

REGIONAL DEVELOPMENT PLAN-2044 FOR JAIPUR REGION, RAJASTHAN, INDIA

(Regional Planning Studio-MURP-II-Year-Odd Semester, A.Y. 2024-25)

I. OVERVIEW OF JAIPUR STUDY REGION:

Demographic Profile:

According to the Census of 2011, the district of Jaipur has a population of **66, 26,178** out of which **34,68,507** are males and **31,57,671** are females. It accounts for 9.67 percent of the State population. The Geographical area of the district is 11,143 sq. km which accommodates 1.68 percent of the total State Geographical Area. The district ranks 1st in terms of population and population density and 9th in terms of area among all districts of the State.

Jaipur district comprising of 2180 revenue villages, out of which 2126 villages are inhabited and 54 villages are uninhabited in the system. In Jaipur district 59 new villages and 8 new census towns have been created as compared to 2001 Census. In Jaipur district, Khejroli (Tehsil: Chomu) is the most populous (16,531 persons) village; and Anantpura (Tehsil: Jamwa Ramgarh) is the least populous (04 persons) village. Jaipur district consists of 47.6 percent rural and 52.4 percent urban population as against the State percentage of rural and urban population 75.10 percent and 24.90 percent respectively.

Existing Administrative Hierarchy and Institutional Framework:

The district has been divided in sub-divisions and tehsils (sub-districts) for administrative purpose. The District Jaipur comprising of 13 sub-divisions, wherein each of the subdivision headed/administered by a Sub-divisional Officer (SDOs)/Magistrates. In addition, there are 13 Tehsils in next administrative hierarchy in Jaipur district, each one has a Tehsildar as an administrative officer who performs, in accordance with the provision of Land Record System to serve for the rural farmers and responsible for maintaining the revenue matters in their respective jurisdictions. Overall administrative hierarchical divisions of the study region have been compiled and as presented in the sequel:

Administrative hierarchical divisions of the Jaipur region

SL No.	Name of Panchayat Samiti	No. of Gram Panchayat	No. of Villages	Tehsil(s) (No. of Villages)	Census Towns
1	Kotputli	40	125	Kotputli (125)	
2	Viratnagar	35	132	Kotputli (19), Viratnagar (101); Shahpura (12)	
3	Shahpura	31	88	Shahpura (88)	Manoharpur (CT)
4	Govindgarh	42	114	Chomu (114)	Govindgarh (CT)
5	Dudu	54	244	Phulera (Hq. Sambhar) (87)	
6	Sambhar	42	151	Phulera (Hq. Sambhar) (151)	

7	Phagi	30	172	Phagi (172)	
8	Sanganer	23	147	Sanganer (147)	
9	Jhotwara	16	72	Jaipur (72)	Bagrana (CT)
10	Amber	48	195	Amber (195)	Akedadoongar (CT)
11	Jamwa Ramgarh	43	241	Jamwa Ramgarh (241)	Jamwa Ramgarh (CT), Kanota (CT)
12	Bassi	40	212	Bassi (212)	Bassi(CT), Baskhoh
13	Chaksu	35	287	Chaksu (287)	

