

**JAIPUR
(WALLED CITY)
HERITAGE
CONSERVATION AND PROTECTION
REGULATIONS-2020
(Draft)**



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-:NOTIFICATION:-

In exercise of the Powers Conferred by Sub-clause (iii) of clause (g) of Section 46 and Section 337 & 338 of the Rajasthan Municipalities Act, 2009 the State Government hereby notifies the Jaipur (Walled City) Heritage Conservation and Protection Regulations to Provide for identification, documentation, conservation and regulation of heritage assets located within Walled City of the Jaipur and for the matter connected therewith and incidental thereto.

1. Short title extent and commencement. -

- (1.) This Regulation may be called **“The Jaipur (Walled City) Heritage Conservation and Protection Regulations 2020.”**
- (2.) These regulations shall be applicable to the area within Walled City of Jaipur.
- (3.) These regulations shall come into force from their publication in the Official Gazette.

2. Non-application of the Regulations. - Nothing in these Regulations shall apply to-

- (i) Ancient and Historical Monuments, or Archaeological sites or remains, declared by or under any law made by Parliament to be of National importance;
- (ii) any antiquities to which the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act No. 24 of 1958) applies;
- (iii) any antiquities or art treasure to which the Antiquities and Art Treasure Act, 1972 (Central Act No. 52 of 1972) applies; or
- (iv) any ancient or Historical Monuments, or Archaeological sites or remains or antiquities to which the Rajasthan Monuments and Archaeological Sites and Remains Act, 1961 (No. 19 of 1961) applies.

3. Definitions. - In these regulations, unless the context otherwise requires, -
(General definitions shall be as per Unified Building Bylaws, 2017 and amendment made therein from time to time).

- (a) “adaptation” or adaptive re-use means changing a " heritage asset" categorized under regulations and listed under section (5) of these regulations, so as to suit

either an existing, or a proposed use.

- (b) “agreement” means an agreement that the State Heritage Committee or Heritage Cell or Municipal Corporation may enter into with any person to meet the objectives of these regulations.
- (c) "competent authority" means an officer of the State Government or local authority specified, as the competent authority by the State Government to perform functions under these regulations;

Provided that the State Government may, by Notification in the Official Gazette, specify different competent authorities for different functions and define their jurisdiction.

- (d) “conservation”, in relation to a heritage asset, means the management of that asset in a manner that will enable the heritage significance of that asset to be retained and includes the preservation, protection, restoration, re-construction, adaptation, and maintenance of that asset;
- (e) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building;
- (f) “heritage management plan” means a document that helps to establish the significance of a listed heritage asset in or outside the conservation area through conservation, restoration, reconstruction, adaptation, and/or future use and development of the heritage asset or heritage action zone. Heritage Management Plan shall broadly follow the below guidelines and include the following steps:
 - a. Inventorying, mapping and valuation of all heritage assets
 - b. Identification of heritage management zone/zones
 - c. Preparing a shelf of projects for each zone
 - d. Mapping of investments
 - e. Prioritizing investments/projects
 - f. Implementation and monitoring mechanism
 - g. Any other aspect required for specific heritage asset.
- (g) “cultural heritage significance” means the relevance of any place to past, present and future generations based on aesthetic, cultural, historical, scientific, social or spiritual values;
- (h) “development” includes:
 - a) the carrying out of building, engineering, mining or other operations in, over or under land;
 - b) the making of any material change in any building or land or in the use of any building or land or change to a heritage site including any material or

structural change in any heritage site or natural feature;

- c) the demolition of any existing building, structure or erection or part of such building, structure or erection and reclamation, redevelopment, layout or subdivision of any land or building.
- (i) “heritage asset” comprises of several main categories stated below which have aesthetic, cultural, historical, scientific, social, ecological, environmental or spiritual significance;

Tangible heritage asset

- (i) Movable heritage asset – Art, craft, paintings, sculptures, coins, manuscripts, etc.
- (ii) Immovable heritage asset – buildings, monuments, sites, streets, localities, precincts etc.

Intangible Heritage asset – encompasses traditions, crafts, folklore associated with a particular place, music, dance, rituals, cuisines and other symbolic cultural identities.

Natural Heritage asset – natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations

- (j) "heritage building" means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or architectural and/or artisanry and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.
- (k) “heritage databank” means record of all heritage assets and other related data of heritage assets;
- (l) “Heritage Fund” means the Heritage Fund established under these regulations;
- (m) "Heritage Precincts" means and includes any space, which shall include one or more heritage assets and which requires conservation and/or preservation and/or architectural and/or cultural and/or aesthetic and/or ecological purpose and walls or other boundaries of a particular area or place or building or may enclose such space by an imaginary line drawn around it. The precinct may also include heritage streets or a mohalla or wall or any other area of one set character;
- (n) “level of significance” means and indicates the context in which a heritage asset is important. A heritage asset can have more than one level of significance. For the purposes of these regulations three levels of significance have been considered:
 - (i) State level significance – such assets which are of world, national or State

importance and are listed in the heritage databank as State level heritage and significance Category.

- (ii) District level significance – such assets which are of district level importance and are listed in the heritage databank as District level heritage and significance Category.
- (iii) Local level significance – such assets which are of city level or local level importance and are listed in the heritage databank as Local level heritage and significance Category.
- (o) “Inventorying, mapping and valuation” means identifying and documenting heritage asset namely buildings, structures, streets, landscapes, parks, gardens, and other natural features and sites which are associated with built heritage, and assigning a heritage status to these assets in terms of their levels of significance under these regulations;
- (p) “Local authority” means a Municipality constituted under the Rajasthan Municipalities Act, 2009 (Act No.18 of 2009), or any other Authority declared by the State Government, to be a local authority for the purposes of these regulations;
- (q) “Preservation” means maintaining a protected heritage asset so as to retard its deterioration.
- (r) “Protected heritage asset” means a heritage asset as declared under these regulations;
- (s) “Reconstruction” means returning a heritage asset to its pre-existing condition having the same horizontal and vertical limits reassembling existing elements as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.
- (t) “Conservation area” means any area declared as such under these Regulations, it can include a cluster of buildings or a larger geographic area like a neighborhood or precinct with aesthetic and/or social and/or ecological and/or environmental and/or spiritual significance.
- (u) “Repair and Renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;
- (v) “Restoration “means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.

4. Institutional framework. -Three tier institutional framework –

- State Heritage Committee
- Technical heritage Committee
- Heritage Cell

4.1 State Heritage Committee-

The composition for the State Heritage Committee is as follows:

(i)	Chief Secretary, Government of Rajasthan, Jaipur.	Chairperson
(ii)	MLA, HawaMahal and MLA, Kishanpol, Jaipur	Members
(iii)	Hon,ble Mayor, Jaipur	Members
(iv)	Secretary-in-Charge, Urban Development and Housing, GoR, Jaipur.	Members
(v)	Secretary-in-Charge, Local Self Governance, GoR, Jaipur	Members
(vi)	Secretary-in-Charge, Art, Culture and Tourism, GoR, Jaipur.	Members
(vii)	Secretary-in-Charge, Devsthan Department, GoR, Jaipur.	Members
(viii)	Secretary-in-Charge, Transport, GoR, Jaipur.	Members
(ix)	Secretary-in-Charge, Department of Information Technology and Communication, GoR, Jaipur.	Members
(x)	Secretary-in-Charge, Public Works Department, GoR, Jaipur.	Members
(xi)	Secretary-in-Charge, Public Health Engineering and Water Resources, GoR, Jaipur	Members
(xii)	Secretary-in-Charge, Handloom and Industries, GoR, Jaipur.	Members
(xiii)	Commissioner, Jaipur Development Authority, Jaipur.	Members
(xiv)	Commissioner of Police, Jaipur	Members
(xv)	Commissioner, Jaipur Municipal Corporation, Jaipur.	Member Secretary
(xvi)	Director, Rajasthan State Archaeology and Museums, GoR, Jaipur.	Members
(xvii)	Chief Town Planner, GoR, Jaipur	Members
(xviii)	Joint Director General, World Heritage, ASI, New Delhi	Members
(xix)	Residents Welfare Association/ representatives of Walled City, Jaipur (max 02 members)	Members
(xx)	Representatives of Market Association in the Walled City, Jaipur (max 02 members)	Members
(xxi)	Convener, Indian National Trust for Art and Cultural Heritage (INTACH) Jaipur	Members
(xxii)	Historians Jaipur (max 02 members)	Members
(xxiii)	Director, Indian Institute of Crafts and Design, Jaipur	Members
(xxiv)	Director, MNIT, Jaipur	Members
(xxv)	Director, DRONAH (Consultant for the Jaipur Nomination Dossier)	Members

Note : The Chairperson shall nominate members stated at (xix), (xx) and (xxii) in the above committee.

4.2 The Committee shall primarily facilitate the heritage management agenda at the State level. The main role of the Committee will be to coordinate amongst various different departments/agencies and to facilitate, approve, and sanction various plans, proposals to administer the Heritage Fund and other activities etc. on behalf of the State Government. Provided further that any addition/subtraction of Member, Special Invitee etc. may be done by the State Government.

4.3 Technical Heritage Committee (THC):-The composition of Technical Heritage Committee is as follows:-

(i)	Chief Town Planner, Government of Rajasthan, Jaipur	Chairperson
(ii)	Expert with 15 years' experience in the field of heritage conservation	Member
(iii)	Structural Engineer having experience of 10 years in the field and membership of the Institute of Engineers	Member
(iv)	Architects having 10 years' experience and membership of the Council of Architecture: i) Urban Designer/heritage Conservation Architect Architect shall have experience in conservation architecture	Member
(v)	Director, Department of Archaeology and Museums, Jaipur	Member
(vi)	Environmentalist having in depth knowledge and experience of 10 years of subject matter	Member
(vii)	City Historian having 10 years' experience in the field	Member
(viii)	Officers of the Municipal Corporation, Jaipur: i) Chief Engineer, JMC ii) Additional Chief Town Planner, JMC	02 Members (ACTP or the Nodal Officer designated for Heritage work shall be Member Secretary of the Committee)
(ix)	Superintending Engineer, Amer Development & Management Authority	Member
(x)	Superintending Engineer, Jaipur Smart City Company Ltd.	Member
(xi)	Dy. SA, ASI, Jaipur Circle	Member
(xii)	Representative of Commissioner, Traffic Police (not below the rank of Dy.S.P.)	Member
(xiii)	Representative of Managing Director, Tourism	Member

The above Committee was constituted vide order no F.13()उपा. आयो./जननि. /2019/SP-1 dated 22.02.19

4.4 Roles and Responsibilities of the Technical Heritage Committee: -

- (i) To manage Heritage Databank based on the Heritage inventory.
- (ii) To prepare Heritage guidelines.
- (iii) To provide support and input for the preparation of Zonal Development Plan of spatial development plans.
- (iv) To prepare and formulate schemes for heritage tourism, including setting up amenities around the heritage site, and conducive transport and connectivity in consultation with concerned authorities.
- (v) To establish training program on methodology for conservation techniques in collaboration with institutions having such expertise or other institutions including Archaeological Survey of India, any Government Department, Educational Institutes/Private Universities of National repute providing education & training in Heritage Conservation and Management. The Technical Heritage Committee shall have power to coordinate and conduct such training by inviting these institutions.
- (vi) To enter into agreement with private entity for the conservation and adaptive re-use of the Heritage assets.
- (vii) To make recommendations to the competent authority for grant of permissions.
- (viii) To facilitate partnerships between inter departments and external agencies to promote cultural economies.
- (ix) To oversee the working of the Heritage Cell.
- (x) To consider the impact of large-scale developmental projects, including public projects as essential that may be proposed in the Heritage area/Conservation area and make recommendations in respect thereof to the competent authority/concerned agency.

4.5 Heritage Cell. - The composition of Heritage Cell is as below: -

(i)	Additional Chief Town Planner	Incharge
(ii)	Deputy Commissioner, HME & HMW, JMC	Members
(iii)	Executive Engineer, HME & HMW, JMC	Members
(iv)	Assistant Town Planner, HME & HWM, JMC	Members
(v)	Architects having 05 years' experience and membership of the Council of Architecture: Urban Planner (01) Heritage Conservation Architect (02)	Members
(vi)	GIS Expert	Member
(vii)	Senior/Deputy Town Planner, JMC	Member Secretary

The above Committee was constituted vide order no F.13()उपा. आयो./जननि. /2019/SP-2 dated 22.02.19

4.6 Roles, responsibility and functions of Heritage Cell:-The Heritage Cell shall exercise or discharge the following roles, responsibility and functions, namely:

- (i) to identify and prepare list and databank of heritage assets in the city;
- (ii) to prepare specific heritage parameters, if required;
- (iii) to coordinate in preparation and implementation of Heritage Management Plans: identify projects, initiate and guide the project development proposal preparation process;
- (iv) to monitor the heritage conservation projects as permitted by the competent authority;
- (v) to facilitate proposed adaptive re-use plan of the heritage asset;
- (vi) to suggest improvement of infrastructure up gradation in the Conservation Area;
- (vii) to conduct survey and prepare site/building plan of the any heritage asset and the conservation area declared under these regulations;
- (viii) to make recommendations to the competent authority for grant of permissions;
- (ix) to invite expression of interest or other such mode to identify prosperous investor/developer/Corporatist/Business houses etc. from national or International level, to take up the conservation and adaptive re-use of the heritage assets with consent from owner of property/properties;
- (x) to prepare special designs and guidelines / publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible;
- (xi) to prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulations;
- (xii) to assist the Technical Heritage Committee in discharging the functions as required.
- (xiii) The Cell may invite any expert or special invitees for its assistance and such expert and special invitee may take part in deliberations in meetings of Heritage Cell.

5. City Stakeholder Group/City Core Group. -A city stakeholder group may be constituted by the Jaipur Municipal Corporation, Jaipur comprising of community leaders and organizations that live, work, manage, use, or have other interests in the conservation and adaptation of the historic area, neighborhood, city and region. The Heritage Cell will list all the groups, entities and officials that may potentially represent the urban community.

The Stakeholders Group formation process involves the following tasks:

- (i) Identify community groups, entities and officials that should be represented by stakeholders.
- (ii) Work with these groups, entities and officials to select individuals who can represent these stakeholders.
- (iii) Form the city Stakeholder Group and clearly articulate their roles, responsibilities, interests in and influence on heritage assets. Define how they will work with the Heritage Cell in the inclusive urban revitalization process.

5.1 Members to be called as special invitees as and when required:

Representatives of Royal families, Craft producers, Business owners, Schools, Universities, Public Library, Philanthropists, Foundations, Lenders (Small financing groups and Banks), Construction traders, Real Estate Developers, Property-owners, Local historical society, Neighborhood groups, Community groups, City dwellers, Civic volunteers, Local NGOs, Scholars, historians, spiritual leaders, representatives from panchayat and any other appropriate representatives may be invited as and when required to participate in the proceedings of the State Heritage Committee/Technical Committee and its proposals.

6. Categorization and classification of heritage assets. -

(1) The State Government shall, if required, on the recommendation of the Technical Heritage Committee, prescribe categories of heritage assets and while prescribing such categories it shall have regard to its era of construction, the aesthetic, cultural, historical, scientific, social, ecological, environmental or spiritual, archaeological and architectural value and such other factors as may be relevant for the purpose of such categorization.

(2) The State Government shall, if required, on the recommendation of the Technical Heritage Committee, classify all the heritage assets in accordance with the categories prescribed under sub-regulation 6(1) and thereafter make the same available to the public and exhibit the same on its website and also in such other manner as it may deem fit.

(3) The Grading of Listed heritage of the property if prepared, shall be in accordance with the following table: -

Grade-I	Grade-II	Grade-III
National Importance/ASI protected & other similar heritage assets	State importance/State owned & other similar heritage assets	Local importance/private properties & other similar heritage assets

<p>(A) Definition</p> <p>Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All-natural sites shall fall within Grade-I.</p>	<p>Heritage Grade-II (A&B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</p>	<p>Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest through not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale</p>
<p>(B) Objective:</p> <p>Heritage Grade-I richly deserves careful preservation.</p>	<p>Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade-II deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes)</p>
<p>(C) Scope for Changes:</p> <p>No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</p>	<p>Grade-II(A): Internal changes without change in exterior façade as per Façade Control Guidelines and adaptive re-use viz Heritage Haveli/Heritage House/Guest House, Art Gallery, Museum, Art & Craft center, cultural center, Traditional Food Centre, Dance & Music center, Art & Craft Training Centre, and other such related activities may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for</p>	<p>Internal changes and adaptive reuse viz Heritage Haveli/Heritage House/Heritage Hotel/Guest House, Art Gallery, Museum, Art & Craft center, cultural center, Traditional Food center, Dance & Music center, Art & Craft Training Centre, and any commercial use with approval of competent authority other such related activities may by and large be allowed without change in exterior façade as per Façade Control Guidelines. Changes can include extensions and additional</p>

	<p>which it is included in Heritage Grade-II.</p> <p>Grade-II(B): In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension / additional buildings in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.</p>	<p>buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct and aesthetics.</p> <p>Commercial use on Ground and First Floor would be permitted.</p>
(D) Procedure: Development permission for the changes would be given by the State Government on the advice of the Technical Heritage Committee.	Development permission for the changes would be given by the State Government on the advice of the Technical Heritage Committee.	Development permission for changes would be given by the Technical Heritage Committee on the advice of Heritage Cell.
(E) Vistas / Surrounding Development: All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I.	All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II.	All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III.

- 7. Inventorying, mapping and valuation of Heritage assets.** -The process of GIS based inventorying, mapping and valuation of all properties and heritage assets within the walled city area will be carried out by the Heritage Cell along with the agency designated by Municipal Corporation, Jaipur in coordination with City Stakeholder Group.

The Heritage Cell will gather prior heritage asset inventories, which include monuments, routes, landscapes, neighborhoods, buildings, practices, and traditions. Developing a preliminary list and map including their historical growth, the Heritage Cell in coordination with the City Stakeholder Group will then carry out a series of local workshops open to the community.

- 8. Heritage Databank.** - The Heritage Cell shall compile a comprehensive databank of all heritage assets along with data connected therewith. It may also include any

data pertaining to such heritage sites which have potentials to be included as protected heritage in the future. The heritage databank will be maintained and periodically updated as and when required, by the Cell which will also be responsible for adding and/or removing protected heritage assets from this record.

9. Conservation Area. –

(1) Every area wherein a heritage asset is situated and such area adjoining the protected heritage asset as may be specified, on the recommendation of the Heritage Cell/Technical Heritage Committee shall be the Conservation area in respect of such heritage asset.

(2) It is the character or historic interest of an area created by individual buildings and open spaces and their relationship with each other that the conservation areas seek to preserve. The overall layout and pattern of development may be just as important to the character as individual buildings. The principles of selection for designation as a conservation area are broadly as follows:

- areas of significant architectural or historic interest in terms of specific listed buildings and/or ancient monuments;
- areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or ancient monuments, and open spaces which they abut;
- areas with features of architectural or historic interest such as street pattern, historic gardens and designed landscapes;
- other areas of distinctive architectural or historic character

(3) In designating a conservation area, consideration will also be given to the reasons why it is felt that it should be protected. These may include:

- its special architectural and historic importance;
- its distinct character;
- its value as a good example of local or regional style;
- its value within the wider context of the village or town;
- its present condition and the scope for significant improvement and enhancement.

