

Master Plan and Land Use Proposals: An Analysis of Malaviya Nagar Area

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Abstract—The fast pace of urbanization is having serious implications for urban land use pattern. It is shifting from segregated land use towards mixed land use activity to maximize profit due to high land rates. The Malaviya Nagar neighbourhood in Jaipur is mainly residential; now has an increase in number of commercial and other activities which demands more flexibility in policy framework. This paper is an attempt to access the change and demand required through an empirical study of the Malaviya Nagar area; account the gap in policies. The study is analysis land uses of the master plan; pertaining to laws and legal frame work by formulating and suggesting alteration and additions in the existing framework for future planning of the area.

1. INTRODUCTION

The availability of land is scarce which is making the land use policies more rigid and complex. Land use change is most important human intervention on environment. Population is ever growing in India and due to urbanization people tend to migrate from surrounding areas to cities for better facility and opportunities. The residential areas located near city center tend to welcome more economic related activities due to location and high prices. Land use policy is associated with conservation, utilization and allocation of land resources. The land use policy implementation, a systematic land management is essential to approve, record and distribute land ownership, land tenure, land value and land use information.[3] The land related laws of over hundred years old are still prevalent and needs to be change with time. The policy and laws must be reviewed to ensure that they are as per the present situations with the ability to encourage public benefits and equality.

Jaipur city was envisioned by Sawai Jai Singh II in 1727 A.D. It was known as Sawai Jainagar which was later called Jaipur. The old capital Amer shifted to Jaipur, which eminently rose to become one of the popular and known planned cities of the world.

Malaviya Nagar was a much later addition mainly intended for the commercial and residential purpose in the south. Gaurav Tower came as commercial hub and is still extending its limits. The effect of this on the residential area is

to be considered. The factors which led to success of Gaurav tower was mainly absence of any commercial area in the southern part of the city and its prime location on major road JLN marg. Malaviya Nagar is a planned colony and as income of resident increased, land prices went high and it started to develop as mixed activity in the area creating legal complexities by subverting master plan and land use proposals.

2. LAND USE

The land available of any development is either barren or grassing land or cultivated land in the case of Malaviya Nagar a part of Bindaika village which was later encroached and is used for habitation as settlement grows. After a time the resources and value decreases and the land parcel is left unused. It creates uneven distribution of development with wastage of land which is a limited and precious resource. To deal with this issue Land recycling is practiced by introducing needful infrastructure and policy. As per India Infrastructure Report 2009, the land use planning still does not consider zonal and sector plans [1]. Also land sub-division rules must address minimum plot sizes, recreational activity provision along with basic amenities necessary for development. Land related issues can be handled if states ensure implementation of guidelines and policy as more than 70% of project delay issues are land related. The land governance is to regulate use, intensity, entitlement and supply purpose to generate finance for urban area.

The past studies on landuse have indicated the factors for the change in activities which were economic and policy related mostly.[4] Whenever the city core density increases there is push on residential landuse to move so as to bring commercial or industry. This can be solved by analysis and future growth prediction when planning.

3. STUDY AREA

The planning and vision for Malviya Nagar was laid in early 1970s but was developed in late 80s. The area is basically a

triangular patch of land which has rail track on northeast, JLN Marg at west and Agra, Bikaner road (Nandpuri bypass) at south west. It has easy accessibility and excellent connectivity with the old city.

Morphological study shows growth in the following order-

1930s showed city growth beyond the walled city with growing economic push five new development schemes Fateh Tiba, Ashoknagar New Jalu Pura & Bani park which was mostly adjacent to old city. The government housing developed in Civil lines.

1948- Phenomenal growth in terms of population as well in infrastructure was seen post independence due to refugees settling. Bapu nagar and Gandhi nagar developed as major residential areas. The major development happened at south eastern areas like Rajasthan University. Later in 1960s north western areas formed Jhotwara Industrial area.

With this the problems started which included shortage of accommodation, traffic congestion and lack of sanitation facilities. By considering these problems, Rajasthan Urban Improvement trust, 1959 appointed officer for preparing master plan. The draft for master plan released in 1961.

4. ANALYSIS

As per the 1991 land use master plan- The areas are divided into planning areas in 9 zones. Jhalana district was expected to provide land for future development. Rural settlement shall be developed as urban villages to strengthen economy of rural population living in this district. Kanakpura and Bindaiika township towards the west formed a part of green belt district. But most of the proposal of this master plan failed due to incompetence to government to acquire land for the projects. 16% of workforce was expected to be in commercial related activities and 5 establishments were categorized- CBD, sub-city, district, local and convenient shops. Refer fig.1 As future growth of city shall be towards south & south-west. A sub city centering towards the junction to cater a population of 4.5-5 lakh along JLN marg at north of Clarks Amer hotel. Residential densities identified as 30-50 persons/acre to 101-150 ppa. The policy says no residential areas would be planned below a gross density of 50 ppa. As per policy no construction is permitted in high density areas and government will try to reduce the congestion.