Source: District Environmental Plan-2020, Jaipur

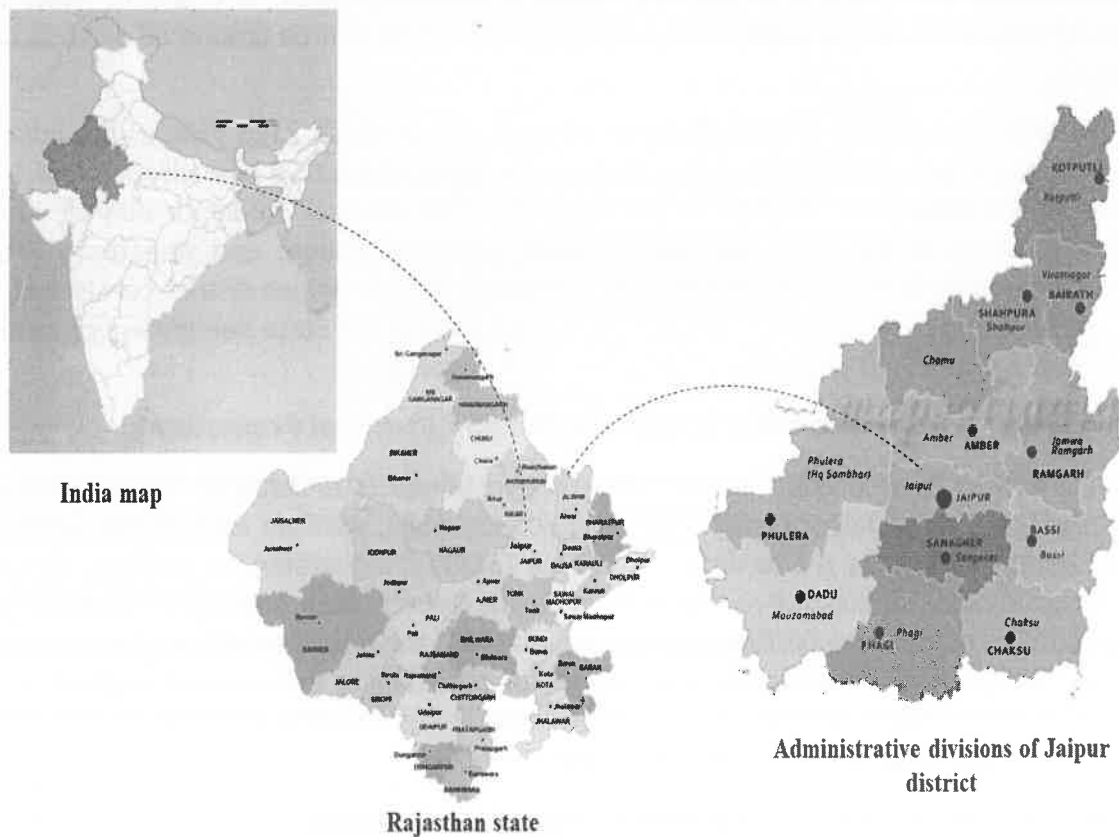


Figure: Location of the District and its Tehsils

Geographic Locations

Jaipur is situated in southern part of the state, between 26°23' and 27°51' north latitudes and between 74°55' and 76°50' east longitudes. It is bounded in the north by the State of Haryana as well as by Sikar District of Rajasthan, in the south by Tonk District, on the western borders by the districts of Ajmer and Nagaur and on its eastern boundaries lies Alwar and Dausa districts. The geographical location of the Jaipur District is presented in the below map.

Physical Aspects of the Region:

Out of the total 11,143 sq. km of area in Jaipur district, only 552.76 sq. km is under forest cover. As per the classification by Forest Survey of India, there is 12.00 sq. km area under very dense forest category, 97.11 sq. km under moderately dense forest category and the remaining 443.65 sq. km under open forest category. The forest area of the district is 945.66 sq. km. The reserve forest in the year 2011 was 677.57 sq. km protected forest was 263.28 sq. km and the unclassified forest was 4.82 sq. km. The main forest produces are firewood, wood for furniture, bamboos, coal and katechu.

Economic Profile of the Region:

Top three districts namely Jaipur, Bhilwara and Ganganagar contribute to 24.78% to total GSDP of Rajasthan at current prices for the year 2020-21. Jaipur district being the highest contributor (12.75 %) to the state's GDP. The sectoral composition for the district in the year 2020-21 at current prices is estimated to be 13.24% in agriculture and allied activities, 28.49% in industry sector and 58.27% in service sector which was 11.35% in agriculture and allied activities, 41.01% in industry sector and 47.64% in service sector in 2011-12.

II. REGIONAL LEVEL CHALLENGES AND OPPORTUNITIES

Jaipur, renowned as the Pink City, is a historic and culturally rich district facing numerous challenges due to rapid urbanization and development. It is crucial to comprehend these issues and their spatial dimensions to devise effective strategies for sustainable growth. The city has witnessed significant unplanned expansion, resulting in urban sprawl encroaching on agricultural land and green spaces. This uncontrolled growth has led to inefficient land use and infrastructure and public services strains, making it challenging to provide adequate amenities to all residents. The spatial distribution of this sprawl impacts not only the core urban areas but also the peri-urban and rural zones, leading to fragmented landscapes and land-use conflicts.

Water scarcity is a persistent issue, primarily driven by the over-extraction of groundwater, seasonal variability in water availability, and pollution of existing water sources. The growing population's water demand continues to escalate, exacerbating the situation. The region's semi-arid climate further complicates water management efforts, necessitating sustainable solutions to ensure long-term water security. Spatially, the disparity in water availability across different parts of the district highlights the need for region-specific water management strategies that address local conditions and vulnerabilities.

Environmental degradation is another significant concern, driven by biodiversity loss and inadequate waste management. The increasing pollution levels pose health risks to residents, while the loss of natural habitats threatens local biodiversity. Insufficient waste disposal and recycling facilities exacerbate environmental challenges, leading to unsightly and unsanitary conditions. Spatially, the industrial zones and high-traffic areas are major hotspots, requiring targeted interventions to mitigate their environmental impact.