(4) Conservation areas are living environments that will continue to adapt and develop. Designation of a conservation area does not mean a prohibition on development. The Heritage Cell will carefully manage change to ensure that the character and appearance of conservation areas are safeguarded and enhanced. Physical and land use change in conservation area will be based on a detailed parameter as per Zonal Development Plan/Special Area Plan.

(5) There will be a focus in conservation areas on the careful maintenance of public space, and the use of appropriate signage and materials for traffic management and street furniture.

- (6) New construction will only be allowed as per these regulations.
- (7) No person shall carry out any construction, re-construction, or renovation in Conservation Area except with the prior permission of the Competent Authority.

10. Building Parameters and Control Guidelines. –

- (1) The Heritage Cell shall prepare Guidelines if required, in addition to these regulations, in respect of the heritage assets in Walled city, which shall be placed before the Technical Heritage Committee for its approval.
- (2) The heritage guidelines referred to in sub-regulation 10(1) shall, in addition to such matters as may be prescribed, include matters relating to heritage controls such as elevations, facades, courtyards, open spaces, verandahs, ekdhalia, chajjas, jharokhas, chhatris and other architectural elements etc. drainage systems, roads and service infrastructure (including electric poles, water and sewer pipelines).
- (i) **Building parameters** – Following building parameters shall be followed while granting construction/reconstruction/renovation/addition/alteration etc. within walled city:

S. No.	Technical Parameter	Norm	Remark
1.	Setback /Building line	As per prevailing Building line	No projection viz. Balcony or any covered area etc. to be constructed on road/public street except where it is permitted by the competent authority.
2.	Ground coverage	Within Plot/property area	The character of open spaces such as courtyards etc. within the building shall be maintained as per originally constructed. Modification of open space/courtyard shall not be permitted.
3.	Height	<ul style="list-style-type: none"> Roads/main Bazars- 15m (G+3) Internal Roads-12m (G+2) 	<ul style="list-style-type: none"> No construction to be allowed on “Ekdhalia” (above shops) No coverage of verandah shall be allowed.
4.	Built up area Ratio	As achieved within permissible ground	-

		coverage and permissible maximum Height/No. of floors	
5.	Parking	As per Parking Policy for Walled City	Parking zones to be identified and parking to be allowed only in such designated areas with levy/fee as prescribed by JMC.

No Basement shall be allowed except in the special cases, for public purposes like parking/public utilities, MRTS, etc. with specific permission of the State Government.

- (ii) **Architectural Control Guidelines** – The owners of buildings situated on main roads/main bazars shall strictly follow the Architectural Control Guidelines for façade and all other Architectural elements like Arches, Jali, Jharokha, Railing, Colour Scheme etc. of buildings [as per Annexure (1)].

Note: No deviation/change of façade as per Architectural Control Guidelines shall be permitted. In case any owner of building has changed the façade or erected temporary structure like hoardings, sign boards, sheds, outdoor advertising structure, poles etc. , deviating the guidelines, shall have to reconstruct/restore on his own expenses, as per the approved guidelines, within 60 days of issuance of notice by Jaipur Municipal Council, in this regard, even if the front elevation of any building is approved by the Competent Authority.

11. Responsibility of the owners of heritage buildings. -It shall be the duty of the owners of heritage buildings and building in heritage precincts or in heritage streets situated within walled city to carry out regular repairs and maintenance of the buildings on their own expanses. The State Government, the Municipal Corporation or any Authorities shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation or any other authorities or except in case the repair & maintenance of any street is carried out under any special project which may include façade of privately owned buildings also

12. Restrictions on development/redevelopment/repairs etc.-

- (1) No development or redevelopment or engineering operation or additions/alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas situated within walled city area shall be allowed except with the prior permission of Competent Authority. Before granting such permission, the Competent Authority concerned shall mandatorily consult the Heritage Cell/Technical Heritage Committee and shall act accordingly.

- (2) **Scope of change / Adaptive reuse implications-** Works relating to changes, development or redevelopment or additions, alterations and renovation of heritage sites shall be permitted in accordance with following: -

2.1 Prohibited

- Demolition (part or whole) and reconstruction except in the specific case of building getting damaged due to any natural calamity, disaster, fire, riots etc. and dilapidated condition of structure being unsafe for public or occupants of the building.
- Change in the exterior façade or deviation of Architectural/Façade Control Guidelines.
- Alteration or addition including structural changes (in Grade-I heritage sites/buildings).
- Removal or alteration of carvings, paintings and other decorative architectural elements.

2.2 Permitted by Authority

- Strengthening of structure
- Renovation without changing the original exterior/façade and other architectural elements of the building.
- Construction of boundary wall in harmony with heritage site.
- Installation of internal lift.
- Installation of solar water heating system/solar power plant/fire safety equipment's/Air conditioning system/electrical/plumbing system.
- Alteration or addition including structural changes (In Grade-II and Grade-III heritage sites).
- Internal changes and adaptive re-use (In Grade-II and Grade-III heritage sites).
- New doors and windows on internal/external walls (In Grade-II and Grade-III heritage sites).
- Extension and addition in the same compound if it is in harmony with existing heritage building (In Grade-IIB and Grade-III heritage sites).
- All other works not mentioned in (I) and (II) above.

13. Penalties. –

(1) Whoever; -

- (a) destroys, injures, mutilates, defaces, alters, removes, disperses, misuses, imperils or allows to fall into decay a protected heritage asset, or
- (b) being the owner or occupier of protected heritage asset, contravenes an order made under these rules, or

- (c) carries out any construction, re-construction or repair and renovation in the Conservation Area without the previous permission of the competent authority or in contravention of the permission granted by the competent authority, shall be punishable under the Section 194 of the Rajasthan Municipalities Act, 2009.
- (2) Whoever contravenes any other provisions of these rules or the provisions of the Regulations, made there under shall be penalized as per the provisions of Municipal Act, 2009 or the rules and regulations framed therein.

14. Enabling mechanism. -

(1) **Power of the State Government to issue directions.-** The Jaipur Municipal corporation and Committees formed under these regulations shall, in exercise of its powers or the discharge of its functions under these regulations, be bound by such directions, as the State Government may give in writing to it from time to time.

(2) All Authorities to assist the State heritage Committee/Technical Heritage Committee. -

(i) Notwithstanding anything to the contained in any Rajasthan law, all authorities working within Jaipur (Walled City) shall be bound to assist the State Heritage Committee/Technical Heritage Committee in carrying out their functions under these regulations and provide all the reasonable assistance required by the Committee or any officer or Member of the Committee required by them in connection with the carrying out the provisions of these regulations.

(ii) If any dispute arises between the Technical Heritage Committee, Heritage Cell and an authority, the same shall be referred to the State Heritage Committee and the decision of the State Heritage Committee thereon shall be final and binding on the all concerned.

15. Application for construction or reconstruction or repair or renovation in Conservation area -Any person, who owns or possesses any building or structure or land in any conservation area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make an application to the competent authority for carrying out construction or re-construction or repair or renovation, as the case may be.

16. Grant of permission by competent authority within conservation area-

- (1) Every application for grant of permission under these regulations shall be made to the competent authority.
- (2) The competent authority shall, within seven days of the receipt of the application, forward the same to the Heritage Cell to consider impact of such construction having regard to the building parameters and Architectural Control Guidelines.

- (3) The Heritage Cell shall, within two weeks from the date of receipt of application recommend to the concerned committee/authority with reasons to either to grant permission or refuse the same.
- (4) The concerned committee/authority shall, within one month of the receipt of recommendation from the Heritage conservation expert, either grant permission or refuse the same as so recommended by the Cell.
- (5) In case the competent authority refuses to grant permission under these regulations, it shall, by order in writing, after giving an opportunity to the concerned person, intimate such refusal to the applicant within three months from the date of receipt of the application.
- (6) If the competent authority, after grant of the permission and during the carrying out of the repair or renovation work or re-construction of building or construction referred to, is of the opinion (on the basis of material in its possession or otherwise) that such repair or renovation work or re-construction of building or construction is likely to have an adverse impact on the preservation, safety, security or access to the heritage asset considerably, it may refer the same to the Technical Heritage Committee with its recommendations and if so recommended, withdraw the permission granted.
- (7) The competent authority shall exhibit, on its website, all the permissions granted or refused under these Regulations.

17.0 Conservation of protected heritage assets by agreement. –

- (1) The Heritage Cell/Technical Heritage Committee may propose to the owner of a protected heritage asset to enter into an agreement with the Jaipur Municipal Corporation within a specified period for the conservation of the heritage asset.
- (2) An agreement under this Regulations may provide for all or any of the following matters, namely; -
 - (a) permission of Adaptive re-use of the heritage asset/assets
 - (b) the maintenance and upkeep of the heritage asset, through other private developer.
 - (i) to charge any fee for entry into, or inspection of, the heritage asset, or
 - (ii) to prevent/protect from destroy, mutilate, deface, alter, repair, remove or disperse the heritage asset or to allow it to fall into decay, or
 - (iii) to build on or near the site of heritage asset;
 - (c) the facilities of access to be permitted to the public or any section there of or the Members of the Heritage Cell/Technical Heritage Committee or to persons deputed by the owner or any officer authorized in this behalf to inspect or maintain the heritage asset.
 - (d) the notice to be given to the Heritage Cell/Technical Heritage Committee in case the land on which the heritage asset is situated or any adjoining land is

offered for sale by the owner.

- (e) the appointment of an arbitrator to decide any dispute arising out of the agreement; and
 - (f) any matter connected with the maintenance and upkeep of the heritage asset which is a proper subject of agreement between the owner and the Heritage Cell/ Technical Heritage Committee.
- (3) The terms of an agreement may be altered from time to time by the Heritage Cell/ Technical Heritage Committee with the consent of the owner.
- (4) The Heritage Cell/ Technical Heritage Committee or the owner may, at any time after the expiration of three years from the date of execution of an agreement under this regulation, terminate it on giving six months' notice in writing to the other party;

Provided that, where the agreement is terminated by the owner he shall pay to the Jaipur Municipal Corporation the expenses, if any, incurred by it on the maintenance and upkeep of the heritage asset during the five years immediately preceding the termination of the agreement or, if the agreement has been in force for a shorter period, during the period the agreement was in force.

- (5) An agreement under these regulations shall be binding on any person claiming to be the owner of the heritage asset to which it relates, from, through or under a party by whom or on whose behalf the agreement was executed.

18. Power to enter into agreement for the maintenance of certain protected heritage assets. –

(1) The State Government by an order place any listed/ protected heritage asset owned by State Government or any local authority or any such public authority at the disposal of the Jaipur Municipal Corporation for the purpose of maintenance.

(2) The Jaipur Municipal Corporation may, for the purpose of conservation of a listed/ protected heritage asset vested in it or in which it has acquired right for the purpose of maintenance, enter into an agreement with any person, firm or trust on such terms and conditions, not inconsistent with the provisions of these regulations, as may be specified in the agreement.

(3) Notwithstanding anything contained in these regulations, the person, firm or trust referred to in 18(1) shall be entitled to collect and retain the whole or such portion of the fee leviable under these regulations and for such period, as may be agreed upon between the Jaipur Municipal Corporation and such person, firm or trust, as the case may be having regard to the expenditure involved in the maintenance of the heritage asset and collection of fee, interest on the capital invested, reasonable return of the investment and the volume of visitors.

19. Power to levy entrance fee. –

(1) The Jaipur Municipal Corporation may, by notification in the Official Gazette, levy entrance fee in respect of heritage assets referred to in these regulations at such rates as may be specified in such notification: -

Provided that the Jaipur Municipal Corporation may, by notification, exempt, wholly or partly any class of persons from the payment of entrance fee and shall so exempt if directed so by the State Government.

(2) Such entrance fee when so levied shall be collected in such manner as may be determined by the Jaipur Municipal Corporation.

20. Power to the make parameters. –

(1) The Jaipur Municipal Corporation with the prior approval of State Government may, by notification in the Official Gazette, make parameters for carrying out the provisions of these regulations.

(2) Any additional area specific technical and other parameters may also be prepared by the Heritage Cell after approval by the Technical Heritage Committee and for carrying out the provisions of these Regulations.

21. Power of entry.- Subject to any Regulations made in this behalf, any person, generally or specially authorized by the State Government or the Jaipur Municipal Corporation in this behalf, may, whenever it is necessary so to do for any of the purposes of these Regulations, at all reasonable times, enter upon any land or premises, and-

- (a) Make any inspection, survey, measurement, valuation or enquiry
- (b) take levels;
- (c) dig or bore into sub-soil;
- (d) set out boundaries and intended lines of work;
- (e) mark such boundaries and lines by placing marks and cutting trenches, or
- (f) do such other acts or things as may be prescribed:

Provided that no such person shall enter any boundary or any enclosed court or garden attached to a dwelling house (except with the consent of the occupier thereof) without previously giving such occupier at least twenty-four hours' notice in writing of his intention to do so.

22. Protection of action taken in good faith. - No suit, Prosecution or other legal proceeding shall lie against the Jaipur Municipal Corporation or any member or officer or employee thereof for anything which is in good faith done or intended to be done under these Regulations or technical and other parameters made there under.

23. Purchasers and persons claiming through owner bound instrument- Every person who purchases any land on which is situated a protected heritage asset in respect of which any instrument has been executed by the owner for the time being under sub-regulation 8 of regulation 12 or under regulation 10, and every person

claiming any right, title or interest to or in heritage asset from, through or under an owner who executed any such instrument, shall be bound by such instrument.

24. Ownership not affected. -Sale and purchase of Heritage Buildings does not require any permission from Jaipur Municipal Corporation/or Heritage Cell. The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said Architectural Control Guidelines and building parameters. Care will be taken to ensure that the development permission relating to these buildings is given within maximum 90 days.

25. Appeal. –

(1) Any person aggrieved by any order or resolution passed or purporting to have been passed, under these Regulations by or on behalf of Jaipur Municipal Corporation/Heritage Cell/Technical Heritage Committee, any member or officer, shall file appeal before Director, Local bodies or any officer appointed by the State Government in this behalf within Sixty days from the passing of such Order or resolution.

(2) On examining of the record Director, Local Bodies or officer appointed by the State Government in this behalf may rescind, reverse or modify such order or resolution and the order of the Director of Local bodies or any officer appointed by the State Government as aforesaid shall be final and binding.

26. Incentive Mechanism. -

(1) **Flexible land use/building use for heritage buildings.-** In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if the owner / owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with allowed internal changes & due repairs and the owner / owners / lessees give a written undertaking to that effect, the owner/ owners /lessees may be allowed with the approval of the competent authority to convert part or whole thereof of the non-commercial area within such a heritage building to commercial use/uses.

Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, such change of land/building use shall be disallowed by the competent authority.

(2) **Transferable development rights.** -Facility of Transferable Development Rights shall also be allowed as per TDR policy of the State Government.

(3)**Tax rebates (UD tax & other taxes as applicable) -(I)** In cases of listed buildings , if the owner / owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with allowed internal changes & due repairs/ carryout sensitive adaptive reuse the owner / owners / lessees give a written undertaking to that effect, they will be given tax rebate in Urban Development Tax for residential properties / commercial properties, as approved by the State Government.

Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, any tax exemption would be lost without any liability or encumbrances on the State Government/State Heritage

Committee/Technical Heritage Committee or Jaipur Municipal Corporation.

(ii) The State will consider all projects proposed in selected heritage properties, that wish to provide tourism related infrastructure, to be equal to tourism projects and avail the same special incentives in taxes (as mentioned in the Tourism Policy). This includes tax-holidays in Electricity Duty, Luxury tax, Entertainment tax & Sales tax, with exemptions in Stamp Duty & Land charge for rent/sale.

(4) Heritage Fund. -(1) There shall be established a fund known as the Heritage Fund for the purpose of these Regulations.

(2) The State Government may, pay to the by way of grants such sum of money as the State Government may think fit for being utilized for the purposes of these Regulations.

(3) In addition to the sum of the money paid by the State Government, the following shall be credited to the Heritage Fund namely: -

- (a) Contributions, aids or donations from Central Government, national or international agencies, non-government organizations, agencies or associations, trusts, societies, individuals etc., involved with or interested in heritage conservation or other Contributions from any person or Company Social Responsibility (CSR) Fund.
- (b) Any sum of money received by the Jaipur Municipal Corporation by way of fees levied under these regulations;
- (c) The Jaipur Municipal Corporation may, levy any fee in relation to heritage conservation, Value Capture financing betterment levy, parking fee, building permission fee etc. The amount so collected as may be decided by the Jaipur Municipal Corporation may be transferred to Heritage Fund.
- (d) Any other sum of money received by the State Government/ Jaipur Municipal Corporation for the Purpose of Heritage Conservation.
- (e) The fund shall have amounts dedicated to heritage conservation works, administrative fund and maintenance fund; expenses incurred in the carrying out the purposes of these Regulations including the payment of allowances to the non-Government members of the Committees, payment of salaries and allowances to the Heritage Conservation Experts etc. can be funded from the administrative fund.
- (f) The Heritage Fund shall be administered by the State Heritage Committee in such manner as may be deemed fit by the committee.

By Order

**(Ujjawal Rathod), IAS
Director, Local Bodies cum
Joint Secretary to the Government
Department of Local Self Govt.,
Rajasthan**

General Guidelines for development / redevelopment/ repairs etc. within

Heritage area/precinct/asset/building. – The development within the precinct/conservation area or in the vicinity of heritage sites shall be in accordance with the following:

- **Urban structure** - New development should seek to understand, acknowledge and make a positive contribution to the existing urban structure. A new intervention which responds well to urban structure would sit well within a group rather than associate itself with a particular building.
 - **Urban grain**- New developments should respect urban grain – the pattern of streets and spaces – rather than of buildings. Urban grain tends to be influenced by the rhythm of architectural composition and the prevailing relationship of solid-to-void in buildings.
 - **Scale** - New design should consider the surrounding scale, hierarchy and massing of the existing built form. Buildings within heritage precincts/conservation area or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multistoried development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites.
- New developments outside the conservation area should not be more than two floors on 40ft wide road and not more than three floors on roads more than 40ft wide.
- **Parking** - Parking provisions in relation to the heritage properties located on the narrow roads and converted to commercial use, the parking provision for the same would be done through park and ride facility provided by the property owner.
 - **Materials and detailing** - the sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is also important. their use and detailing, particularly near to open landscapes, is crucial in making a development stand out or blend in.
 - **Landscape** - New development should aspire to blend and coalesce with the existing built form without simply replicating it.
 - **Views and Landmarks** - New design should consider ways to enhance or protect their function as landmarks. In some instances, new designs might provide the opportunity to create new vistas towards landmarks, restore older views that have been lost or compromised, or create dynamic juxtapositions of old and new, so adding texture and variety to the townscape.
 - **Historical development** - New design should consider and respond to these layers of history – the ‘narrative’ of the place. Analysis of historical maps along with archive material and published sources are very useful analytical tools to understand the historical development of a place.

