



CONSERVATION DPR FOR WALLED CITY BAZAARS

UNDER

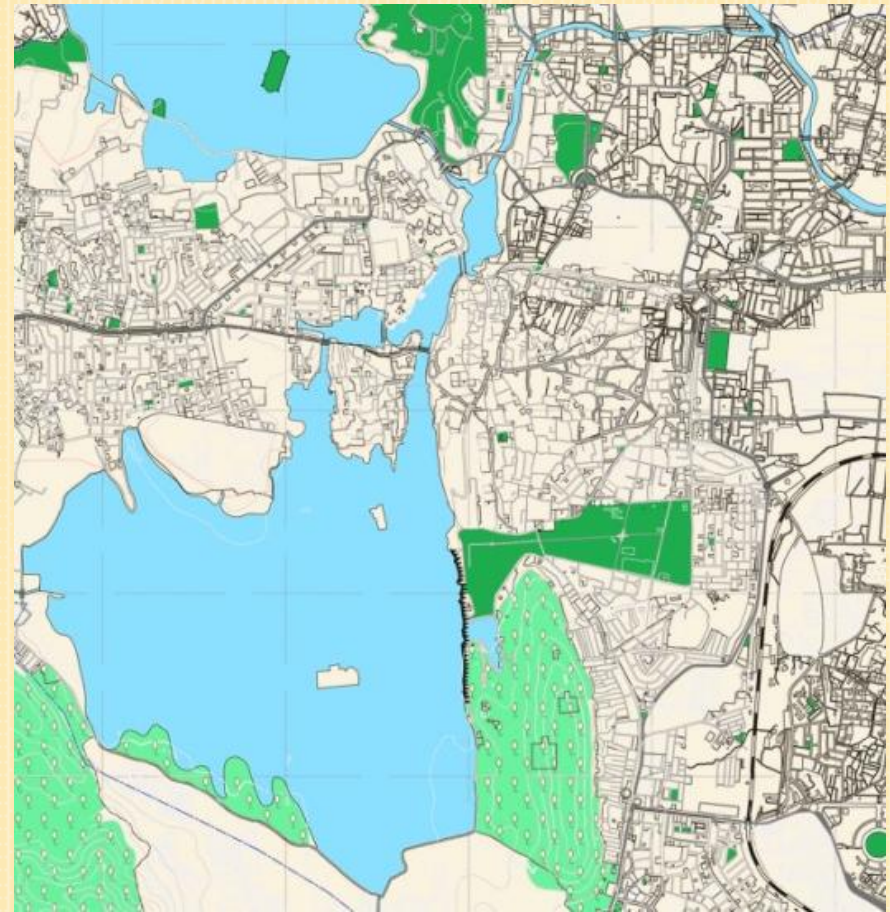
VIRASAT SANRAKSHAN PROGRAMME

**UDAIPUR MUNICIPAL
CORPORATION
SEPTEMBER 2014**

Introduction

UDAIPUR - A HISTORIC CITY

- Udaipur was founded by Maharana Udai Singh Ji II in mid 16th century as a new Capital of State of Mewar. The Capital City was built and developed under the patronage of 24 Custodians (53rd to 76th) of Mewar Dynasty since its Evolution.
- The City Evolution and manmade Interventions was done in Resonance with its Natural Settings & Surroundings and is one of the Classical Example of Art & Architecture of Medieval Rajput Towns.