The region also faces considerable **socio-economic disparities**, with an unequal distribution of resources and opportunities. High levels of poverty persist in certain areas, compounded by inadequate access to quality education and healthcare services. These disparities hinder overall regional development and contribute to social tensions and instability. The spatial manifestation of these disparities is evident in the stark contrast between affluent neighborhoods and impoverished areas, necessitating spatially equitable development policies.

Transportation Issues: Transportation and Traffic Congestion are pressing problems in Jaipur. The existing public transportation system is inadequate, failing to meet the burgeoning population's needs. Additionally, poorly maintained roads and the lack of infrastructure for non-motorized transport exacerbate traffic woes, reducing residents' overall quality of life. As Jaipur is a major urban centre and capital city in the State and it attracts vast numbers of persons from other districts as well as the hinterland for the purpose of employment. Jaipur has a number of small villages and towns around it ranging from Class I to Class IV towns connectivity with the hinterland need special focus. Workforce coming to the city from far off places, choose to stay in the city but those who come from the surrounding areas, choose to commute daily to work. Hence connectivity with the hinterlands is of prime importance. The travel is carried out either by road or while in areas like Phulera, Dausa, Bandikui, it is by rail as there is a local train access. To assess the daily travel time to the city from the towns, a primary survey was carried out for Public (Bus/rail) and private (2-Wheeler). Among passenger vehicles, 68% either originate or terminate in Jaipur.

The city experiences a **shortage of affordable housing**, leading to the proliferation of informal settlements and slums. These areas often need more basic amenities such as clean water, sanitation, and electricity. The growth of slums not only impacts the living conditions of the residents but also poses challenges for urban planning and development, as it complicates the delivery of essential services. The spatial distribution of these settlements, often in marginalized and vulnerable locations, underscores the need for inclusive planning that integrates these areas into the broader urban fabric and ensures equitable access to services and infrastructure.

Furthermore, urbanization and neglect threaten Jaipur's rich cultural and historical heritage. Historical sites and monuments face deterioration due to inadequate maintenance and conservation efforts.

Balancing the demands of modern development with the need to preserve heritage sites poses a significant challenge for regional planners. The spatial distribution of heritage sites across the district requires a comprehensive conservation strategy integrating heritage preservation into the broader urban and regional planning framework.

In conclusion, addressing these challenges requires a comprehensive and multi-faceted approach. Incorporating spatial aspects into the planning process ensures that solutions should cater to the specific needs and conditions of different areas within the district. Collaboration between government agencies, private sector partners, and the community is

essential to implement practical solutions and achieve sustainable regional development in Jaipur.

III. NEED FOR REGIONAL APPROACH

Integrating a much wider areas for overall growth of "region" is the purpose served by regional planning; Planning for integration of rural area and the overall balanced development of the region. Fulfilling the needs of a backward region and providing higher order services for relatively developed areas. Strategies are formulated carefully to keep the goods and resources available to all the places as per their requirements.

Regional planning also helps in reducing the conflicts and competition for resources between cities in a region. Developing small towns or satellite towns helps in relieving the stress from higher order town thus increasing efficiency.

Regional plans takes into account the economic, spatial and environmental goals and tries to address national level issues. Integrated development and critical analysis of functional linkages is one of the key to achieve the desired growth.

Regional plans are a must when cities start to influence development even in far places which might end up in under-utilization and wastage of resources without proper planning.

Policies have a larger and longer impact on the overall growth of region and might conflict with the land use plan or plan prepared for a specific city; Generally, a new body is formed which takes up the work of coordinating between all the individual departments working in the region especially with the development authorities and local bodies.

Allocation of funds for different activities and different areas can also be taken up by the regional planning board/authority. Government intervention such as implementing a new scheme or policy for a region can also boost the growth perspectives and aide the policy prepared by regional board.

Reduced disparities help directly and indirectly by reducing forced migration, reducing trip lengths, providing better and more job opportunities in nearby areas, having the required services instead of letting them emerging randomly.

Proposed Regional Concept

"The regional plan provides a model for sustainable development of urban and rural settlements to improve quality of life as well as regional land use pattern to protect and preserve good agriculture land, environmental sensitive area and utilize unproductive land for urban areas through an interrelated framework" -URDPFI Guidelines, 2014.