• **Signage design and controls**

- (i) In order to recognize places of significance an effective means of information dissemination through installation of signage in historic towns and cities would be incorporated. Information signage as uniform panels outside all important heritage structures (including privately owned assets) which will provide details of historic importance, architectural style, and ownership of the structure be installed.
- (ii) Prohibition of advertising signs and outdoor display structures in certain cases: no advertising sign or outdoor display structure shall be permitted on building of architectural, aesthetic, historical or heritage importance as may be decided by the Jaipur Municipal Corporation with previous approval of the Government on the advice of the Technical Heritage Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Annexure – 1 Architectural Control Guidelines

- A) Façade control guidelines, Chowkri Modikhana, Jaipur walled City
- B) Façade control guidelines, Main Bazar, Jaipur walled City.

Annexure – 2 Jaipur Walled City Map, prepared by Jaipur development authority,
19.02.87

ANNEXURE 1 (A)

Façade Control Guidelines

Chowkri Modikhana, Jaipur Walled City,
Jaipur Municipal Corporation,
Jaipur



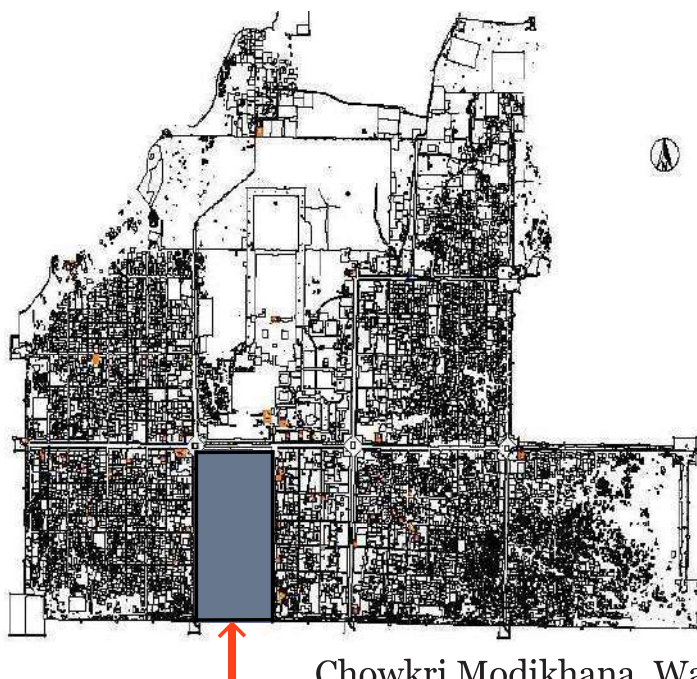
Contents

1. Introduction to Chowkri Modikhana
2. Aim and Purpose of Guidelines
3. Building Typologies on Site
 - 3.1. Havelis and Houses
 - 3.2. Temples
4. Characteristics of Building Design
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 - 4.3. Parapets and Railings
 - 4.4. Signage and Street Furniture
 - 4.5. Materials and Colours
 - 4.6. Jharokhas
5. Restoration, Repair, Maintenance
6. Rehabilitation of Existing Structures
7. New Construction
8. Demolition
9. Relocation
10. Streetscape
11. Definitions

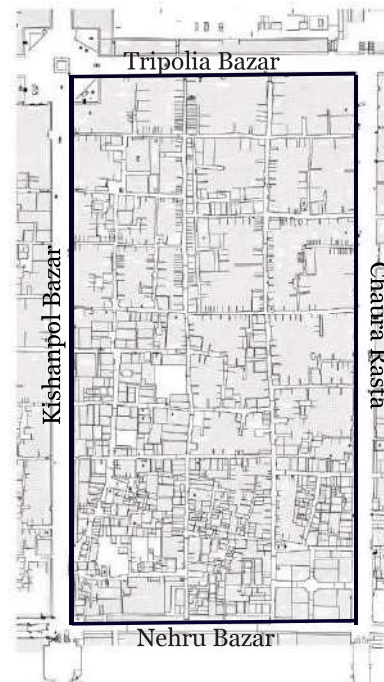
1. Introduction

The Chowkri Modikhana is situated in the walled city of Jaipur. The city was founded by Maharaja Sawai Jai Singh II in 1727 with the intention to create a new commercial centre. Traders were invited and given concessions in tax and gifts of land to settle in Jaipur. Originally, also the Chowkri Modikhana was planned with the purpose to provide residences for the trader community. The chowkri is a valuable part of the historic civic heritage of the walled city.

The precinct is a historic urban quarter with a mix of heritage buildings from the 18th and 19th century and new developments from the present. The historic character of the precinct can be defined by havelis with traditional entrances, historic, as well as modern houses, and temples. The architecture of the precinct is an amalgamation of different layers of growth and development.



Chowkri Modikhana, Walled City, Jaipur



2. Aim and Purpose of Guidelines

The architectural control guidelines are an extension of the Municipal Council, Jaipur (Building) Bye-Laws, 1970 (Part V, No. 26).

The aim of these facade control guidelines is helping to counteract the loss of architectural style and to contribute to the revitalization of the precinct through heritage conservation and protection.

This brochure is prepared for the users/owners of the buildings in the precinct to help them maintain the historic character. These guidelines will be used by the JNN Heritage Conservation Committee/Heritage Cell to review any project or proposal in the Chowkri Modikhana in the Walled City of Jaipur.



The architectural heritage is in danger of being lost through decay, neglect and recent development.

3. Building Typologies

3.1 Havelis and Houses

One of the main featured historic building types of the Chowkri Modikhana are havelis (term used for medieval north Indian mansions belonging to nobles) and houses . The havelis of Jaipur range from a single courtyard house form to an assemblage of multiple courts. The majority of the havelis have one or two courtyards.

The most prominent features of historic façades in the precinct include: grand arched entrances, multi-foliated arches, colonial columns, decorative parapet bands, stone carving, brackets, stone jalis, stained glass windows, bangaldar roofs on jharokas, chajjas, ornamentation, frescos and painted motifs.



Haveli with grand arched entrance and windows with foliated arches and stone jalis.



Stained glass windows



Front facade and section of a haveli

The havelis and houses of the chowkri were mostly constructed in the 19th and 20th century. Only a few structures of 18th century are still remaining in the precinct.



Painted motifs



Stone jalis



Railings and colonial columns

3.2. Temples

Temples are the second type of structure to be found in the Chowkri Modikhana.

They may possess some of the following features: murals, marble carving, (Mughal Rajput) ornamentation on parapet, fore court, multi-foliated arches, stone jalis, arched niches, painted motifs and brackets.

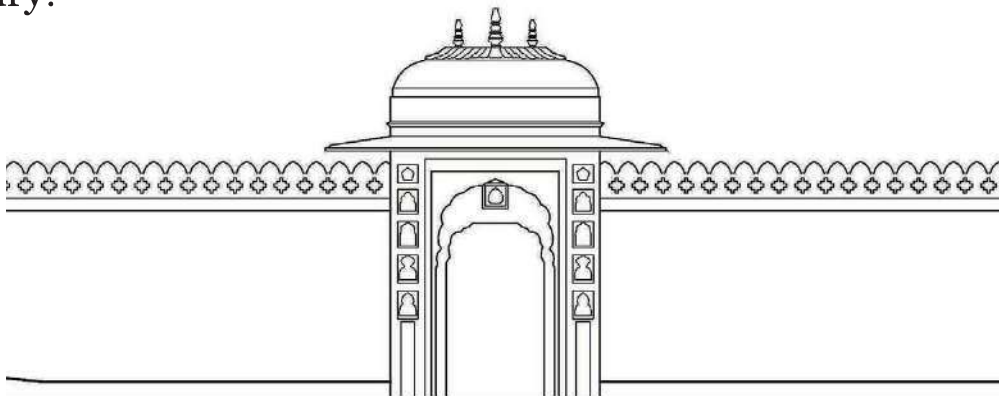


Temple with ornamentation on parapet and railing



Mughal Rajput ornamentation and painted motifs

Temples were built in the period from the 18th to 20th century.



Front facade of a temple

4. Characteristics of Building Design

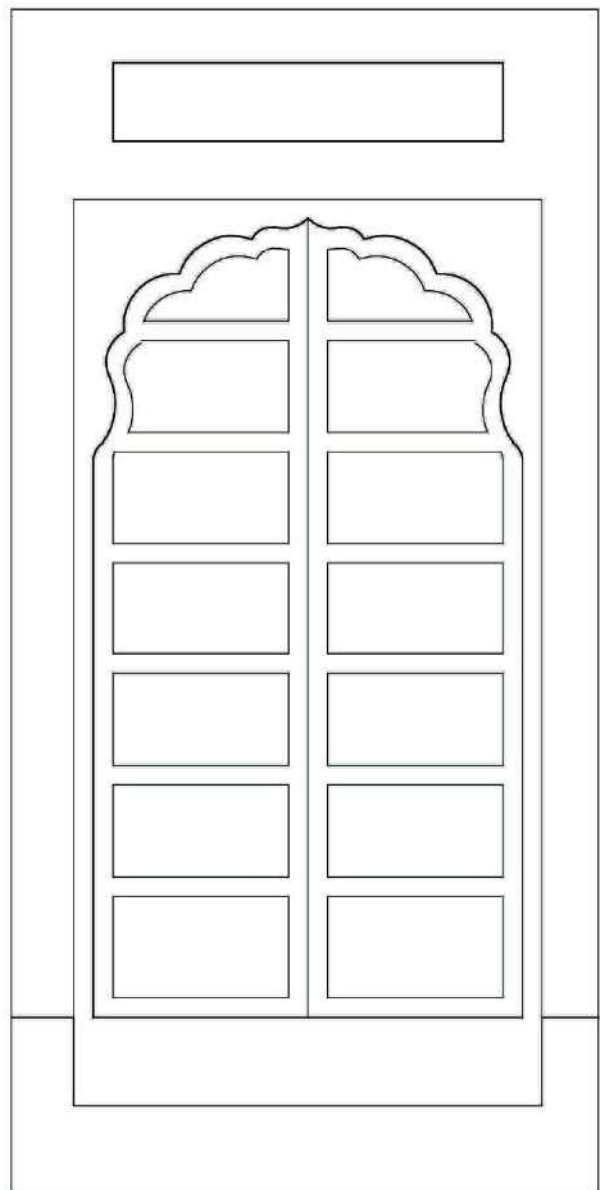
4.1. Doors

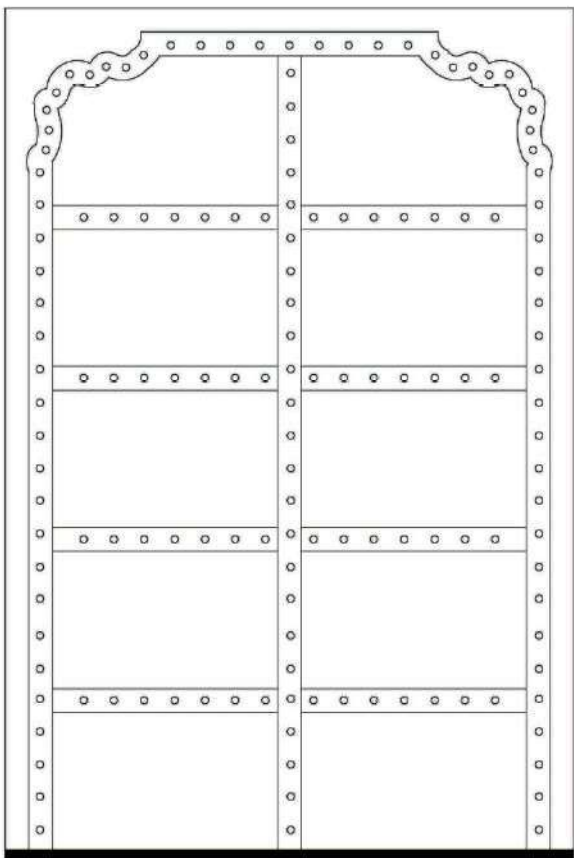
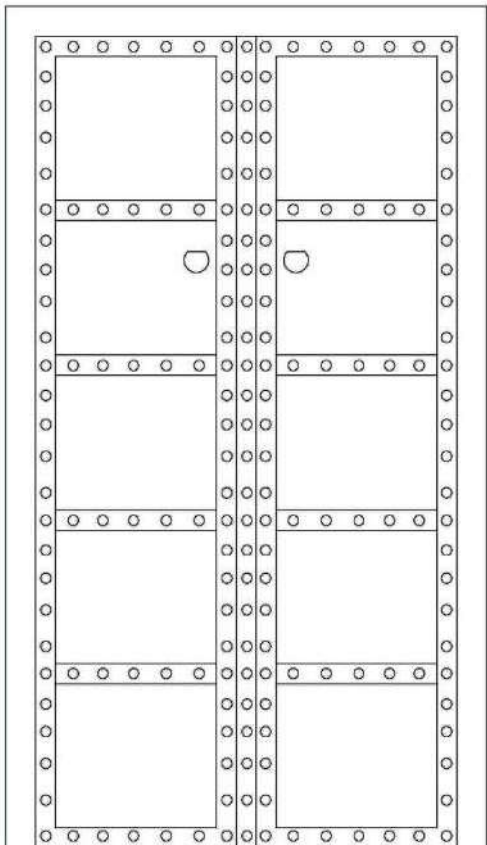
The door openings of any new structure or any addition within the heritage structure of that period should respect the traditional styles and designs of the period of construction.

New buildings should also have openings that replicate the size, shape and uniformity in opening spaces in the adjacent buildings. These need not necessarily follow any particular arch style but shall either be arched form or rectangular ones and shall conform to the proportions of the existing buildings in the historic structures.

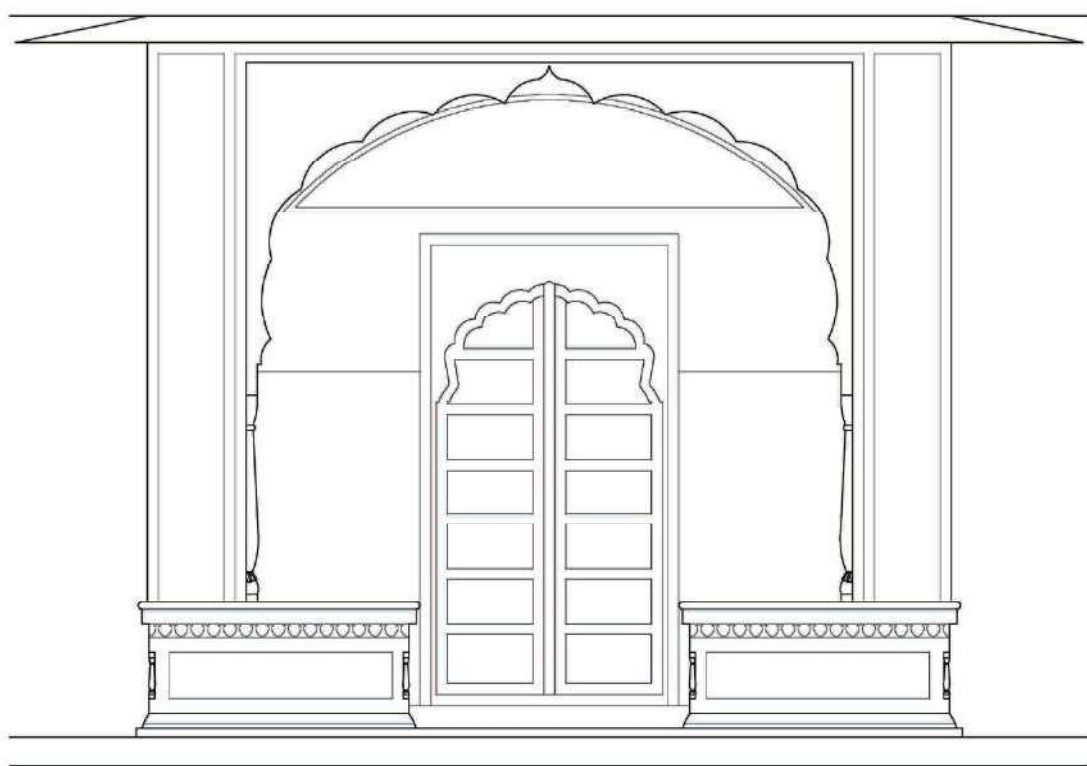
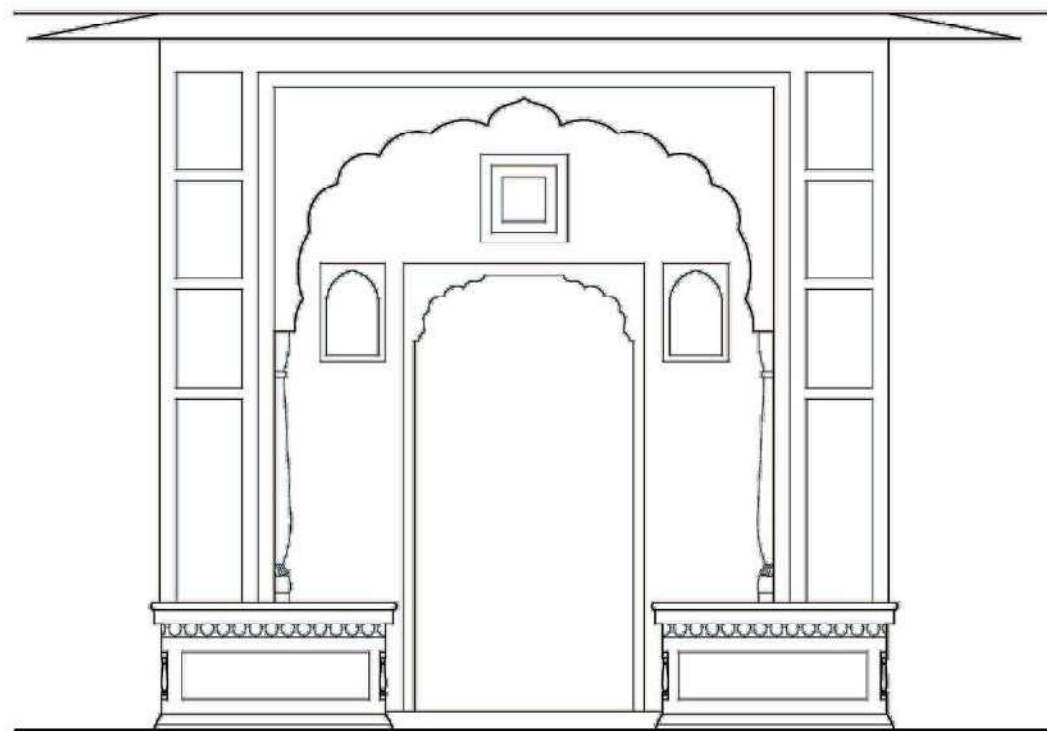
The ratio of width to height of doors in a new building shall be in similar to the surrounding heritage building to maintain the uniformity of the facade.