Introduction

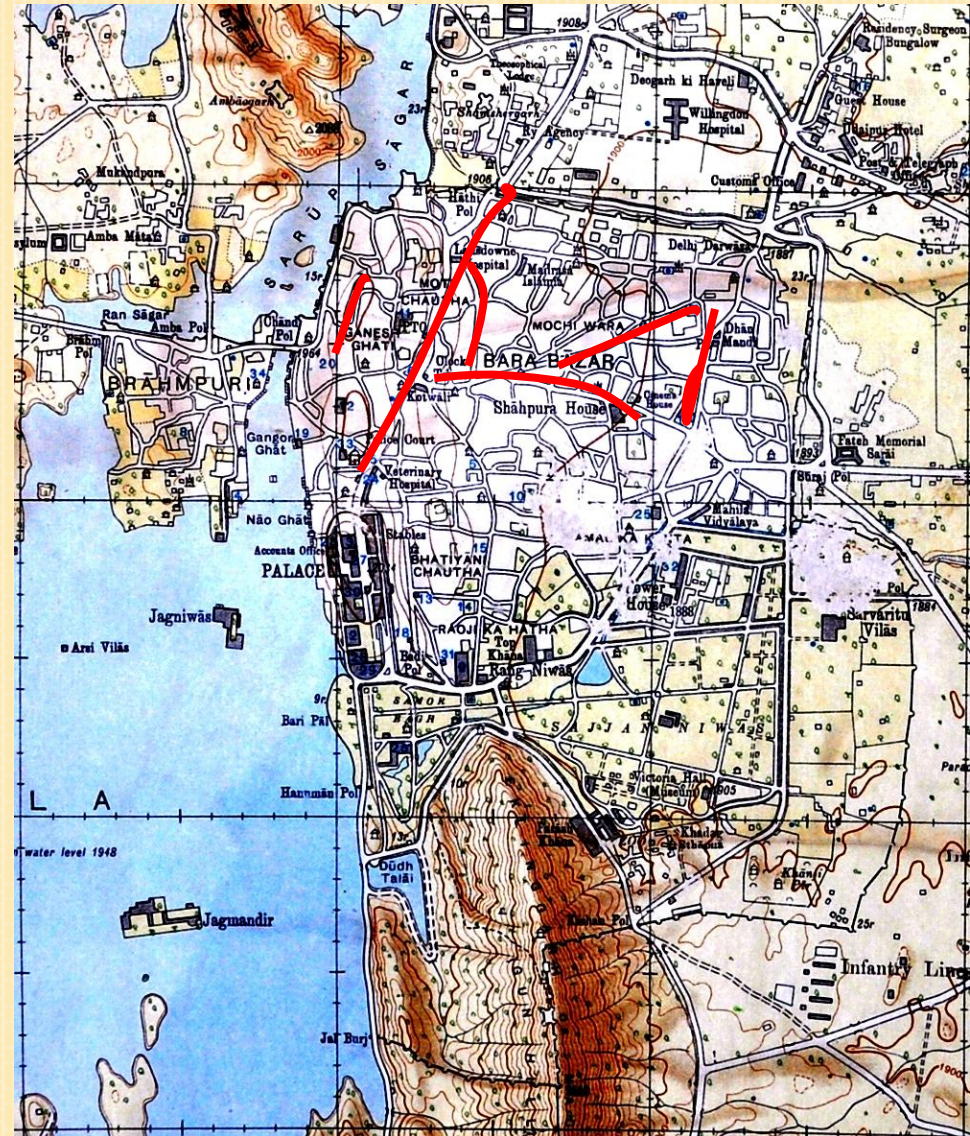
- The Market places evolved towards North East along the down slopes of the city.

Concept of Living Market

- Traditionally the market space evolved as per community occupation.
- The people adopted community based work and has shops or working place at ground floor and residence at upper floors.
- All the important market spaces within the walled city followed this concept and very few spaces got developed as dedicated market spaces.



EVOLUTION OF BAZAARS



Introduction

EVOLUTION OF BAZAARS

Important Markets of Udaipur Walled City

- **Bada Bazaar** – Cloths and Gold & Silver Smith Bazaar
- **Jagdish Chowk to Gantaghar** - Mix, Community Bazaar
- **Gantaghar to Moti Chouhatta** – Sarrafa, Community Based Bazaar
- **Jagdish Chowk to Gangaur Ghat** – Mix, Handicraft
- **Jagdish Chowk to City Palace**– Mix, Handicraft
- **Dhan Mandi** - Grains & Household Bazaar
- **Maldas Street** - Traditional Cloths Bazaar
- **Gogawat wadi Bazaar** - Traditional Cloths Bazaar
- **Mochi Wada** - Community Based Bazaar
- **Jeeniret Bazaar** – House Hold Bazaar
- **Sindhi Bazaar** – Mix Bazaara



Introduction

SELECTION OF BAZAARS FOR DPR

Selection Criteria

- Local Importance of the Bazaar
- Tourist Importance of the Bazaar
- Important Landmarks within the walled City
- Community Based Traditional Works
- Loss of traditional Character of the Bazaar