The regional plan prepared in various contexts in India and abroad showed a great concern on various depleting natural resources like land, water, forests, bio diversity, flora and fauna of rapidly urbanizing areas of the region. It will address haphazard unplanned development, unauthorized construction, encroachment, unbalanced development with focus of development at the core of the region. There is a need to protect the land from conversion of good agriculture land to non-agriculture uses at random, lack of economic development in

setting up industrial activity at meso, micro and mega scale leading to large scale migration outside the region. The master plan of the city would exclude the contiguous development like industrial zones, cantonment, ports, railways, the development are socially, economically or functionally interdependent. By integrating various administrative organizations, efficient infrastructure, mobility plan etc. shall be executed more efficiently in a regional setup rather than limiting within a jurisdiction. The lack of integrated spatially planning of rural and urban areas lead to rural push in Jaipur region. The migration across administrative boundaries without adequate functional infrastructure to support the population put pressure on authorities at cities.

Regional plan focuses on balanced development and plan for hierarchy of settlement (rural and urban), hierarchy of connecting network, rail road, airports and focuses on land utilization, resource mobilization and environmental protection. The sustainable urban and regional development should focus on social, financial, governance and environment sustainability. The sustainable development leads to balanced region with efficient use of natural resources and opportunities for development in all parts of the region. Regional disparities especially peri-urban areas surrounding large cities present abysmally poor physical and socio-economic conditions. Inclusive development can mitigate the regional disparity. There is a dire need for balanced development across the state by dispersing the economic activities at policy and spatial level by early preparation of various plans at different level for both urban settlement as well as rural settlement. The Jaipur region has to identify counter magnets, growth poles/points, growth centres, spatial priority of urban regions and satellite towns for providing integrated planning for provision of sustainable development. For planned sustainable development of the region, the regional plan approach to be promoted. The Regional Plan proposes to deal with (i) Regional Demographics and Socio-economic conditions (including details on Regional Economy and Economic Sectors), (ii) LULC and Settlement Hierarchy, (iii) Industry, (4) Environment (including Natural Hazards), (5) Transportation and Connectivity, (6) Infrastructure (including Physical and Social Infrastructure) and (7) Heritage and Tourism; and suggest sector-specific strategies for achieving balanced and Integrated Regional Development in the study region and the implementation framework.

The Jaipur city master plan for the projected year 2025, which was notified during the year 2011 and the same in force. The existing Jaipur development plan, 2025 has made an attempt to explore on the regional aspect and identified 11 growth centres, which were documented namely Chomu, Morija, Jaitpura, Anapura, Bagru, Dahmi Kalan, Bassi, Kalwar, Achrol, Kukas and Jamwa Ramgarh in the study region. In addition, the satellite towns to alleviate pressure on the main city, in order to promote orderly growth and balanced development through regional concepts. Further, the study region also having a regional potential, through DMIC corridor of Rajasthan and its influential zone identified around DMIC corridor of Rajasthan state. They are: Churu, Jhunjhunun, Alwar, Bharatpur, Dausa, **Jaipur**, Sikar, Nagaur, Jodhpur, Jalor, Sirohi, Pali, Ajmer, Tonk, Bundi, Bhilwara, Rajsamand, Udaipur, Dungarpur, Banswara, Chittaurgarh, Kota. Wherein, **Jaipur** comes under the Corridor-NWC-1 – NH-1

and NH-8 – Amritsar-Ludhiana-Delhi-Jaipur-Ahmadabad-Mumbai. Being a part of the DMIC Corridor project, Jaipur has been exposed to several areas, having scope of developing in terms of various growth poles. Further, Jaipur city lies under one of the major points in the Golden triangle project, which helps in promoting economy through tourism sector at regional level.

In view of the above, the present development plan 2025, notified considering only the city issues and not addressed regional level issues for implementation purpose. The existing plan not addressed the regional level initiatives and approaches for the study region and has not employed regional concepts and techniques and regional approaches to promote orderly growth and balanced developments of the study region. Keeping the aforesaid knowledge, the Jaipur District has been chosen as Study region for the Regional Planning Studio Exercise, to conduct detailed investigation on the regional aspects. The study proposes to employ the appropriate regional concepts and approaches to suggest plan to promote orderly and balanced growth in the entire region. The regional plan prepared would address the development disparities prevalent in the Jaipur region by optimal distribution of development concentration in the study region. The study proposed to formulate regulations for regional development plan and devise strategies and guidelines to navigate towards sustainable regional development for the Jaipur study region.

Concluding Remarks:


The present master plan for Jaipur region 2025 which is in force is being focussed only on city development. Though, there was an attempt made by Jaipur Development Authority at regional level, and documented the regional approach, not continued further to formalize the study results for implementation. So far, no attempt has been made to prepare regional development plan for the study region. Based on the study results and findings, the proposed recommendations are implemented on time, the sustainable regional development can be anticipated in the study region.