Patterns showing typical door styles and proportions:

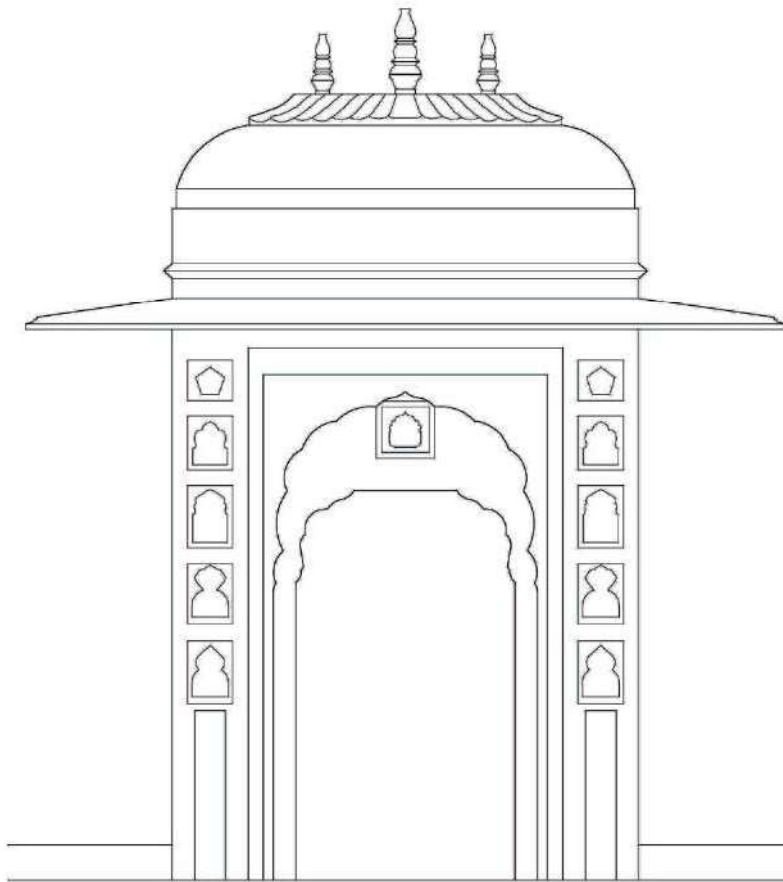




Patterns for grand arched entrances of havelis:



Pattern for temple entrance:

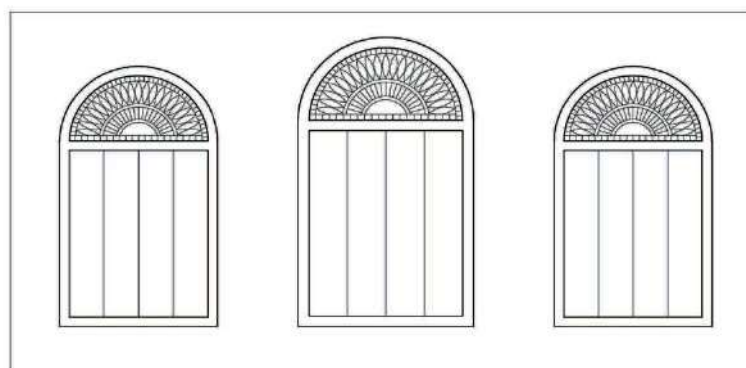
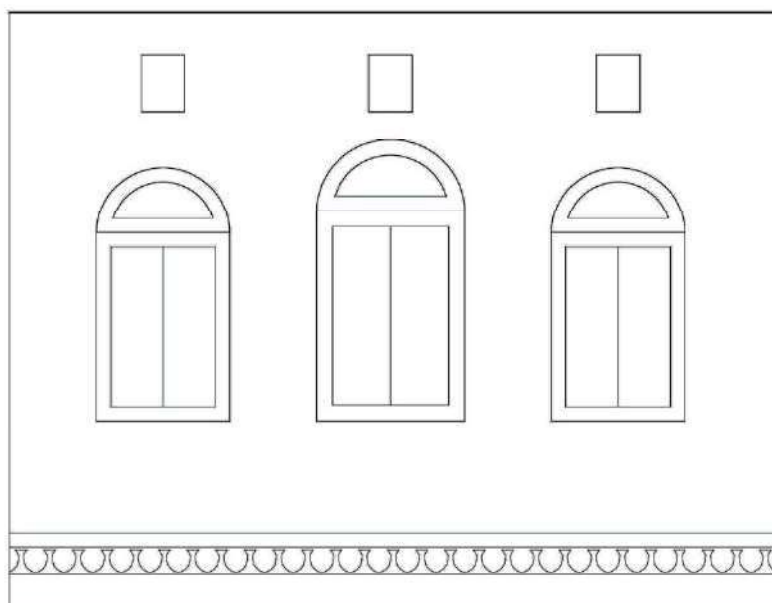
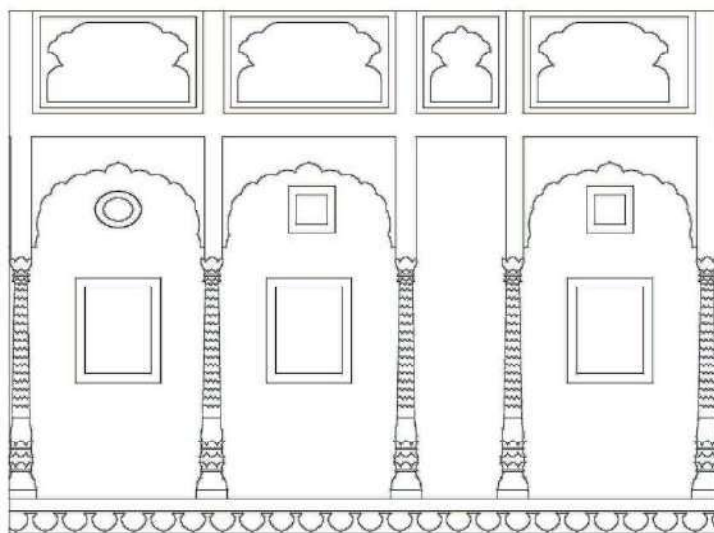


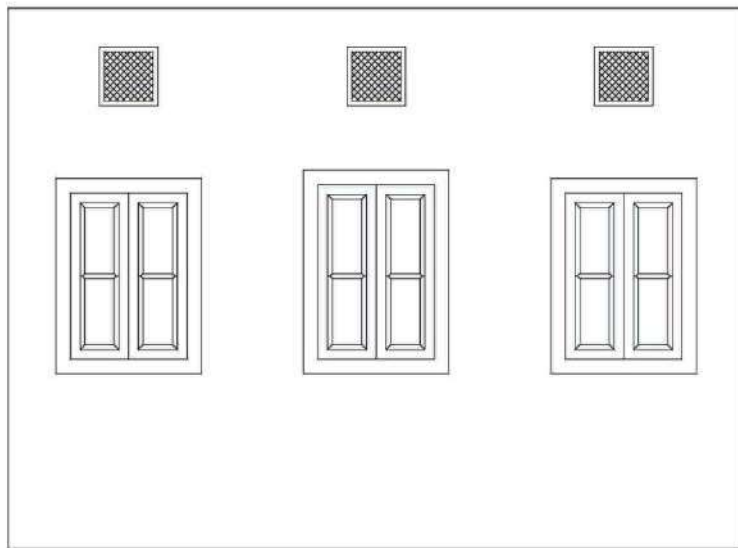
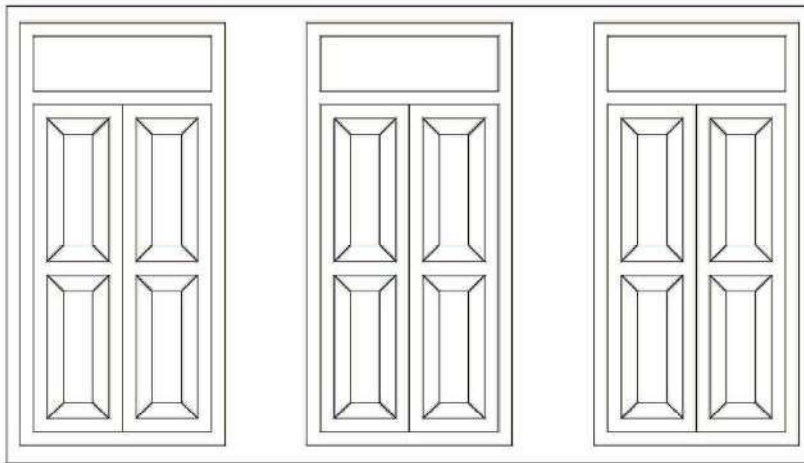
4.2. Windows

The window openings of any new structure or any addition within the heritage structure should follow the architectural pattern and rhythm of the openings in the facade. They are generally placed at regular intervals on the facade and are of similar sizes.

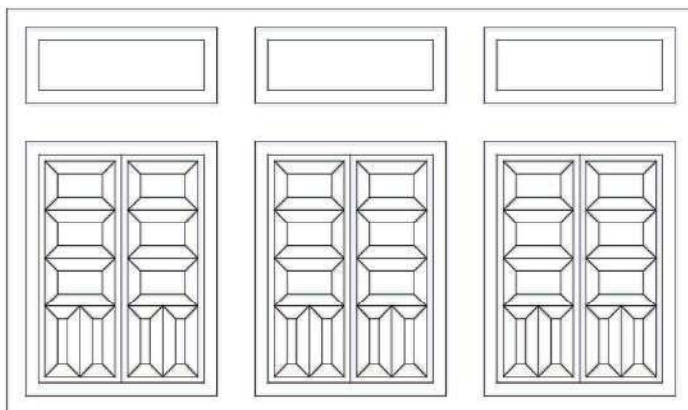
The ratio of width to height of windows in a new building and the rhythm of solid to void ratio should be compatible with the surrounding heritage building. All windows should be restored to the original architectural vocabulary. Wherever possible, balconies which have been enclosed should be opened up to create cohesive façade.

Window patterns for
the 19th century





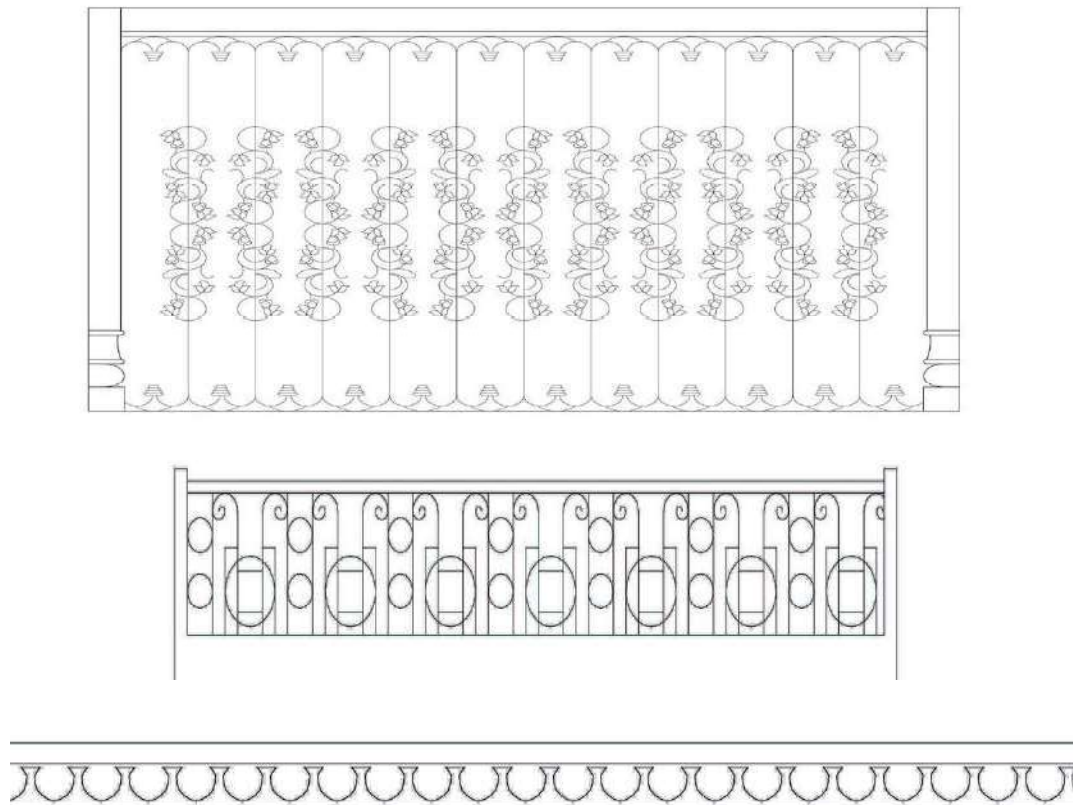
Window patterns for
the 20th century



4.3. Parapets and Railings

The parapet and railings are damaged in many areas which need to be redone so that the facade is complete in all aspects. The reconstruction of the details shall be done replicating the architectural features but these shall be differentiable from the existing elements.

Later additions like grills, railings etc. to the windows should be removed. Any railings which are blocked or filled up shall be restored or replaced if possible with a new railing similar to the original.



Typical railing and parapet patterns

4.4. Signage and Street Furniture

The signage of individual shops needs to coincide with the existing historic façades and not pose damage to the original architectural character of the precinct. The signage should be in harmony with, be sensitive towards and not encroach upon the existing fabric. Any new signage needs prior authorization of the heritage cell and should be developed in close consultation with it.

(i) Signage should be minimized and customized for all commercial ventures. Signs should not obscure the character defining features of historic buildings. They should never cover more than 1/5 of a building's primary facade.



Irregular signage and hoardings mounted on external facades

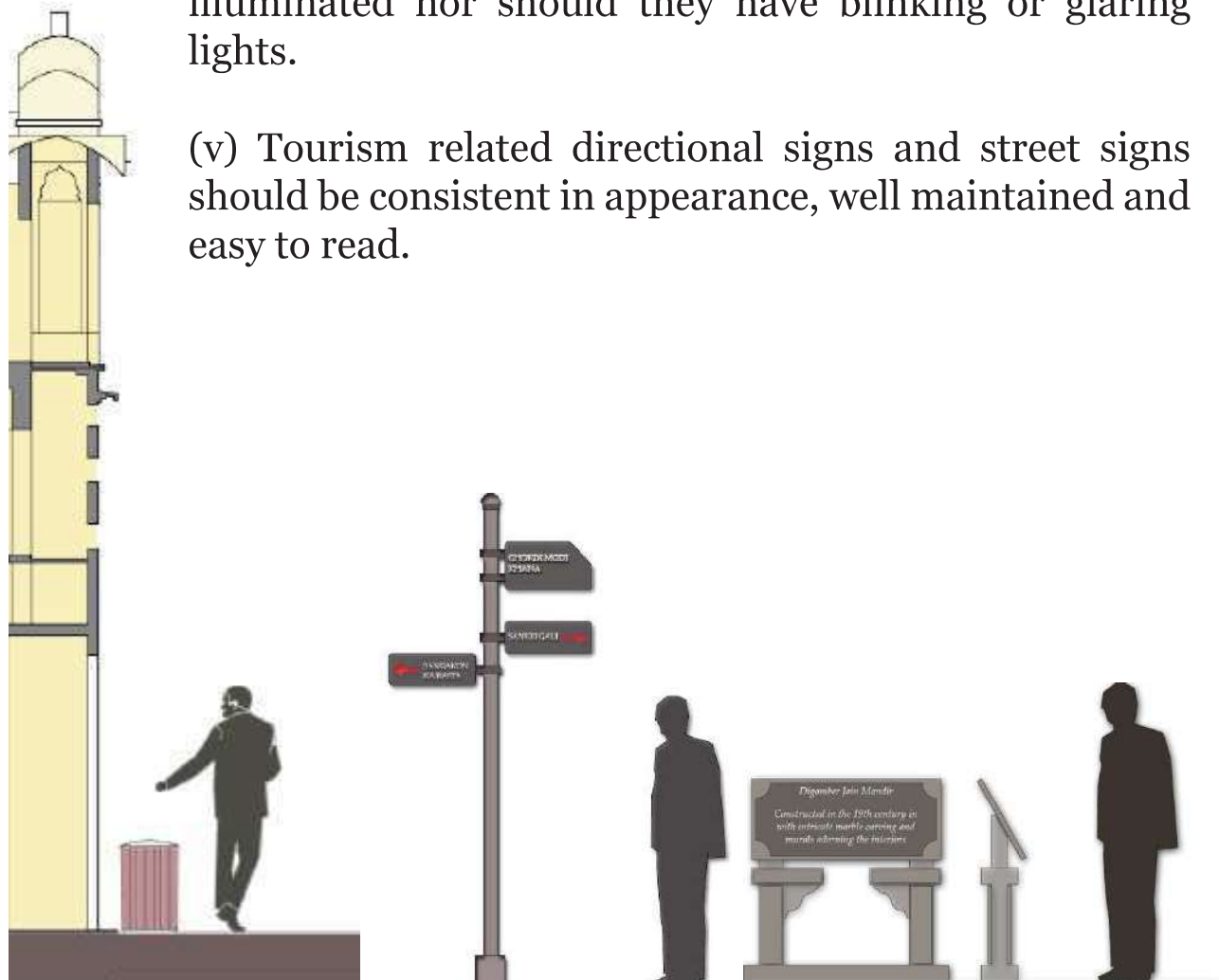


(ii) Directional signage and interpretation panels for tourists should be introduced in the controlled zone.

(iii) When possible, signage should be used to identify multiple occupants of a single building.

(iv) Signs should be constructed of natural materials utilizing the talents of local craftsmen to carve/paint and illustrate the signs. Signs should not be internally illuminated nor should they have blinking or glaring lights.

(v) Tourism related directional signs and street signs should be consistent in appearance, well maintained and easy to read.



4.5. Materials and Colours

No alterations in the colour of the building and its features shall be carried out by the owners. When changes to the building façade are carried out, the original colour shall be used.

Buildings, whose facades are in the colour Jaipur pink, shall not be repainted with any pink colour imitation, but use the original colour, which shall be colour matched for the exact wash composition with a historic tile in the Hawa Mahal that provides this colour.

The materials and colours of the new buildings shall be visually compatible and not contrasting greatly with the surrounding historic buildings. Any independent new structure, not abutting a historic structure can be built in new materials but it shall conform to the historic structures in finishes, texture and colour (see also under point 9.e).



