promotion of New & Renewal Energy Sources, energy conservation and implementation of the schemes of the Central Government in the State. The Corporation was established in August, 2002 with the merger of erstwhile Rajasthan Energy Development Agency (REDA) and Rajasthan State Power Corporation Ltd. The State Government has been according priority for development of Renewable Energy Sources viz; solar power, wind power and biomass power.

IV. MASTER DEVELOPMENT PLANS FOR JAIPUR:

A. MASTER PLAN FOR JAIPUR 1971-1991:

The walled city had a population of 4.97 lakhs in 1991. The residential density of 700 persons per ha in the walled city was recommended by the master plan. Tourist facilities and a five star hotel were proposed to be developed in the Jal Mahal lake area north west of the walled city. The small industries in the walled city were proposed to be shifted from their location. During this time transformation in walled city was initiated, modern structure were started to replace the traditional buildings, and there was no sense of heritage protection in common people, there were no building bylaws for heritage protection.

PROPOSED ACTIVITIES- MASTER PLAN 1971-1991:

Further Byelaws were formed in terms of Height regulations, setbacks, use of colours, advertisements etc. Development of work centers in new areas to attract outward movement away from the walled city. New areas outside the walled city proposed to decongest the old city, which includes the central business area on MI road, and gates of walled city; and sub-city center at amber road north of zorawar singh gate, along govind marg.

B.MASTER PLAN FOR JAIPUR 1991-2011:

In 1998, the revision of the master plan of Jaipur gave some guidelines to reduce density with height limitation, limit commercial expansion and keep dwelling functions, take out wholesale and noxious activities, improve the transportation system and maintain mixed land use.

In 2001, JMC began operation pink, which included the removal of encroachment along the bazaars to give back to pedestrians some room to walk, and the decongestion of traffic by providing adequate parking places at the earmarked points.

PROPOSED ACTIVITIES- MASTER PLAN 1991-2011:

1. No permission given for commercial complex, shopping areas etc. within the walled city area. New building bylaws proposed for the walled city to reduce the density.
2. Shifting of wholesale, traffic generating and intensive activities to areas outside. Parking not to be allowed on the walled city roads.
3. Informal sectors activities were began to be treated as mainstream activity.
4. Consideration is given to aspects like Tourism, Decongestion, Physical infrastructure, Urban Design, Architectural heritage, Socio Cultural Aspects etc.
5. Inner ring road connecting Agra road and Ajmer road was proposed to eliminate the extra traffic passing through the old city.

C. MASTER DEVELOPMENT PLAN- 2025 FOR JAIPUR REGION:

The quantum of the built heritage of Jaipur is immense and hence the entire walled city is categorized as one single Heritage Zone, which is also a pre-requisite to the city's nomination for the world heritage status. In addition to its famed palaces and havelis, the historic 18th century city of Jaipur is distinguished for its exceptionally astute town planning. Thus, the walled city needs to be treated carefully and sensitively in view of its high density and multiple uses.

PROPOSALS IN MDP-2025:

MDP-2025 envisaged Special area plan for Heritage and Conservation of Walled City Jaipur. It says that the character of traditional houses of the walled city is endangered due to housing demand as well as commercial expansion in the city.

MDP-2025 has identified Walled City as Special area/ heritage zone and a Heritage and Conservation plan is proposed to prepare for this. It also envisaged Preparation of urban renewal plans for the walled city.

Zonal Development plan depicts the Walled city as a separate zone and in which character and type of zoning regulations will vary from other areas of the city.

MDP-2025 proposes relocating the wholesale business activities outside to decongest the walled city. Also proposes for revitalizing the glory of Walled City by Provision of multilevel parking & Parking lots facility near commercial and other Public space and other transportation measures.

V. PARTICIPATION BY PRIVATE SECTOR -NATIONAL CONCERNS:

A. INTACH:

It is a national NGO has been involved in raising awareness of heritage conservation. In 2001, the INTACH initiated the identification of a heritage walk in the Modikhana Chowkry area to promote public awareness on civil heritage conservation and participation issues, and to sustain the local economy of

traditional handicrafts and to develop tourism inside the Chowkries. According to this initiative, JDA provided a budget for restoration of small temples, frescoes and facades of havelis along the heritage walk; however, those actions have not been yet finalized.