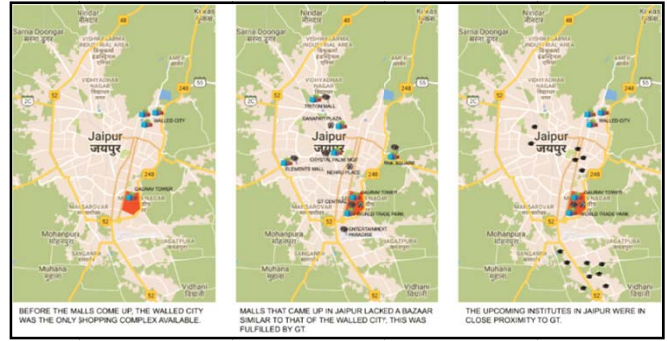


Fig. 1: Jaipur plan showing commercial growth poles
Source: students study, MNIT Jaipur

Table. 1 Landuse percentages as per master plan

Landuse	1971 (actual %)	1991 (proposed %)	1991 (existing %)	2011 (proposed)	2025 (proposed %)
Residential	50	51	63.5	45	43
Commercial	3.4	4.8	4	5	6
Industry	7	13.3	10	8	10
Government	2	1.3	1.5	6	5
Recreational	3.3	3	2	2	2
Public & semi-public	17	7.7	8.5	3.3	3
Mixed use	-	-	-	11	15
Circulation	-	-	-	19	16
Total Area	10000 acres	33500 acres	25270 acres	80665 acres	467 km2

Source- by author

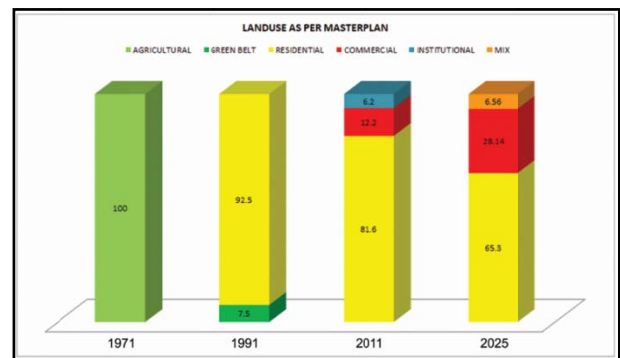


Fig. 2 Landuse percentage of Malviya Nagar
Source: students study, MNIT Jaipur

The land use change shows agricultural land converted to residential from 1971 to 1991. Refer table 1 With time this residential area is decreasing and commercial and mixed use activities are increasing. Commercial activity increase is creating traffic and parking issues in the area in and around.

Ref fig.2 The need for mixed use identified in 2011 is further increased and detailed in Jaipur Master plan- 2025

Table 2 Landuse percentages of Malviya Nagar, Jaipur

Landuse	1971 actual %	1991 proposed %	2011 proposed %	2017 existing %	2025 proposed %
Residential+roads	-	92.5	82.6	71	65.5
Agricultural	100	-	-	-	-
Commercial	-	-	12.2	19	28.1
Government	-	-	6	6	5
Recreational	-	7.5	1	1	2
Mixed use	-	-	-	4	6.5

Source: author



1971- The area was a part of Bindaika village **1991-** Urbanised Medium density residential



2011- Commercial activity on JLN

2025- Mixed land use high density residential

Fig.3 Land use as per master plan

Source: students study, MNIT Jaipur

Present land use and activity in Gaurav Tower, Malviya Nagar refer Table. 2 Fig. 3

The junction is acting as sub-district commercial hub which is having major impact on nearby residential area. The residential area is decreasing and commercial is increasing. There are large number of vacant residential plots behind WTP mall. The reason is lies in unequal land distribution due to lack parcel locking. This can be avoided by ensuring implementation. Also the policy lacks time related constraints for development. There lies areas which are left vacant or

wasted and other the hand are areas of congestion and high density encroaching illegally.

As per 2011 master plan resource management played crucial role and environment safety was main concern specially for industries. In order to decongest walled city wholesale business activities relocated in work centres in lower order settlements or satellite towns. This was the first time the informal sector was acknowledged as major economic activity and are priorities for integration with other land uses. Mixed land uses were allowed to a limited extent. JLN marg 100 ft widening to cater heavy transport. Malviya nagar is serving as commercial zone mainly.