Buildings which were originally in Jaipur pink should maintain a uniform colour and finish



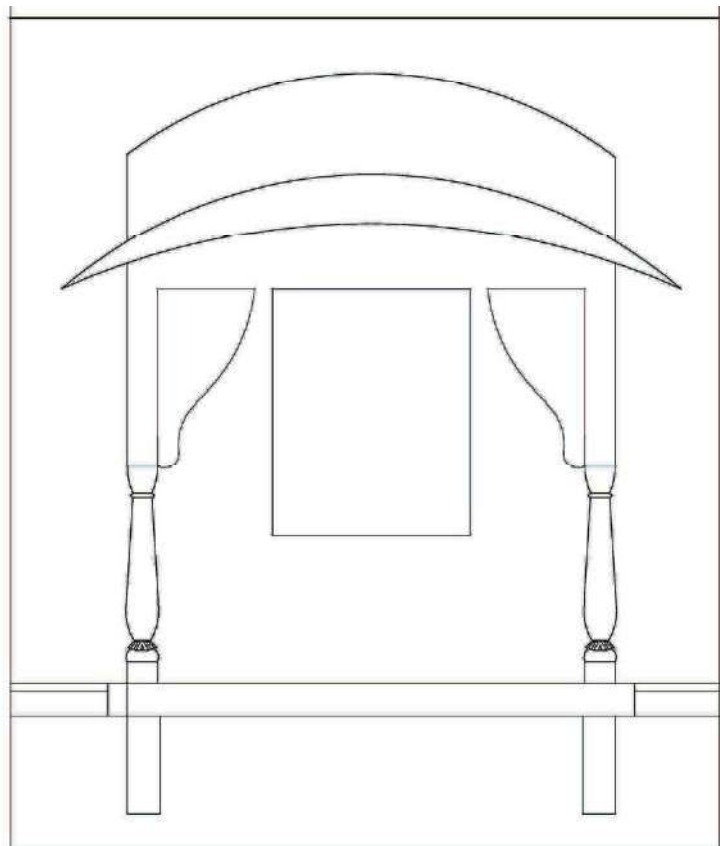
Use of distemper and oil based finishes for elevations should be discouraged

4.6. Jharokhas

Architectural elements such as Jharokhas and Chatris form an integral part of the eighteenth century layer of the historic urban fabric of the precinct. These elements should be preserved wherever possible, especially in the surviving temples and havelis. In case the elements have suffered extensive physical damage and are beyond repair, they should be reconstructed only if sufficient documentary or physical evidence is available. Inappropriate transformations to these elements such as blocking of jaalis and openings should be reversed wherever possible and the elements should be restored to their original appearance, using appropriate materials and construction methods.



Pattern for one of the few remaining Jharokhas in the precinct.



5. Repairs, Renovation and Restoration

Repairs/renovation/restoration of the original façade elements or any other architectural features may be allowed with prior permission of the Heritage Cell. The materials used in repairs, restoration, reconstruction shall be the same materials as used in the original works. However, if such original material is not available easily, suitable substitute material may be allowed to be used in the works with the prior approval of the Heritage Committee.

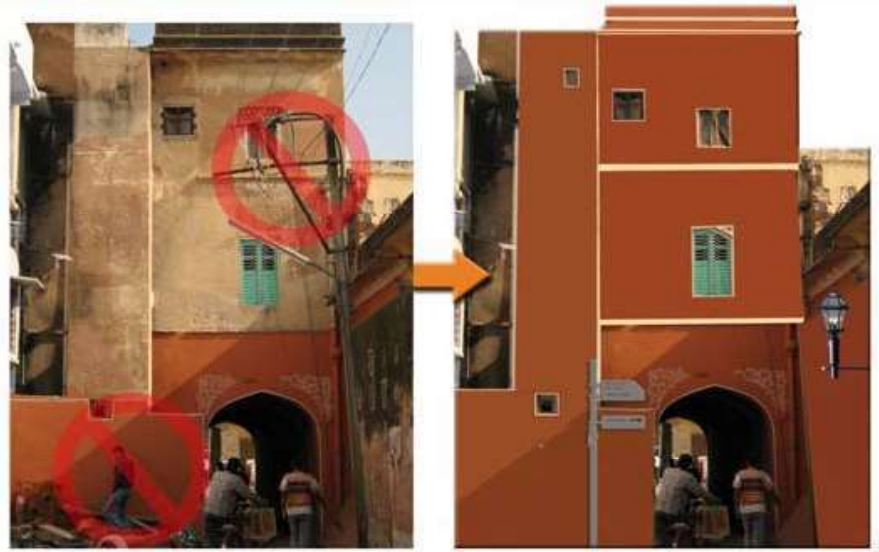


It shall be refrained from using inappropriate material for repair works such as cement.

Furthermore, wherever necessary, the following should be done:

- Removal/replacement of all reversible modifications, e.g. inappropriate signage, loose and fixed wires, coolers etc.,





Removal of improper lighting and wires

- Repair of masonry,
- Cleaning and repainting of façade,
- Repair of plaster,
- Reconstruction of missing chajjas,
- Restoration of modified openings to match the original,
- Removal of shops,
- Treatment for seepages



Treatment of seepages



Repair of plaster/paving



Restoration of modified openings

6. Rehabilitation of Existing Structures

- (i) The use of a historic building should be compatible with the structural integrity and architectural significance of that structure.
- (ii) Skilled examples of craftsmanship, design, details or elements should be retained when improvements are made.
- (iii) Deteriorated features should be restored rather than replaced. When they cannot be restored they should be replaced with new material of similar physical characteristics and of similar workmanship.

Examples of design and decoration should be retained.



- (iv) New additions to buildings should most often be placed on non-primary facades and should follow the traditions of making additions to buildings as they have occurred throughout history. They should not disturb the existing volumetric proportion, rhythm etc. as mentioned in points a) to e) under 'New Construction'.

(v) Any changes to the buildings that are needed to improve sanitary conditions, retrofitting for water, electricity, air conditioning, or vehicles should be done as inconspicuously as possible. Ideally they should be placed on non-primary facades and should be screened from public view.

(vi) Character defining features such as roof shape, windows and doors, exterior materials, distance from the road or projections, such as porches, towers, arches, double portals, balconies, shutters or appurtenant features should be retained in the rehabilitation project.

(vii) Rehabilitation work should always take into account archaeological significance of sites. Non-disturbed soil should not be disturbed. Attempts should be made to use existing foundations and utility trenches whenever possible. Where development makes it necessary to disturb previously undisturbed soil, an archaeological investigation should be undertaken.



Any changes to the building that are needed to improve sanitary conditions (such as pipes) should be placed on non-primary facades.

(viii) No additions shall be allowed on the exterior facades of the historic structure

(ix) The creation of an addition through enclosure of a verandah or opening/jharokha shall not be allowed. The creation of such an addition may be appropriate if the addition is constructed in such a way that the original form and openings remain visible and undisturbed.

(x) Designs for additions to existing properties shall be compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the historic property, neighbourhood, or environment.

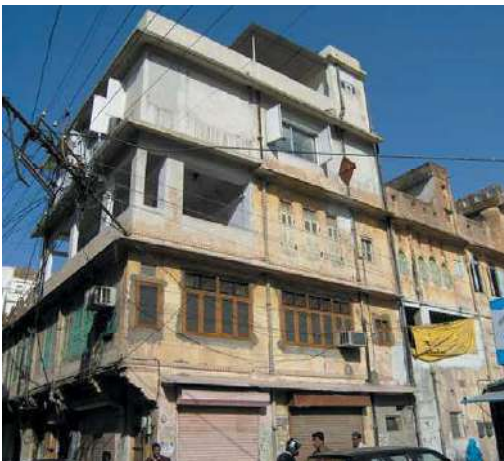
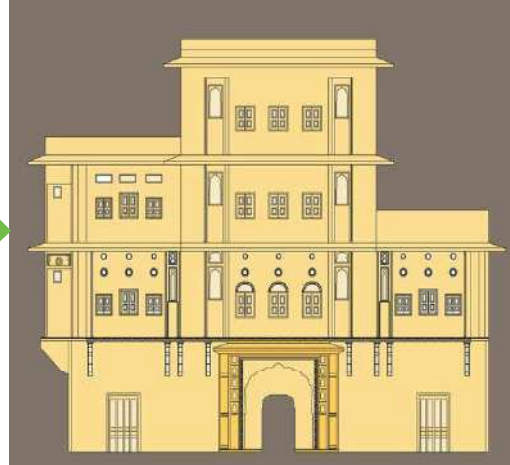
(xi). Any new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

(xii) Additions should follow the guidelines for new construction for position, height, scale, rhythm spacing, openings, roofs, material, texture, colour and utilities etc.



Additions to existing properties shall not contrast greatly with material, colour and historic character.

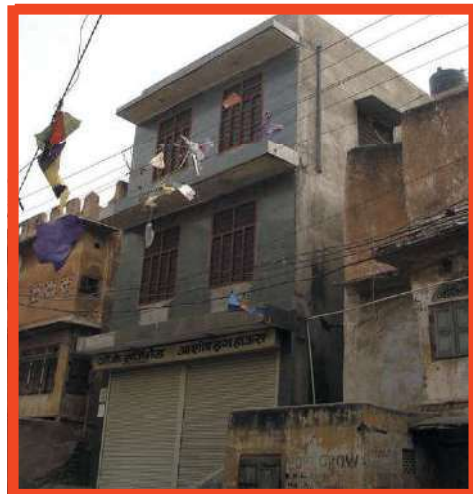
Examples for appropriate rehabilitation of existing structures:



7. New Construction

New constructions should not completely replicate the traditional architectural styles. The new constructions shall take an inspiration from the past and not copy. The new constructions should be identifiable as the construction of its own time.

New constructions should show sensitivity towards architectural heritage and historic fabric, which most of the new developments in the precinct do not do:

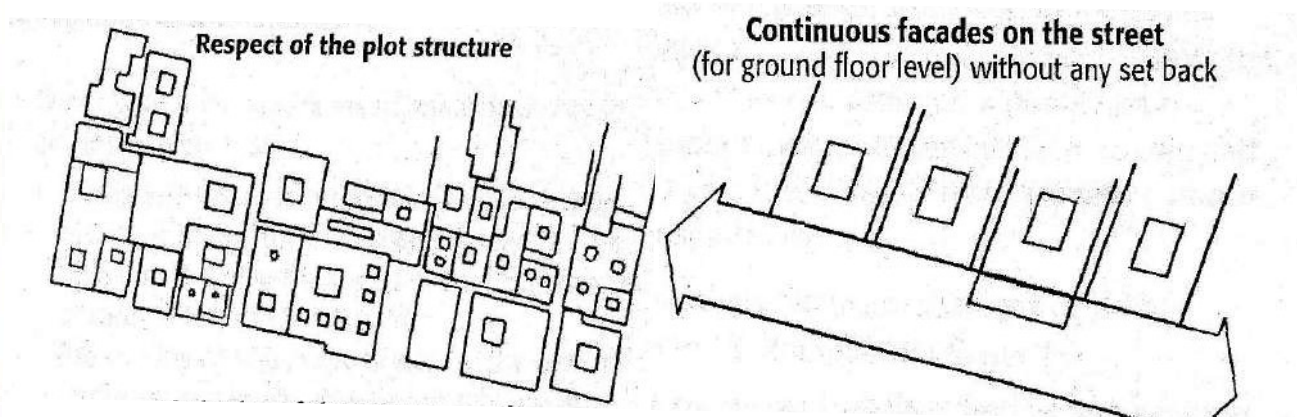


Proportions and volumes of new structures should correspond to existing structures. The surrounding buildings should be analyzed and should relate in the following areas:

a) Building Line, Setback and Orientation

Any new structure shall conform to the given location and shall adhere to existing building line of the given plot. The alignments of the primary façade of the new structure shall be guided by the building line/façade line of immediately adjoining historic structures. It shall also conform to the orientation of adjoining historic structures on the street.

There is no setback from front and side property lines in the existing historic buildings. This should be maintained to provide a continuity to streetscape - provided the inside open space is also proportionate as specified in point c) below. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

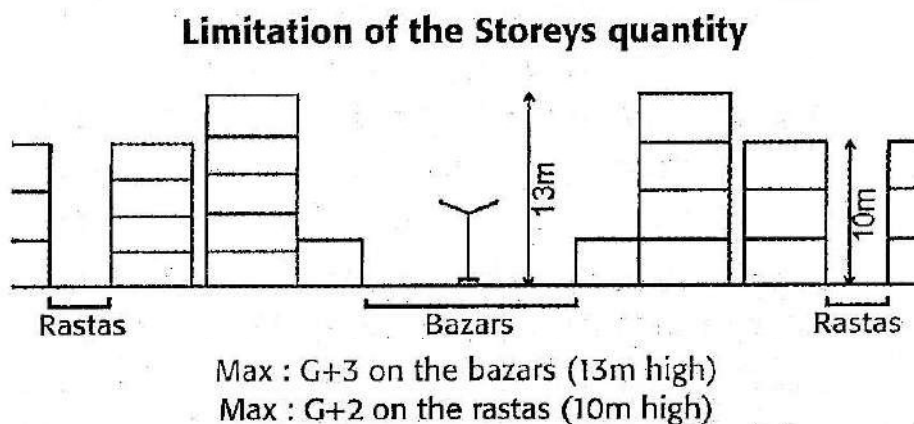


b.) Size Design and Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings. New buildings should attempt to conform to the volumetric proportions of their neighboring historic structures.

c.) Height

The total height of a new structure, height of each floor and the height of individual elements such as the foundation wall, plinth/ chajjas or shades/ parapet/ roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings of residential nature. The permissible height of any new structure shall be such that it does not obstruct the view of any surrounding historic structures.



d.) Openings Size and Styles

The openings - doors and windows of any new structure should respect the earlier styles and designs found in the historic buildings. These are placed at regular intervals in the facade and are generally of similar size. New buildings should also have openings that replicate the size, shape and regularity of the openings in the surrounding buildings. They need not necessarily follow any particular arch style but the openings shall either be arched form or rectangular ones and shall conform to the proportions of the existing openings found in historic structures. They should have wooden panel doors and be shaded by stone chajjas.

e.) Materials, Texture, Details and Colour

The materials, texture, details, and material color of a new building/intervention in public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.

Any independent new structure, not abutting a historic structure can be built with new materials such as brick and cement but it shall conform to historic structures in finishes, texture and colour as well as in other aspects mentioned in point a), b) and c). Stylistic innovations shall be allowed as long as they conform to traditional proportions and as per approval of the Heritage Committee. New construction in traditional techniques using local stone and lime will be preferable and encouraged as they will a) match with the historic context b) encourage local craftsmanship.

f.) Roofs

The roof of any new building should conform to the characteristics of the roofs around them. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

The roof of any new structure shall conform to existing roof of similar historic typology such as any commercial or residential new building shall only conform to roof types found in historic residences. Distinct and unique roof forms such as the ones found in the historic temples should not be replicated in any manner.

g.) Utilities

Utility connections such as MCB, electric meters, phone, cable, and Air conditioning units should be located so as to minimize their visibility from the street and shall not be located on the primary façade facing the street.

h.) Outhouses /Storage structures

An outhouse/ storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic buildings in terms of height, scale, roof shape, materials, texture, and details.

i.) Reconstruction

Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building would have contributed to the historic and architectural character of the area. It has to be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it and should be accurately based on documentary, physical, or pictorial evidence.

8. Demolition

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance is not appropriate and should be avoided. Any demolition work shall be carried out only with prior permission of the Heritage Committee.

(i) Demolition is not allowed if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced.

(ii) Demolition is appropriate if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect or if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect.

9. Relocation

(i) Moving a historic building from its original site should be avoided.

(ii) Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

10. Streetscape

(i) Streetscape in the controlled area should conform to the historic character of the streets. Historic examples documented in historic photographs or drawings can be replicated and reintroduced.

(ii) Paving materials on the streets should be subtle, water permeable and easily maintained. Natural materials and those used historically tend to be the most compatible. This paving should be retained, restored and replicated wherever necessary as it provides the context within which the buildings are seen.

(iii) Plant materials introduced into the landscape should be sturdy, drought and pollution resistant and should be indigenous.

(iv) There should be minimum amount of street furniture. Lighting design, lampposts, dustbins, benches seating should be customized to relate with the historical context.

11. Definitions

Addition: New construction that increases the footprint, height or building envelope of an existing structure.

Appropriate: Suitable for, or compatible with, a property based on accepted standard and techniques for historic preservation.

Balcony: Horizontal projection including balustrades or handrail to serve as passage or sitting out place. There are two typical patterns in the precinct.

Projected balconies: The balconies which project out from the main façade.

Flush balconies: The balconies that have less depth and are flushed with the façade.

Chajjah: Sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

Demolition: The tearing down of a building in whole or in part.

Facade: An exterior side of a building.

Historic: A structure or site, over hundred years old, which possesses historical or architectural significance, based on the criteria for listing by the ASI.

New construction: Any freestanding structure on a lot constructed after the designation of the 'Controlled Area'.

Non-historic: A structure or site, usually less than 100 years old, which does not possess historical or architectural significance, based on the criteria for listing by the ASI.

Reconstruction: Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.

Shall: What must happen.

Should: What must happen unless circumstances illustrate why an alternative is more appropriate.

Facade Control Guidelines

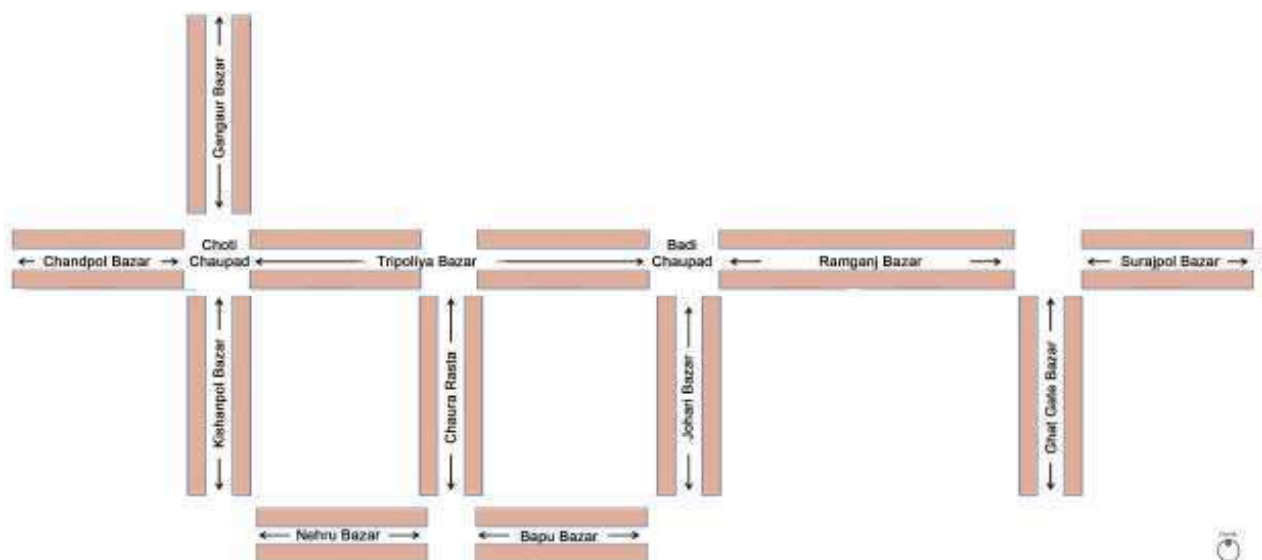
Main Bazar, Jaipur Walled City,
Jaipur Municipal Corporation,
Jaipur.



The Main Bazar area of Jaipur Walled City is a mix of heritage buildings and new development. The historic character of the area can be defined by havelis with traditional entrances, colonial architecture blending with the traditional use of materials and colour, architectural elements like doors, windows, intricate detailing on parapets, railings, doors and windows.

The main bazar precincts are within the walled city of Jaipur. These include Sireh Deorhi Bazar, Johari Bazar, Tripoliya Bazar, Ramganj Bazar, Kishanpol Bazar, Moti Bazar, Gangauri Bazar, Surajpol Bazar and Ghat Gate Bazar.