B.JAIPUR VIRASAT FOUNDATION- HERITAGE WEEK:

It is a citizen forum committed to build community awareness and participation, it has introduced heritage conservation into the regular school curriculum and provided a common platform to all the stakeholders to come together to experience the richness of the tradition and culture. It initiated an annual Jaipur heritage week with the government to conserve and revitalize the city. At the same time, it created heritage festivals of handicrafts, in January 2003 with the support of the Rajasthan state and JMC.

VI. PARTICIPATION BY PRIVATE SECTOR - INTERNATIONAL CONCERNS:

A. ASIA URBS:

European Union funds this for capacity building to the Jaipur municipal corporation for urban conservation. The overall objective is to contribute to socio-economic development of Jaipur based on tourism through enhancing the capacity of local authorities and increasing awareness of the community on specific urban issues.

B.ASIAN DEVELOPMENT BANK:

In 2001, the Asian development bank identified an important project of infrastructure for different areas of Jaipur. An amount of 500 million rupees was provided for three activities on heritage to be implemented by 2005

1. The restoration of the main gates
2. The rehabilitation of 40 buildings and the creation of two more heritage walks,
3. The underground cabling and the suppression of transformers.

The Rajasthan Govt has borrowed a large sum of money in which 10% of the total budget of Rs 500 Crore has been allotted to the restoration of the city's heritage. ADB also assisted in the implementation of the Jaipur Metro Rail.

VII. FINDINGS:

Table 1 Status Summary of few policies/interventions

Policies/intervention	Remarks
Heritage Protection as per "The Rajasthan Monuments, Archeological Sites and Antiquities Act 1961	Specific to monuments and identified heritage building, not for all heritage buildings
Tourism Policy of the Department of Tourism, Rajasthan	Conversion of havelis in to hotels can disturbed the visual character of walled city in absence of specific byelaws
Adopt a Monument Policy	Due to lack of finances and awareness, potential is not exploited
Rajasthan Heritage Conservation Bill, 2015	Still to introduce in the Rajasthan Legislative Assembly.
Policies for promoting generation of electricity through renewable energy sources	Potential is not exploited due to absence of technical knowledge and high installation cost
Master Development Plans for Jaipur	Earlier master plan lack sensitive approach towards walled city. MDP -2025 have provisions but quick and satisfactory implementation is must
Participation by private Sector – National & international Concerns	INTACH, Jaipur Virasat Foundation, Asia URBS and Asian development bank have initiated and supported some projects and successfully implemented but they are at small scale and

	limited to posh areas of walled city
Rajasthan Government's Public-Private peoples participation scheme	Heritage Council of JMC is not very active
JHERICO (Jaipur Heritage Committee)	Implementation of heritage management plan is still pending
Jaipur Municipal corporation	It is responsible for regular cleaning and maintenance of walled city but sanitary condition of walled city specifically solid waste management is very bad

Compiled by author

In spite of several Acts, policies and Programme being run by the Govt. and private concerns, the condition of walled city is not improved. The heritage of the city wall is in a very dangerous state in absence of Special by laws. The city wall is almost vanished from everywhere except nearby gates. The city wall is covered or merged by buildings on or attached to it. Walled city is facing several crisis related to urban expansion and population growth. In addition, walled city is facing problems like encroachments near the heritage buildings, commercial exploitation, narrow roads, no proper solid waste management, parking, etc. due to following manifold reasons:

LACK OF BUILDING BYELAWS & LEGAL FRAMEWORK SPECIFIC TO WALLED CITY JAIPUR:

As walled city, Jaipur is a special area full of traditional buildings having multiple land uses. It needs special attention in terms of bylaws and regulation. In absence of special area bylaws, its special heritage character will be lost. Other heritage acts and policies specify rules for monuments or identified heritage properties and not for the general traditional buildings. Hence, there is no control on construction activities in buildings. Originally, only G+2 buildings were allowed on main roads but now there are G+4 or G+5 buildings are being constructed.

LACK OF SENSITIVE APPROACH:

Govt interventions lacks the sensitive approach towards walled city, as there is no special bylaws and development controls for walled city. There is total Absence of control on far and lack of enforcement. Lack of co-ordination between various organizations Absence of a special autonomous body to govern the overall building activities Programmes run by various organizations limited to a small area. Lack of power with the corporation to have a control over the city the existing heritage cell in corporation is not active.

POOR IMPLEMENTATION OF PROJECT:

No conservation and restoration measures have been taken except at few prominent places. Lack of solid waste management is a major issue in whole of walled city. However, few areas have been marked for parking but still lot of issues related to unauthorized parking. Encroachment by informal sector is also a major issue. Master plan (1971-91) recognized walled city as CBD in which pressure was increasing on it, in master plan 2001 it is proposed to shift many wholesale activities outside walled city, but in spite of this, it keeps on attracting commercial activities.