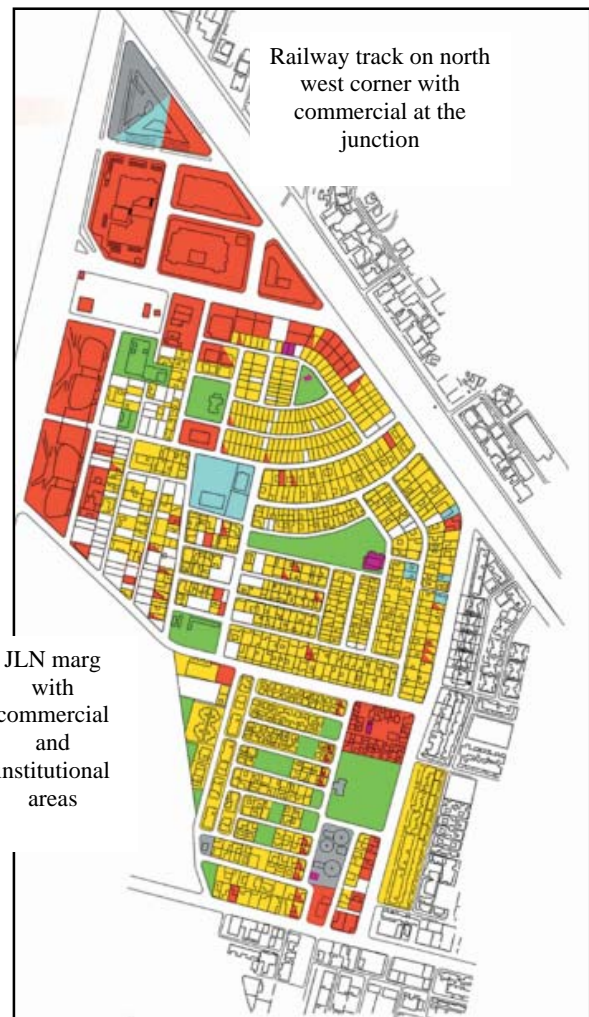


Fig. 4 Existing Landuse plan of Malviya Nagar

Source: students study, MNIT Jaipur

5. INFERENCES

The development promotion and control regulation in MDP-2025 specifies permissible activities in different land use which divides the area into Urbanisable area (U1), Urbanisable area (U2), Urbanisable area (U3), Eco-sensitive

area, Agriculture zone, Ecological zone and rural area. The residential use zone which should predominantly be residential is now open for mixed use activity. Though the development policy has control over the relation between activity and road hierarchy with definitions and permitted use. Also the percentages of different land uses are specified at city level there is an absence of community or neighborhood level land use specification. This gap is an issue for fastly changing landuses in residential areas at or near core of the city. As with this pace there would be very high disturbance in residential areas which is not desirable as the very essence of community will be lost. The other issue is lack of zonal and community planning and implementation strategies.

The integrated land use policy should be developed in a well-defined way-

- The planning commission must lay emphasis on drawing and formulating policies, strategies of implementation and guidelines to monitor.
- The areas having issues must be identified in terms of natural (water scare, eco-sensitive zones) or manmade (pollution, traffic, mining areas) and must be given priority. Accordingly the development and control policies must be made to demarcate and develop strategies providing solution for the same.

The need to develop sector land law accordingly has to be enlisted as and umbrella land law will not serve the purpose because each sector and issues differ from one another, which must come from stakeholders.

6. RECOMMENDATIONS

Sector and zonal land resource management is to be considered in the present context and future scenario is to be considered to enhance and optimize water resources, improve traffic and transport, socio- heritage preservation, economic development and protection of natural resources [2].

To manage land first priority is to form and implement the right and complete policy which can be relied, is gap free and has legal framework are are resulted from survey studies and participatory planning.

- Most of the proposals failed due to land acquiring issues, therefore land acquisition must cater future value too when compensation is considered.
- The bottom to up participatory planning must be achieved in urban as well as rural areas to avoid future issues related to land.

- The Union, Regional, State, Zonal and sector plans must be integrated and implemented side by side.
- There should be increase and encouragement in media so that more people are aware; which can be done by providing prior notice to public platforms reaching concern stakeholders even when land use planning at townships, town, ward & village levels.
- Historic and present land tenure and land use rights are to be considered when changing land type or classification.
- In the planned and unplanned areas land use change, existing users may transfer or sell their land use rights voluntarily or independently.
- To check and update accurate land use records when updating or planning as the process is so time consuming that when actually proposals are implemented on site a lot has changed and issues are entirely different as this is a dynamic process.
- To establish affordable, accountable, transparent and easy procedure for registration and related works for all stakeholders including illiterate poor to those having no recognized land rights
- Transformation and updating of land information on digital formats of GIS and LIS system using advance techniques like remote sensing to facilitate and ease sharing among people and government departments.
- Introducing civil society of citizens of every locality like Resident welfare associations;
- Establishing an independent tripartite arbitration process to settle land disputes, comprised of Government departments, organizations, owners, residents and private sector.

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