This brochure is prepared for the users/ owners of the buildings in the precinct to help them maintain the historic character. These guidelines will be used by the JNN Heritage Conservation Committee/ Heritage Cell to review any project or proposal in the commercial streets/main bazzars of the Walled City of Jaipur.



Schematic plan of the various bazars in the walled city of Jaipur

Contents

History and Architectural Style

Doors

Windows

Jharokhas

Parapets and Railings

Signages and Street Furniture

Materials and Colours

Additions and Alterations

Administration

The architectural control guidelines are an extension of
The Municipal Council, Jaipur(Building) Bye-Laws, 1970 (Part V,
No. 26).

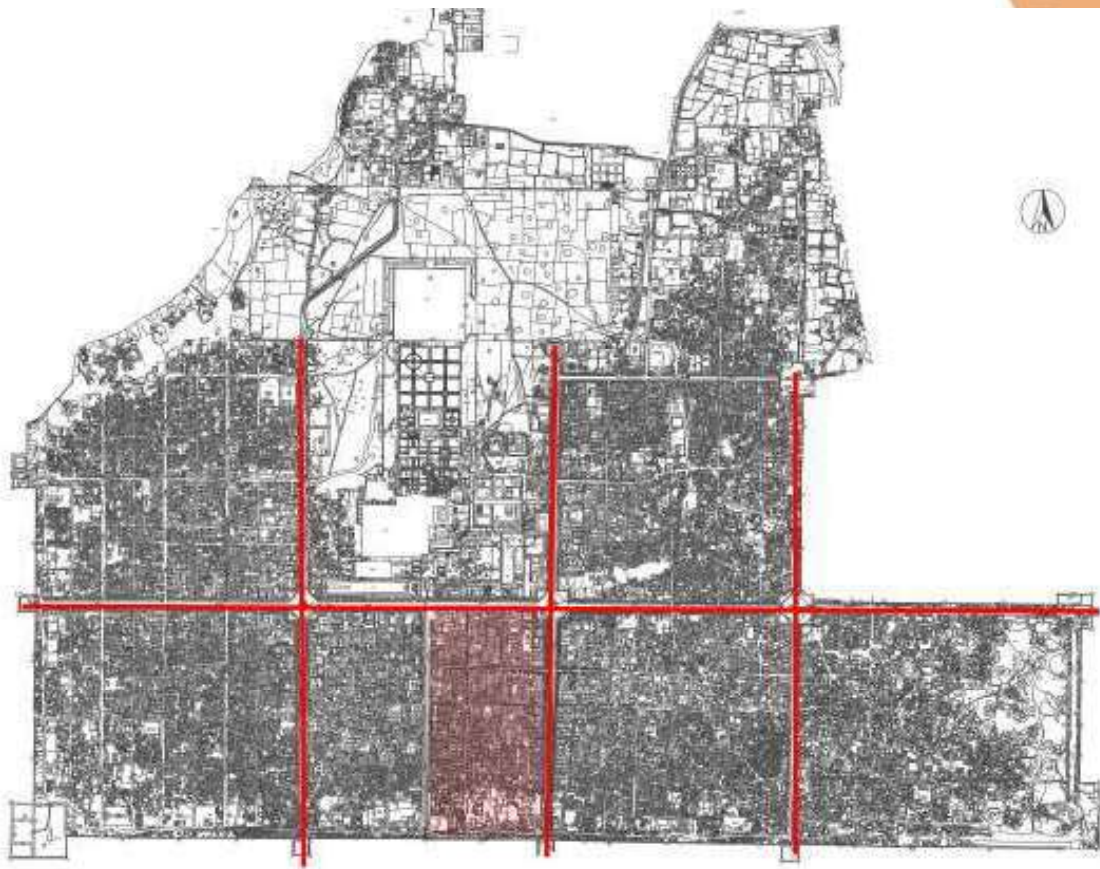
History

The city of Jaipur was founded in north-eastern Rajasthan in 1727. The planning and execution of the city was coordinated by Sawai Jai Singh II.

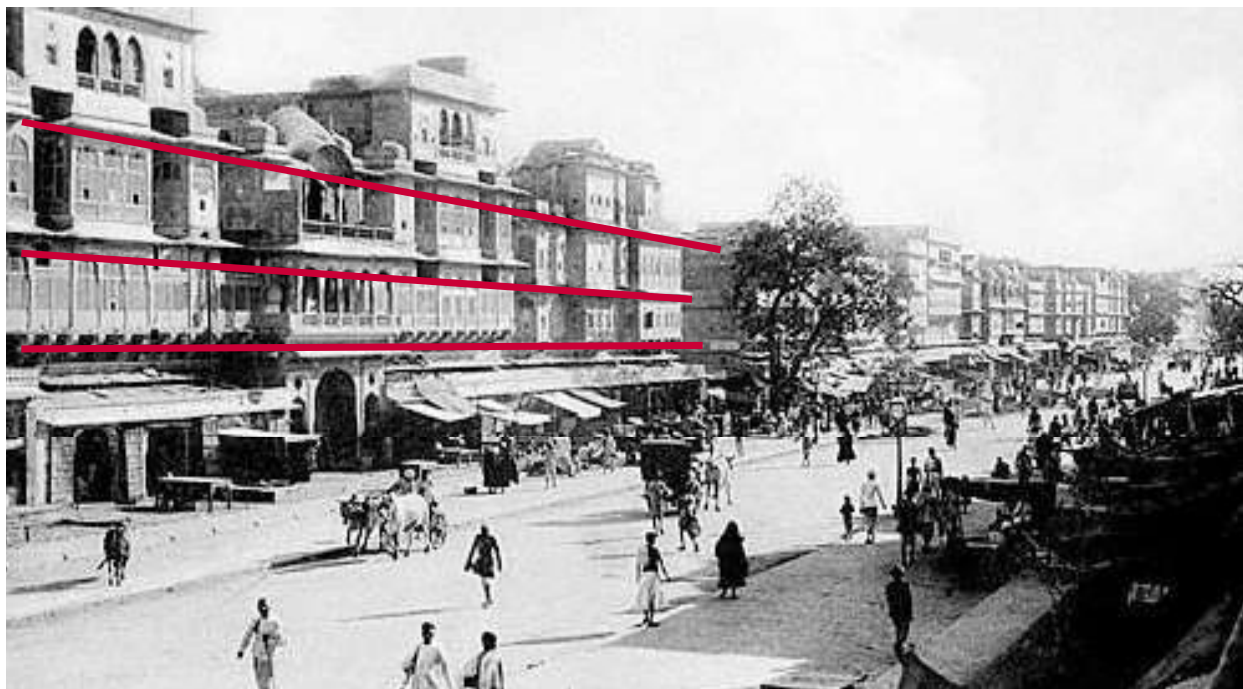
Jaipur was conceived originally as a trading city. The city was planned on a grid-iron pattern. The east-west axis of the town was divided by three perpendicular roads into eight portions with the central ones of equal size and the outer ones as per the remaining dimensions till the Chand Pol in the west and Suraj Pol in the east. The main markets, shops, havelis and temples on the main streets were constructed by the state, thus ensuring that a uniform street facade was maintained. The main commercial streets of Jaipur maintained a uniformity in shop size, thus giving rise to a consistent and continuous facade, which was further enriched by punctures of stepped entrances to the various Haveli temples as well as the entrances to the internal streets.

The original markets in the city include Kishanpol bazar, Gangaur bazar, Johri bazar, Sireh Deorhi bazar, along the main north-south and east-west axes that intersect at Choti and Badi Chaupads. The width of the main bazar street was kept $39 \frac{1}{4}$ gaz - 108 feet.

The typical architectural features of the bazar streets include the use of chajjas resulting in strong horizontal lines, projecting vertical blocks on brackets and a modular system of arches filled with delicate latticed screens.



Plan of the walled city showing the location of the designated area



An archival image of Johri Bazar, indicating the horizontality of the street facades

Architectural Styles

The architecture of the walled city of Jaipur is an amalgamation of different layers of growth and development. It can be classified on the basis of its evolution into three phases:

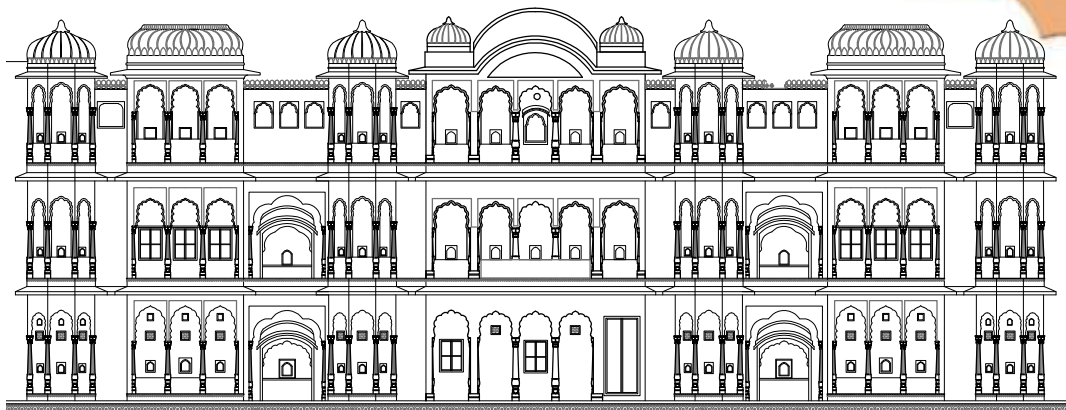
Phase 1: Eighteenth Century (Sawai Jai Singh II)

Phase 2: Nineteenth Century (Sawai Ram Singh II)

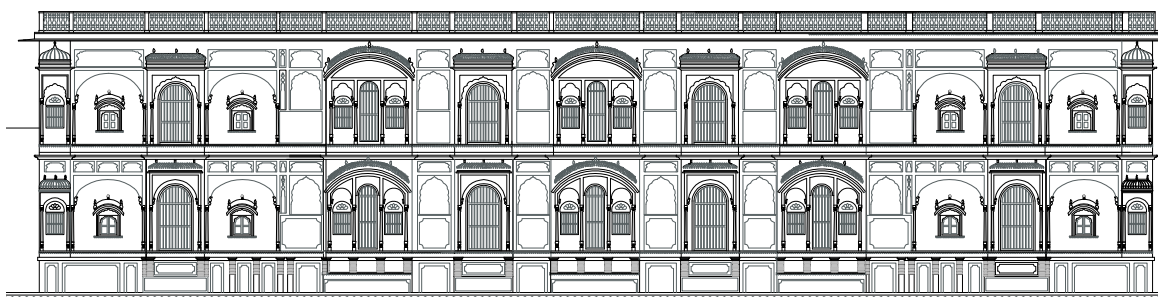
Phase 3: Twentieth Century (Mirza Ismail)

New architectural elements such as doors, windows, roofing styles brackets, parapets, railings etc. were introduced in each phase. The new architecture within the walled city should respect this traditional styles of architecture so that the heritage is maintained and not lost in time.

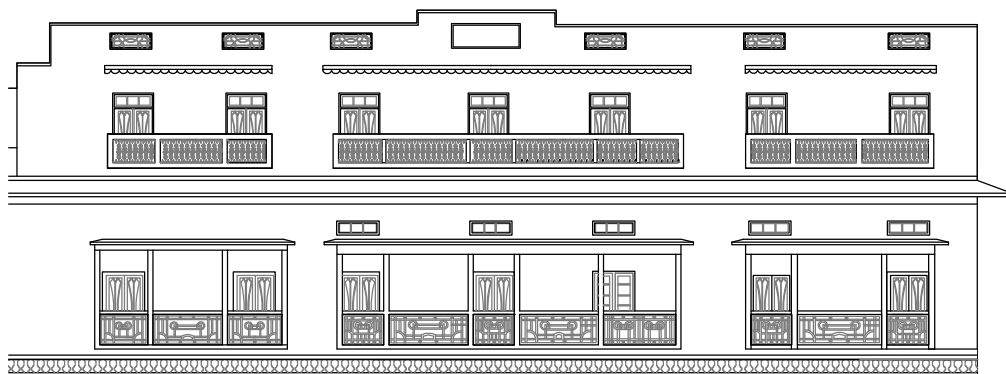




18th century



19th century



20th century



Doors

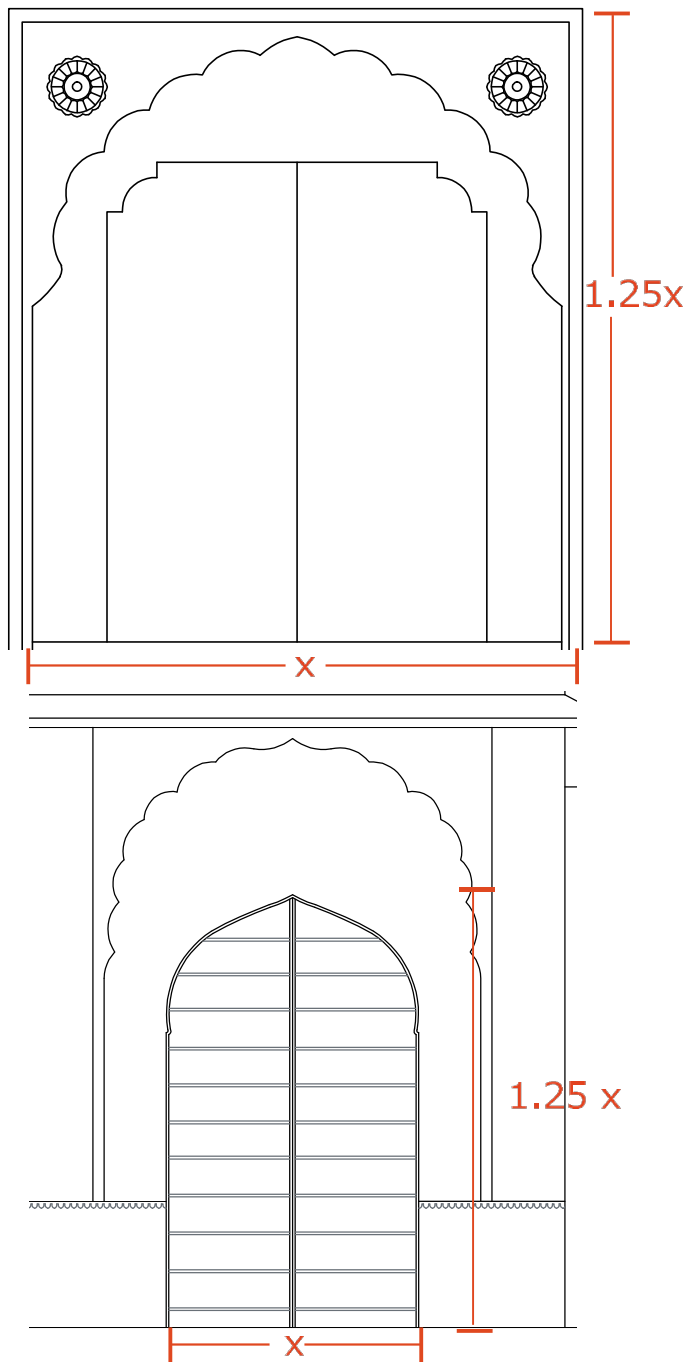
The door openings of any new structure or any addition within the heritage structure of that period should respect the traditional styles and designs of the period of construction.

New buildings should also have openings that replicate the size, shape and uniformity in opening spaces in the adjacent buildings.

These need not necessarily follow any particular arch style but shall either be arched form or rectangular ones and shall conform to the proportions of the existing buildings in the historic structures.

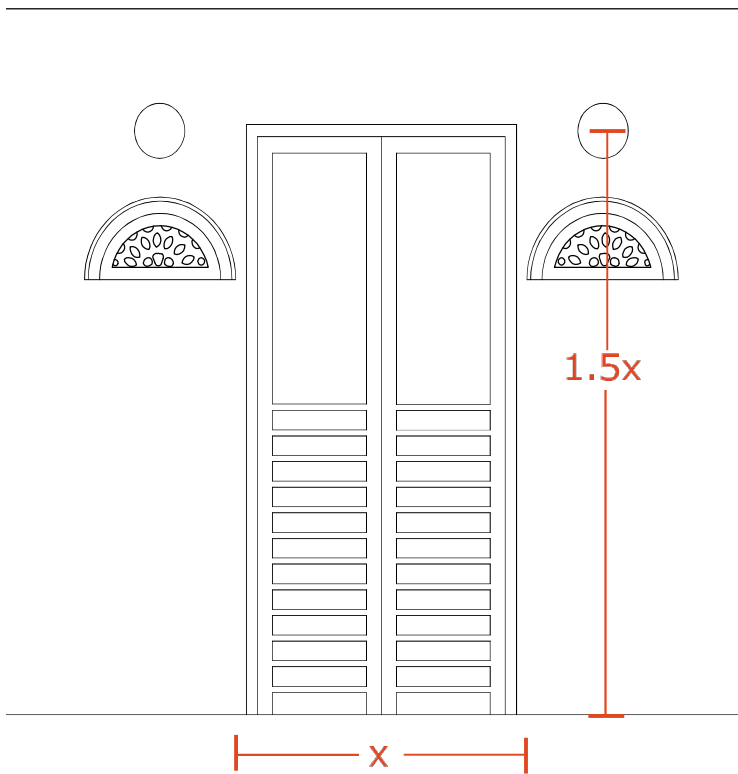
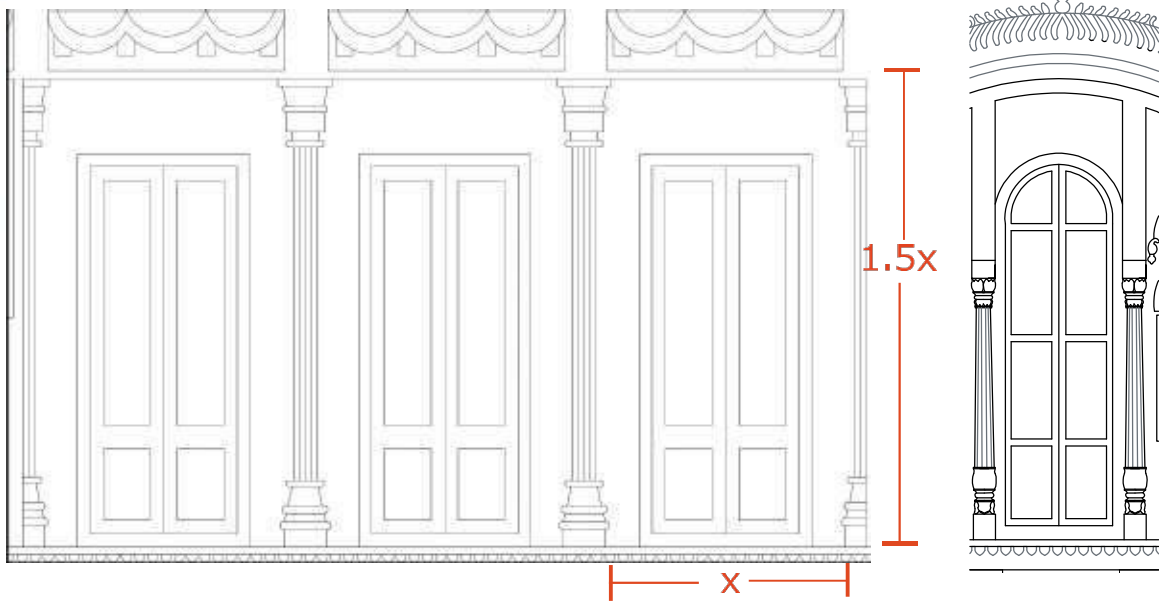
The ratio of width to height of doors in a new building shall be in similar to the surrounding heritage building to maintain the uniformity of the facade.