LACK OF ENFORCEMENT:

Though there are no specific bylaws for walled city, but there is no enforcement mechanism even for other heritage acts and policies. People put advertisements and hoarding on heritage properties. Create nuisance etc. but there is no enforcement to stop these activities.

LACK OF AWARENESS & COMMUNITY PARTICIPATION:

There is Lack of education and awareness in urban poor about the heritage acts & policies. Also there is Lack of appreciation in local communities about heritage properties.

NEED OF MORE PRIVATE PARTICIPATION:

it is noticed that majority of the successful projects in walled city were undertaken either by private organization or with support of private concerns. Implementation mechanism of govt programs is very poor as compared to private concerns.

URBAN TRANSFORMATION:

Due to changing life style and need of more space, they are not concern about our heritage. They do alteration in the building without any consideration for its heritage character and energy efficiency. Architectural character of building including elevation, aesthetic elements, height, and colour is lost by new constructions in which people have not followed the traditional characteristics.

Sometimes due to **lack of funds, technical resources and adequate management**, policies and programmes are not implemented. In addition, Monopoly of some limited influential people, who do not want to let shift their wholesale commercial activities outside walled city due to its locational advantage.

Therefore, it is essential to sensitize the system and public along with adequate resource mobilization and there has to be a persistent endeavor to improve the heritage character and energy efficiency of the traditional buildings.

VIII. CONCLUSION:

Considering the growing population and its relative demand, there is an urgent need to focus on conserving its overall character, protecting its important monuments as well as traditional housing with provision of basic infrastructure facilities to its residents. The strict building regulations are vital with revised rules and regulations to minimize the problems of walled city. Since many of the buildings are more than 200 years old, the buildings are slowly deteriorating. Therefore, repair and maintenance of these buildings is also required immediately to prevent them from disasters. Authorities should pay attention to rehabilitation and re-use of old and historic building.

PRIVATE PARTICIPATION:

Experience shows that traditional heritage is better maintained in private rather than public hands, because the level of regular care and maintenance is very low by public bodies. Hence, the properties should be listed and their rehabilitation and re-use should be promoted for appropriate community or private-sector uses.

NEED OF SPECIFIC BYLAWS:

A special building code related to building activities shall be created to assist owners, builders, developers, contractors and other related officials concerned with development activity to use their properties in conformity with form planning proposals. Zoning regulations specific to traditional housing area like maximum ground coverage, height of building, set back, architectural character, color and conservation area etc, shall be formulated based on guidelines given in model building byelaws-2004.

EVALUATION OF EXISTING INTERVENTIONS:

to know the causes of non-implementation and their implementation without any political pressure. Special area plan and urban renewal plan proposed in MDP-2025 for Heritage and Conservation of Walled City Jaipur shall be prepared and implemented as early as possible. Special development programmes for urban conservation and socio-economic development taken by Virasat foundation, INTACH and ASIA URBS were quite successful but they were limited to a small area, thus programmes like these should be encouraged.

The existing heritage cell in JMC should be made active for development works and it shall be responsible to monitor all conservation works within the zone. It should purchase listed property from the owners, implement conservation measures adopting them to proper reuse and selling these. It shall also be responsible for the development of building bylaws; guidelines for sustainable development and management of heritage buildings.

Revised master plan should have a strategic planning and development of another C.B.D outside the walled city to act like a counter magnet for the present central activities that are taking place in the core city.

USE OF ENERGY EFFICIENT BUILDING TECHNOLOGIES:

There should be emphasis on application of energy efficient building materials and techniques. Emphasis on Renovation, repair and upgrading in place of demolition and new construction to save energy

IMPLEMENTATION AND ENFORCEMENT:

Strong enforcement of law is needed. The authority should conduct regular survey to identify new developments and take proper action. Heavy fine and order for violation or any contravention to the development control rules and building byelaws.

PUBLIC PARTICIPATION AND AWARENESS:

The authority should guide owners about advantages and disadvantages of transformation and provide technical help. Documentation, filming should be done and displayed at community places, schools, colleges etc. to generate interest among specially youth. Implementation of demonstration projects by involving the local people. Guidelines should be formulated, in which people can adopt a monument for its take care & conservation along with its commercial utilization as tourist place. Public private participation is needed for better maintenance and upkeep of Heritage monuments and other important building.

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