MURP batch (24 Students)- Odd semester, A.Y.2024-25

Faculty Co-ordinators

Dr. Valliappan AL, Assistant Professor

Dr. Adinarayanane R, Associate Professor


(Dr. Valliappan AL)


(Dr. ADINARAYANANE R)

Proposed Plan for MURP Regional Planning Studio

WORK SCHEDULE (Tentative)

Week 1 and Week 2 – Introduction to Regional Planning Studio and its Relevance. Critical Review of Regional Plans focussing on Aim; Vision; Objectives; Purpose; Methodology; Scientific Tools & Techniques; indicators/Control Parameters and Expected Outcome; Critical remarks and Conclusion- **Discussion and Review 1 (Weightage: 5%)**

Week 3 and Week 4 Base Line Studies – Background of the Region and Study in terms of various sector like Demography, Landuse landcover, Economic (Industrial and Agriculture, Housing and Tourism Sector, Physical and Social Infrastructure, Environment, Governance and institutional set up- **Discussion and Review 2 (Weightage: 7%)**

Week 5 -Formulation of Preliminary Vision and Objectives of the Region. Sectoral objectives, Identification of Sectoral data requirements for primary and secondary data. Preparation of Primary survey collection formats- **Discussion and Review 3 (Weightage: 8%)**

Week 6 And 7 (August 27th -08th September 2024) - Field Study

Week 8-Finalization of vision formulation, objectives for Region and respective sector: Overall Studio Methodology; Sectoral Mapping; Sectoral Analytical Approach

Week 9: Mid Semester Assessment Week (**September 17-21, 2024**)- **Review –4** along with Report (**Weightage: 20%**)

Week 10 and 11 - Sector Level Data Compilation; Analytical Approach Finalisation; Preliminary Analysis and Findings- **Discussion and Review 5 (Weightage:10%)**

Week 12 and Week 13 -Detailed Analysis, Gap identification, Potential Estimation and Scenario Building for each Sector- **Workshop scheduled in this Week.**

Week 14(October 21st to 25th 2024) - Review –6 along with Report (**Weightage:15%**)

Week 15 -Strategy Development and Proposal Detailing (detailed Sectoral Level Proposals)- **Discussion and Review-7** along with Report (**Weightage: 15%**)

Week 16- Modifications of Proposals and Submission of Final Reports and Sheets and Internal Review (**Weightage: 8%**)

Week 17- Final Internal Review (Weightage 12%)



Proposed Plan for MURP Regional Planning Studio

WORK SCHEDULE (Tentative)

Week 1 and Week 2 – Introduction to Regional Planning Studio and its Relevance. Critical Review of Regional Plans focussing on Aim; Vision; Objectives; Purpose; Methodology; Scientific Tools & Techniques; indicators/Control Parameters and Expected Outcome; Critical remarks and Conclusion- **Discussion and Review 1 (Weightage: 5 %)**

Week 3 and Week 4 Base Line Studies – Background of the Region and Study in terms of various sector like Demography, Landuse landcover, Economic (Industrial and Agriculture, Housing and Tourism Sector, Physical and Social Infrastructure, Environment, Governance and institutional set up- **Discussion and Review 2 (Weightage: 5%)**

Week 5 -Formulation of Preliminary Vision and Objectives of the Region. Sectoral objectives, Identification of Sectoral data requirements for primary and secondary data. Preparation of Primary survey collection formats- **Discussion and Review 3 (Weightage: 10%)**

Week 6 And 7 (August 27th -08th September 2024) - Field Study

Week 8-Finalization of vision formulation, objectives for Region and respective sector: Overall Studio Methodology; Sectoral Mapping; Sectoral Analytical Approach

Week 9: Mid Semester Assessment Week (**September 17-21, 2024**)- **Review –4** along with Report (**Weightage: 20%**)

Week 10 and 11 - Sector Level Data Compilation; Analytical Approach Finalisation; Preliminary Analysis and Findings- **Discussion and Review 5 (Weightage:15%)**

Week 12 and Week 13 -Detailed Analysis, Gap identification, Potential Estimation and Scenario Building for each Sector- **Workshop scheduled in this Week.**

Week 14(October 21st to 25th 2024) - Review –6 along with Report (**Weightage:20%**)

Week 15 and Week 16-Strategy Development and Proposal Detailing (detailed Sectoral Level Proposals)- **Discussion and Review-7** along with Report (**Weightage: 10%**)

Week 17- Modifications of Proposals and Submission of Final Reports and Sheets and Final Internal Review (**Weightage: 15%**)