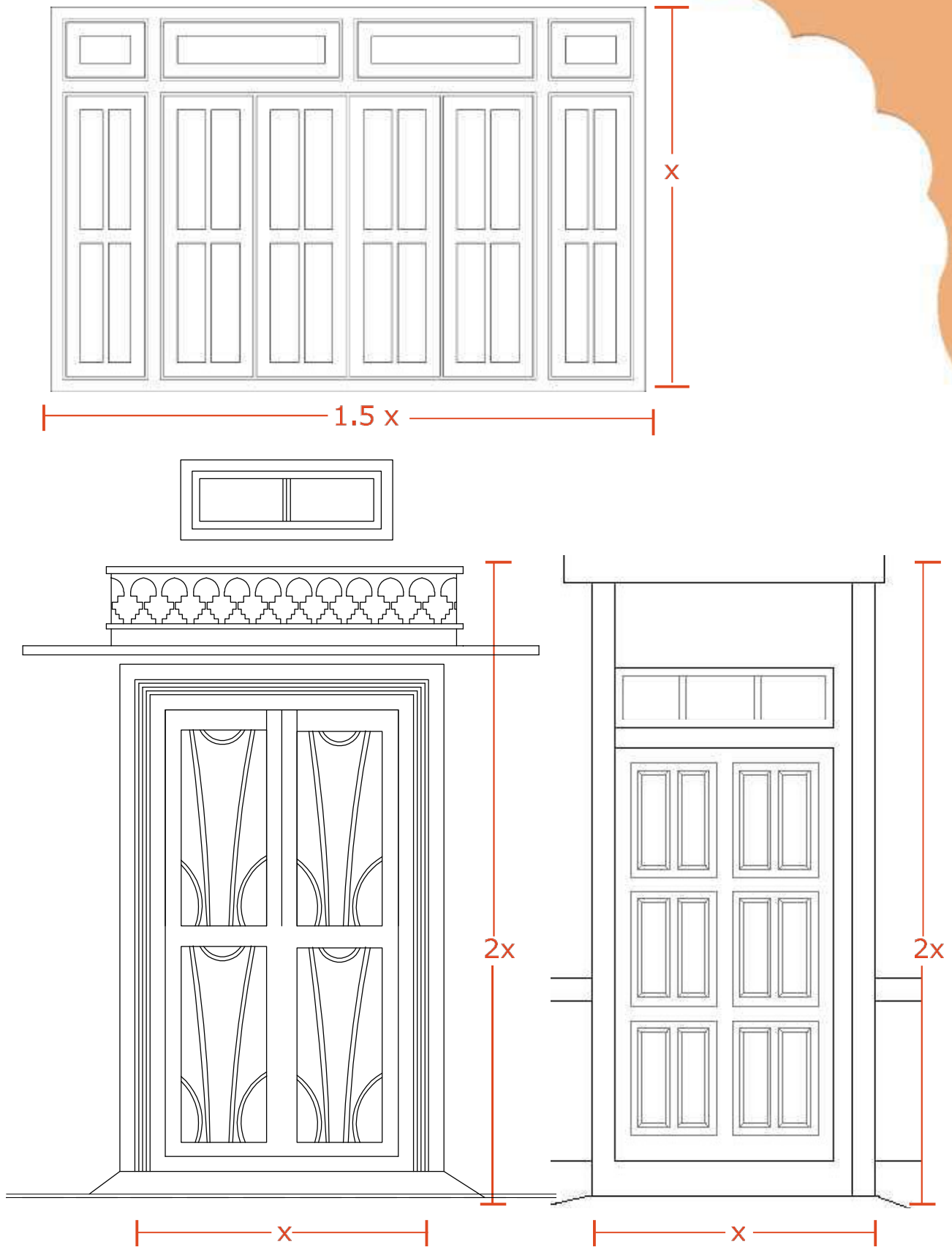


18th century





19th century



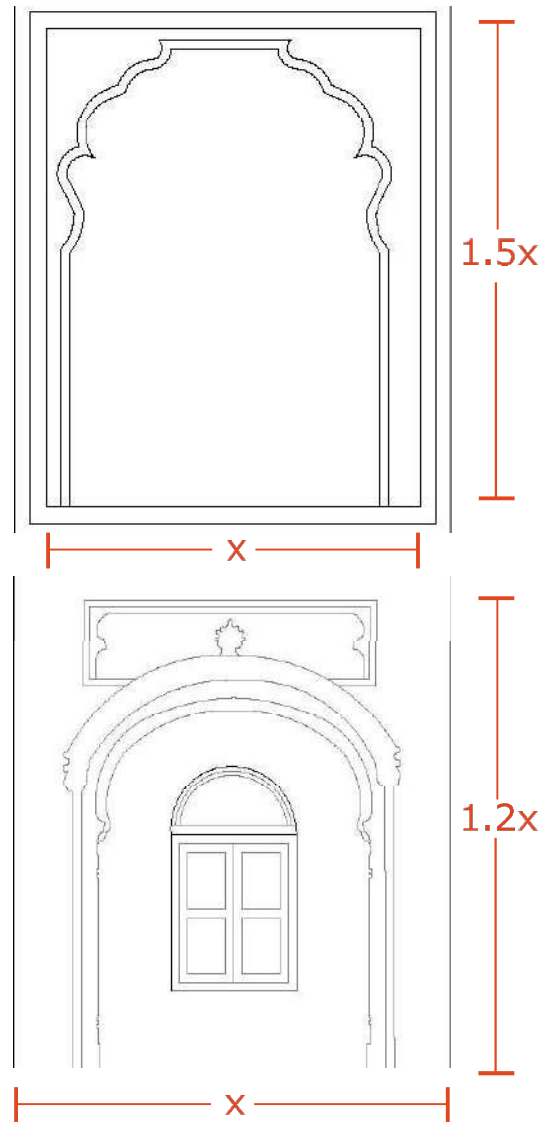
20th century

Windows

The window openings of any new structure or any additions within the heritage structure should follow the architectural pattern and rhythm of the openings in the facade.

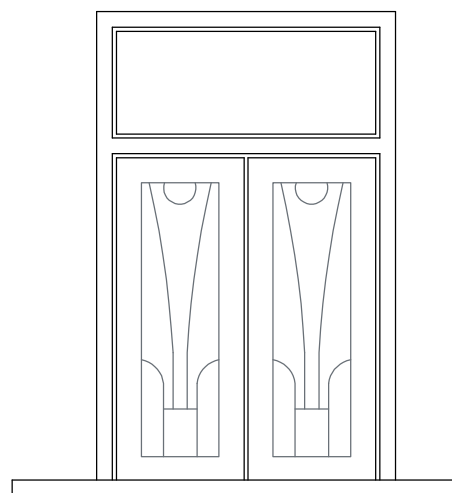
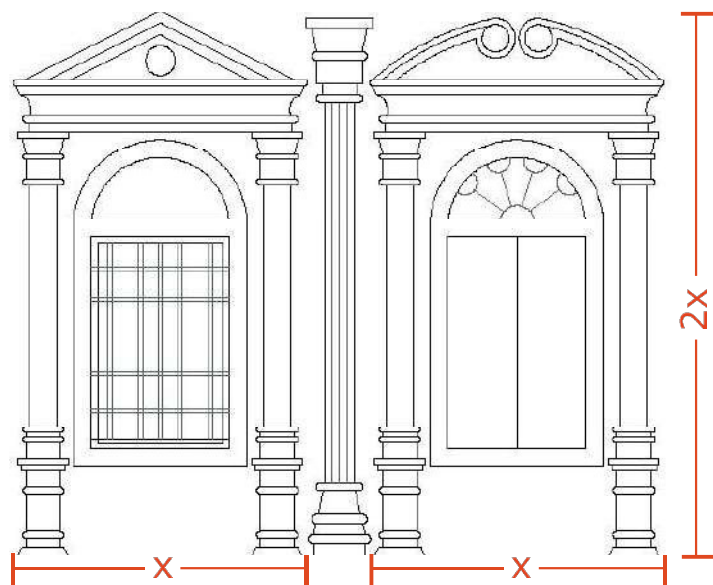
They are generally placed at regular intervals and are of similar sizes. Windows /opening placements should conform to odd numbered pattern (1,3,5,7...) as followed in the traditional buildings.

The ratio of width to height of windows in a new building and the rhythm of solid to void ratio should be compatible with the surrounding heritage building. All windows should be restored to the original architectural vocabulary. Wherever possible ,balconies which have been enclosed should be opened up to create cohesive facade.

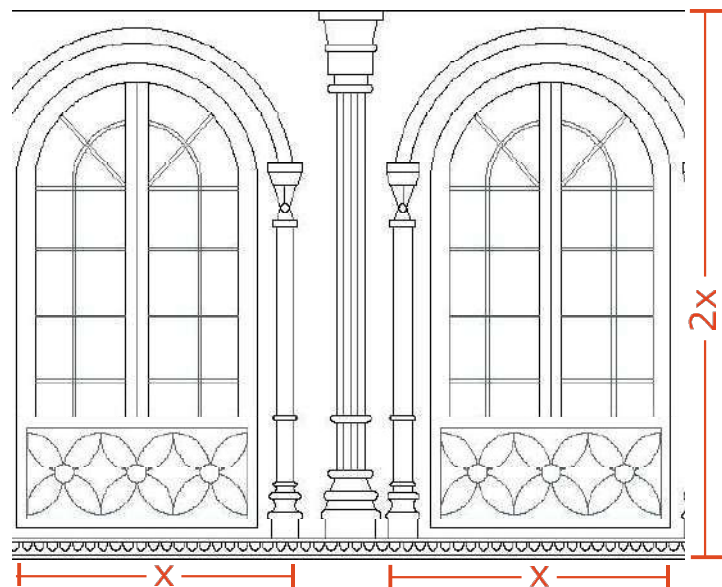


18th century

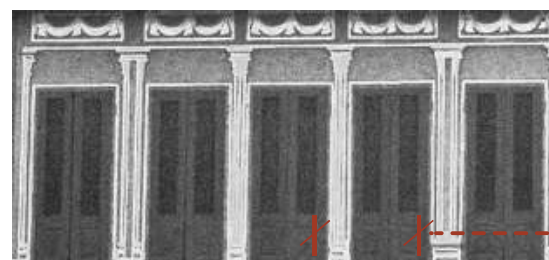




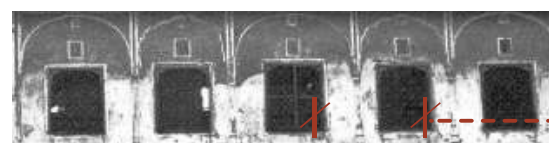
20th century



19th century



2.5m



2.0m.



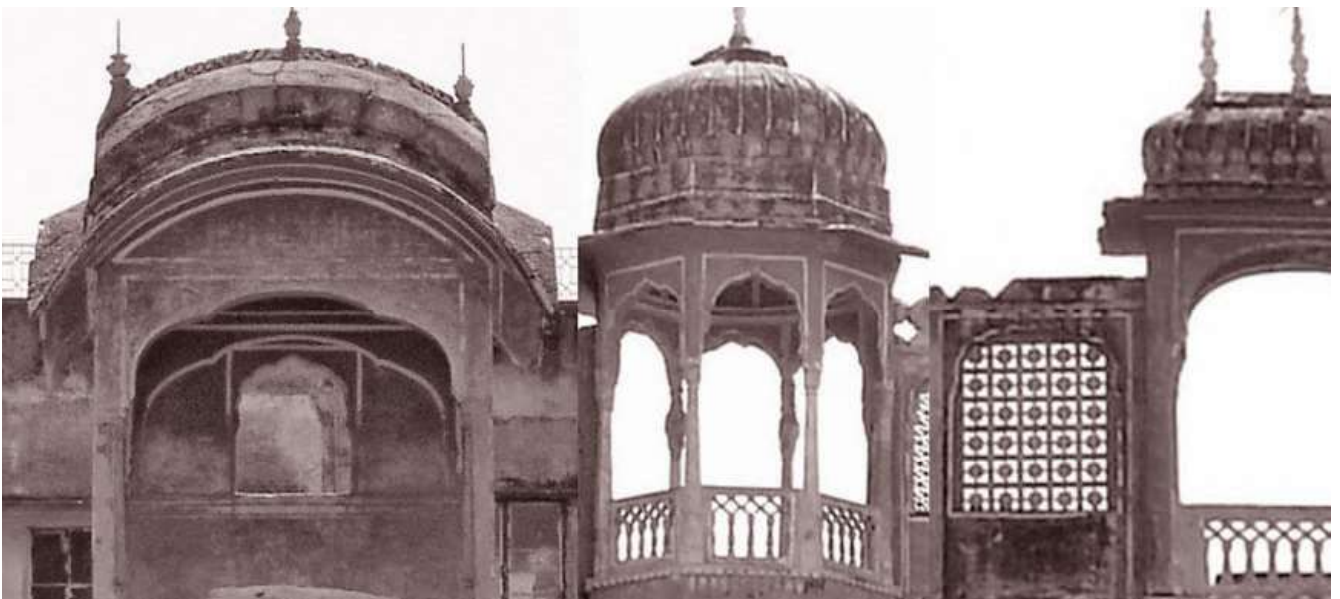
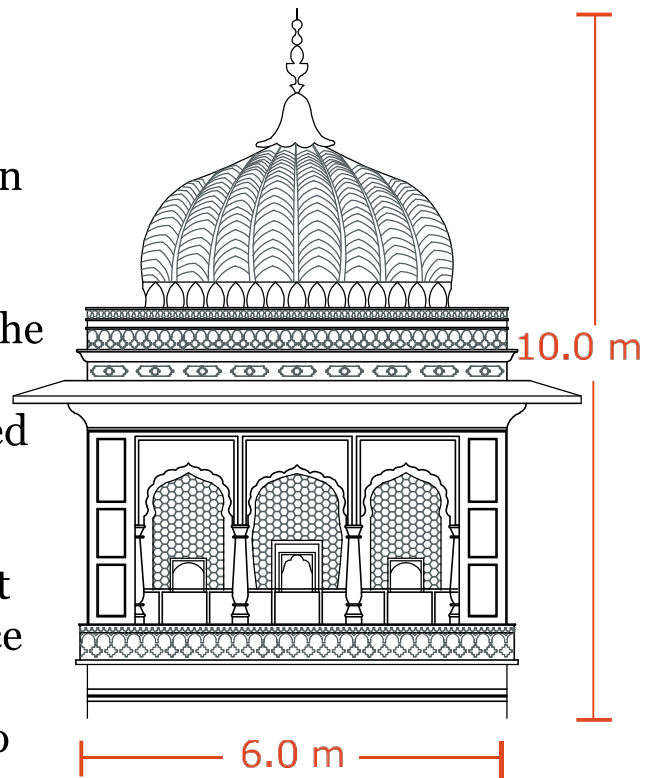
1.5m.

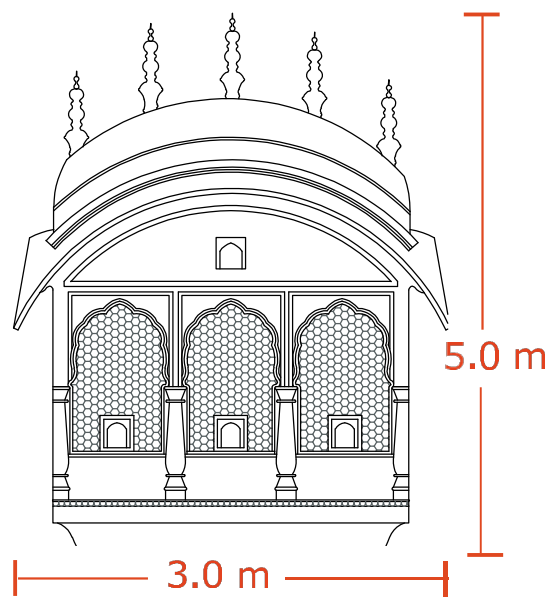
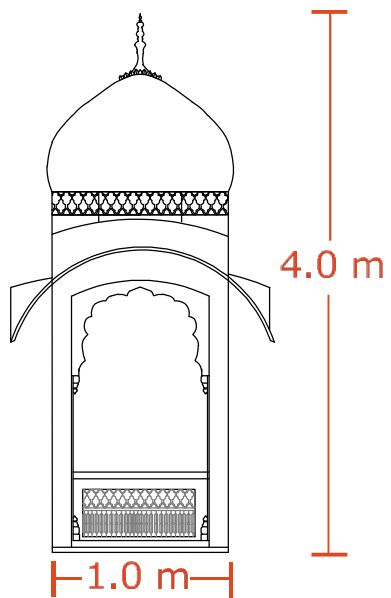
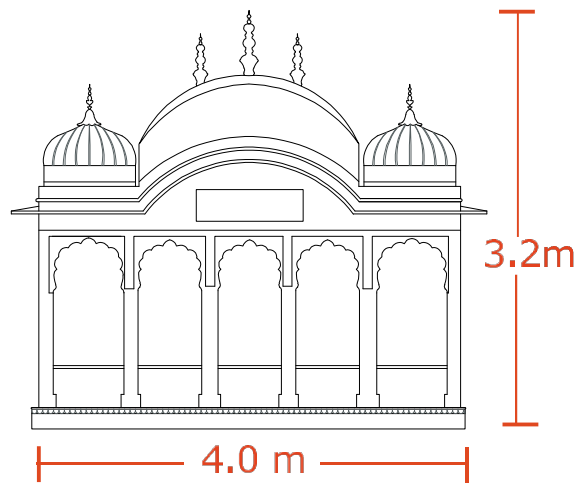
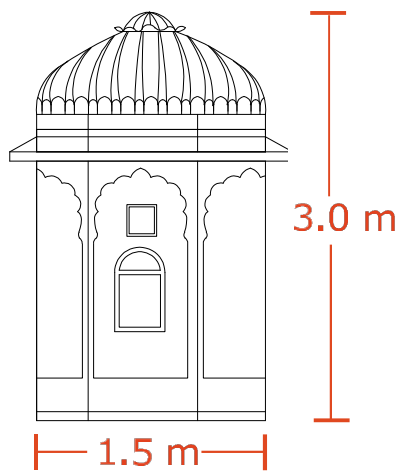


Architectural Elements

Architectural Elements such as Jharokhas and Chattris form an integral part of the eighteenth century layer of the historic urban fabric of the precinct. These elements should be preserved wherever possible, especially in the surviving temples and havelis. In case the elements have suffered extensive physical damage and are beyond repair, they should be reconstructed only if sufficient documentary or physical evidence is available.

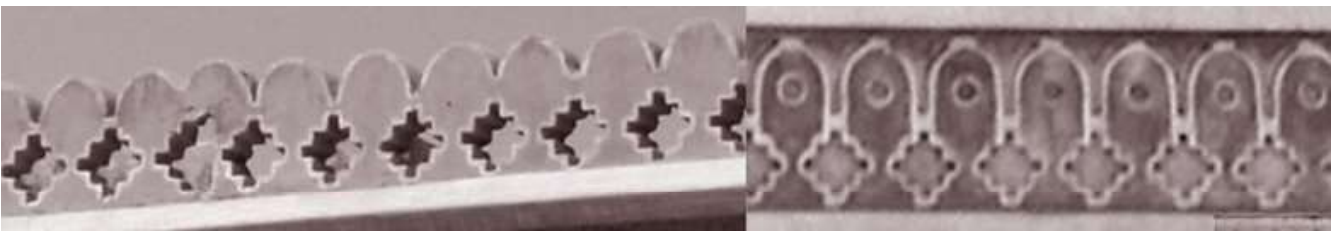
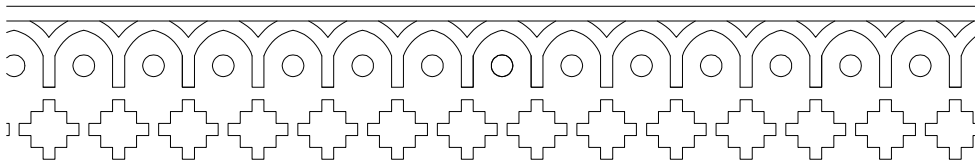
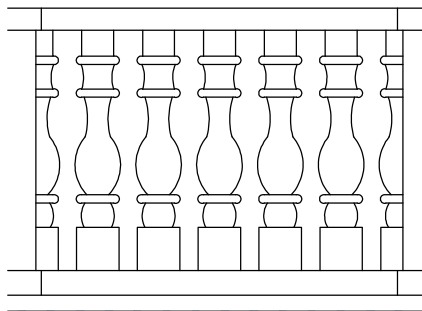
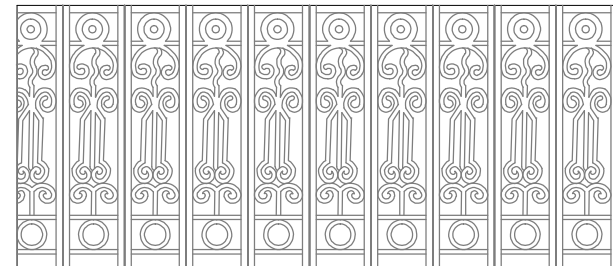
Inappropriate transformations to these elements such as blocking of jaalis and openings should be reversed wherever possible and the elements should be restored to their original appearance, using appropriate materials and construction methods.





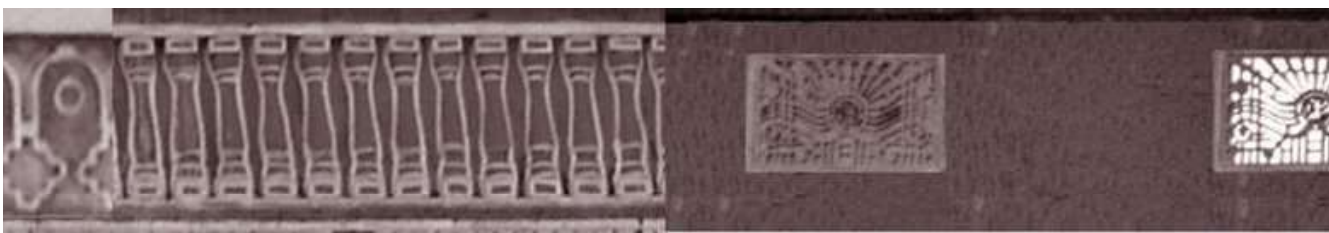
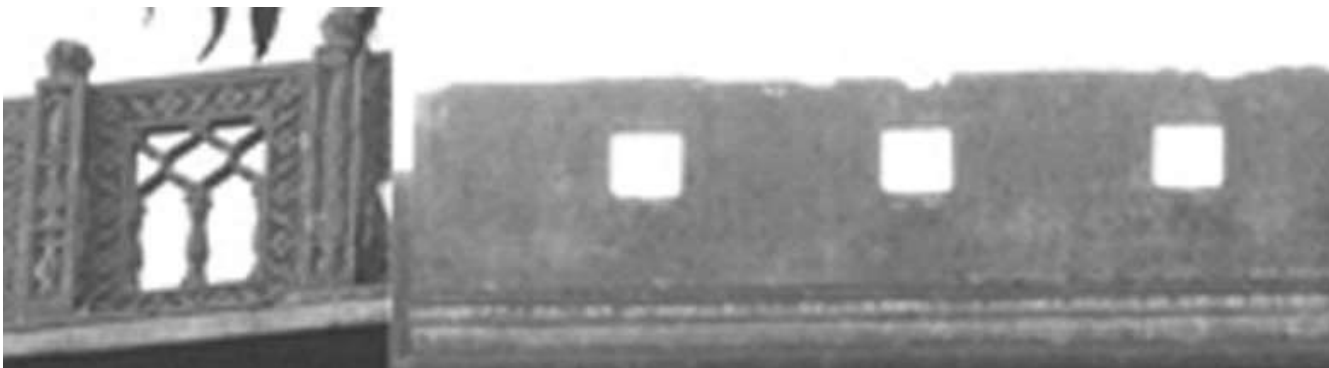
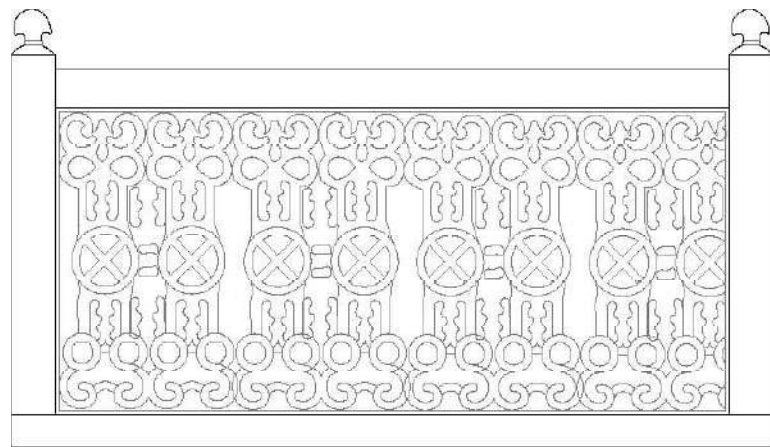
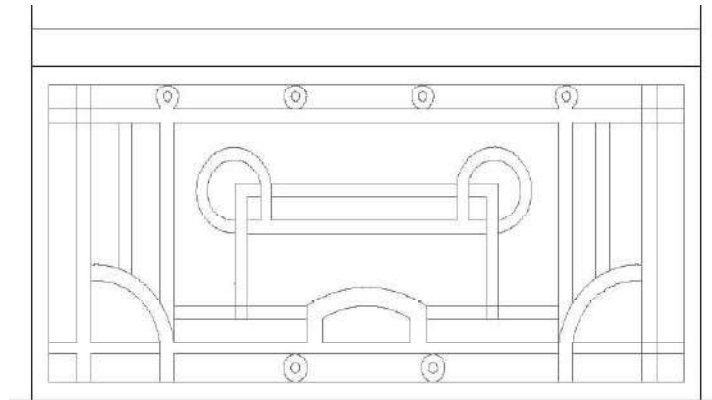
Architectural Elements

The reconstruction of the parapets and railings should be done in conformity to the architectural features of the existing buildings.



Later additions like grills, railings etc. to the windows should be removed.

Any railings which are blocked or filled up shall be restored or replaced if possible with a new railing similar to the original.



Signage and Street Furniture

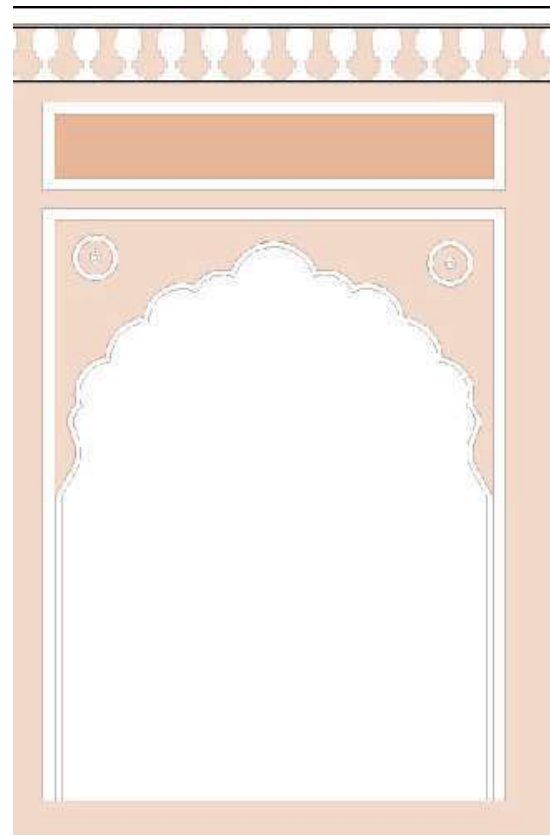
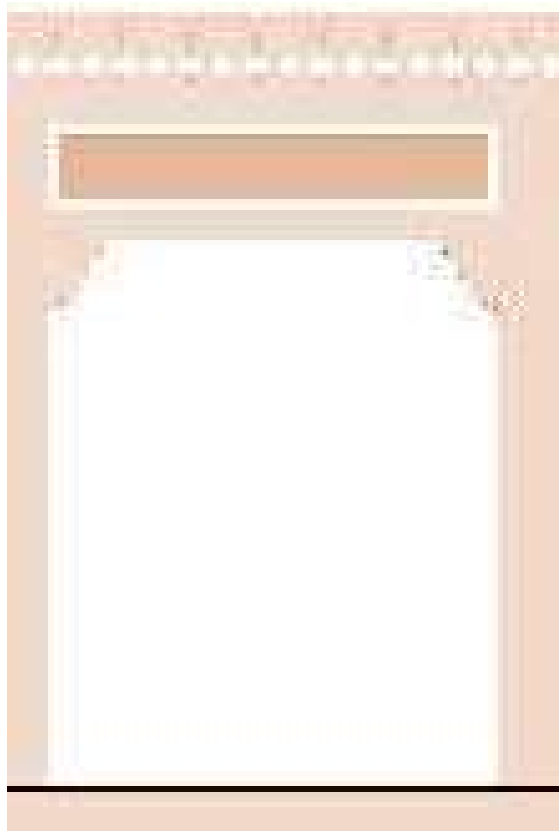
The signage of individual shops needs to be consistent in the streetscape. Signs should not vary in size, colour, placement and language.

The original system of signage above the arched openings is presently in use by some of the shops. However, the text size and style is variable even in these signs.

Systematic provision for street signage and seating needs to be provided. All hoardings and signage which destroy and damage the architectural character of the building should be removed.



Street furniture like lamp post, dustbin, benches should be customised to relate with the historic context. Street furniture should be designed specifically to enhance the character of the area.



Materials and Colours

No alterations in the colour of the building and its features shall be carried out by the owner to the elevation of the building facing the main bazaar against the uniformity to the traditional colours.

- The colour of the walls including the verandah and the pillars shall be dark pink.
- Color of shutters, doors and windows shall be pink or brown wood colour.
- Colour of railings and window grills shall be in white.

The traditional materials and finishes of the walled city comprise of local stone, lime mortar and lime plaster. The architectural elements of the existing built fabric such as jaalis and railings were primarily crafted in lime or local stone. Therefore, all alterations, additions or repairs to existing built fabric is to be carried out in matching stone or lime surkhi mortar. The traditional lime plaster and lime wash finish is to be maintained.

Blind walls and facades are to be decorated with the traditional painted motif in white lime wash following existing styles and proportions.





Recommended colour of parapet and railings

The materials and colours of the new buildings shall be visually compatible and not contrasting greatly with the surrounding historic buildings. Any independent new structure, not abutting a historic structure can be built in new materials but it shall conform to the historic structures in finishes, texture and colour.

Stylistic innovations shall be allowed as long as they conform to traditional proportions and as per the approval of the Heritage Cell.

New construction in traditional techniques will be preferable and encouraged as they will match with the historical context and will also encourage local craftsmanship.



Colour of Walls



New Construction

New construction should not completely replicate the traditional architectural styles. The new construction shall take an inspiration from the past and not copy . The new construction should be identifiable as the construction of its own time.

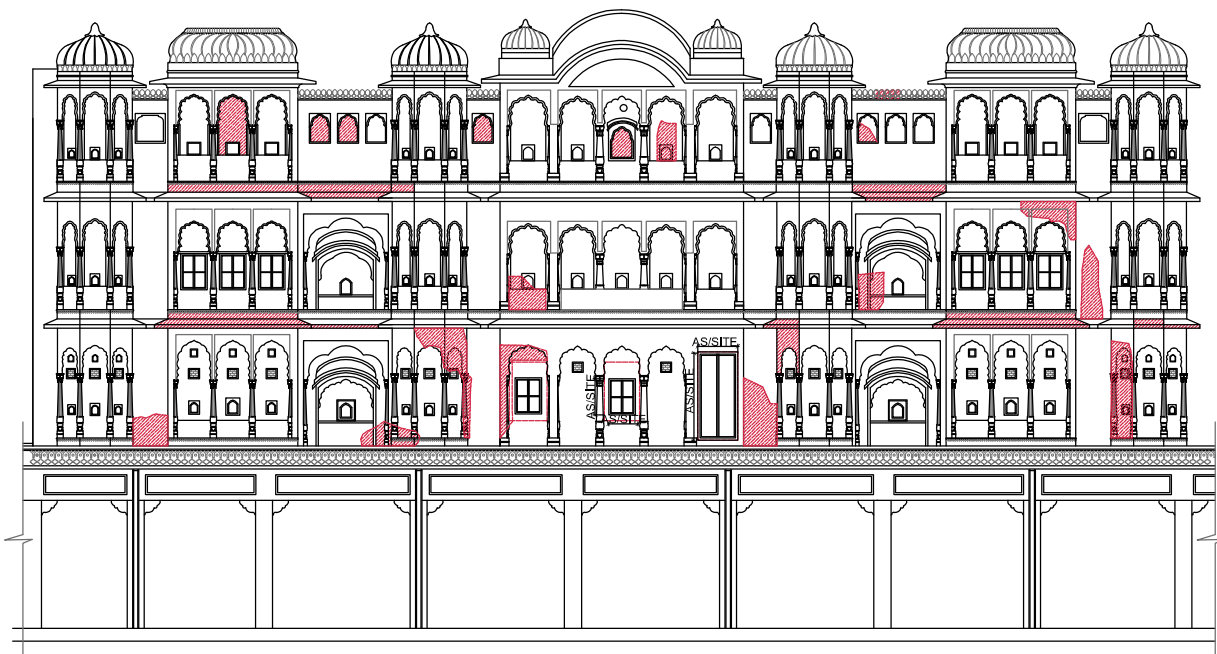
Reconstruction

Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building would have contributed to the historic and architectural character of the area. It has to be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it and should be accurately based on documentary, physical, or pictorial evidence.

Restoration, Repair and Maintenance

Repairs/ renovation / restoration of the original façade elements or any other architectural features may be allowed with prior permission of the Heritage Cell. The materials used in repairs, restoration, reconstruction shall be in the same materials as used in the original works. However, if such original material is not available easily, suitable substitute material may be allowed to be used in the works with the prior approval of the Heritage Committee.

Restoration of facades which have been damaged over time can be started by first removing all later additions which seems to disfigure the façade.



Restoration of original facade should be identified and approved by the Heritage Cell



Removal of cooler from window and possible restoration of openings

Setbacks

New building's front facade shall be visually consistent and aligned with surrounding historic buildings. The setback restrictions are as follows

- All the new constructions/reconstructions will abut the main pavement.
- Corner buildings will have both the sides of the buildings facing the main street directly abutting the main street.

Height Restrictions

The total height of a new structure, height of each floor and the height of individual elements such as the plinth, chajjas, parapet and main roof of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings of commercial nature.

Parking

Parking shall be provided in commercial areas is at 1ecu per 75 sq.km area.

Inconsistent facade in terms of colour, proportion of openings and height.



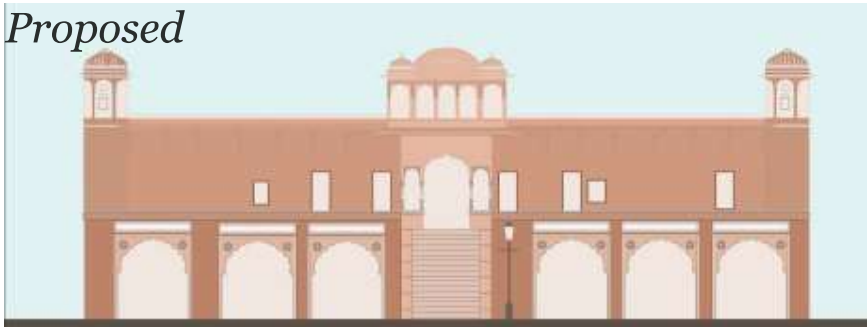
The guidelines prepared will apply to all commercial areas and buildings within the precinct. These guidelines will help enforce in maintaining and determining the appropriateness of the proposed work within the heritage area of the Walled City of Jaipur. The regulation will apply to the heritage buildings, structures, areas and precincts and have to be approved by the JNN.

- The guidelines will help preserve and protect the historical and architectural value of the buildings.
- In case of new construction , exterior design, pattern, arrangement, texture and material proposed to be used within the heritage precinct, needs to be regulated, to ensure compatibility.
- Guildelines will help maintain urban aesthetics that compliment the historic buildings and other structures.

Existing



Proposed



Conservation of the existing historic buildings and removal of inappropriate additions and alterations

Definitions

Addition: New construction that increases the footprint, height, or building envelope of an existing structure.

Appropriate: Suitable for, or compatible with, a property based on accepted standard and techniques for historic preservation.

Balcony: Horizontal projection including balustrades or handrail to serve as passage or sitting out place. There are two typical patterns in the precinct.

- Projected balconies – the balconies which project out from the main façade.
- Flush balconies – The balconies that have less depth and are flushed with the façade.

Chajja: Sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

Demolition: The tearing down of a building in whole or in part.

Facade: An exterior side of a building.

Height: Height of a building means the vertical distance measured from the average level of the ground around, contiguous to the building to the highest point of the building.

Heritage Building: Means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authorities in whose jurisdiction such building is situated.

Historic: A structure or site, over hundred years old, which possesses historical or architectural significance, based on the criteria for listing by the ASI.

New Construction: Any freestanding structure on a lot constructed after the designation of the 'Controlled Area'.

Non - Historic: A structure or site, usually less than 100 years old, which does not possess historical or architectural significance, based on the criteria for listing by the ASI.

Porch: Means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

Reconstruction: Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.

Shall: What must happen.

Should: What must happen unless circumstances illustrate why an alternative is more appropriate.

Street Façade: The elevation (side) of building facing the street.

ANNEXURE 2

JAIPUR WALLED CITY:
STREETS AND



JAIPUR WALLED CITY MAP

SCALE: 1:500
S.D. NO. 10 A OF 21.87

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