PHASE – I

- Bada Bazaar
- Jagdish Chowk to Gantaghar
- Gantaghar to Moti Chouhatta
- Jagdish Chowk to Gangaur Ghat
- Jagdish Chowk to City Palace

PHASE – II

- Dhan Mandi
- Maldas Street
- Gogawat wadi Bazaar
- Mochi Wada
- Jeeniret Bazaar



Introduction

IMPORTANCE OF THE PROJECT

Importance of the Project

- **Conservation of Traditional Character of the Market –**
With changing trends of building construction, traditional architecture of the old city is transforming & loosing its character
- **Development & Up gradation of Physical Infrastructure**
With increase in number of people visiting these markets new infrastructure needs of the place needs up gradation
- **Developing Tourist Amenities**
Lacs of local and foreign tourist visiting Udaipur visit these market places . Developing new amenities for the tourist will provide pleasant experience for tourist in the city
- **Uniform development and branding of city bazaars**
Creating a uniform development and providing standard designs for street furniture, Signage's etc which merge with the character and profile of the city

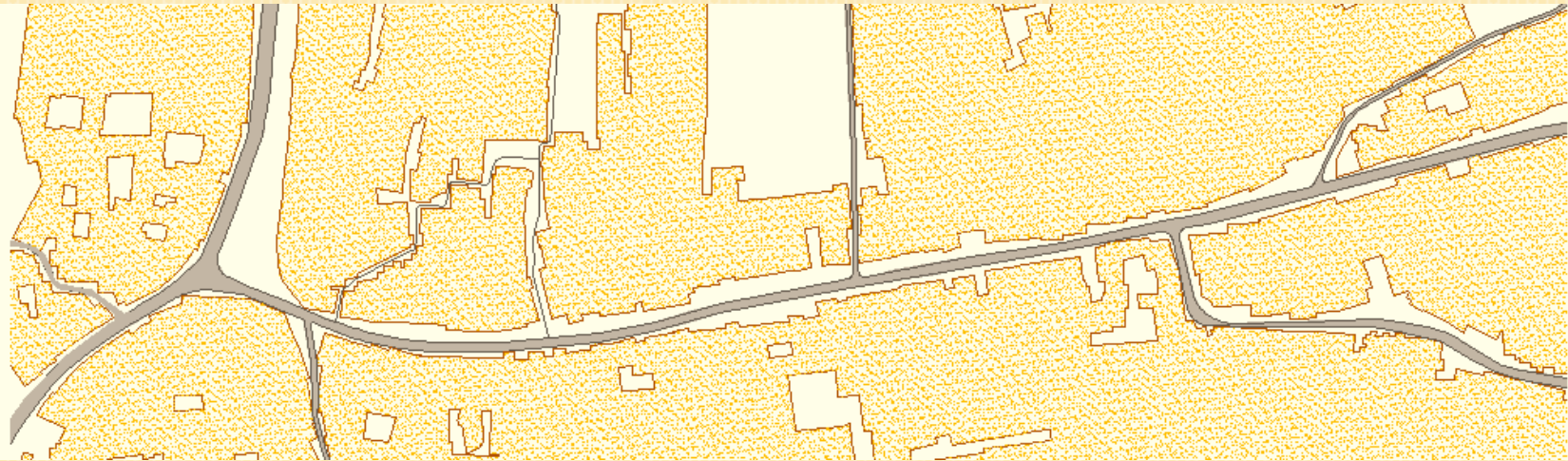


Bazaar Selected for DPR

BADA BAZAAR

Introduction

- Location - Between Gantaghar to Bedi Holi
- Length - Around 300 Meters
- Typology of Bazaar - Cloths and Sarrafa Shops
- No. of Buildings - 125
- No. of Shops - 224
- No of Heritage Buildings - 30



Bazaar Selected for DPR

BADA BAZAAR

- Originally the bazaar has shops of cloths and jewellery
- The bazaar has many Jain Temples built in finely craved stones

Present Issues



Conservation of Historic Fabric



Disturbing building facade



Uncontrolled Development

Bazaar Selected for DPR

MOTI CHOUHATTA BAZAAR

Introduction

- Location - Between Gantaghar to Silavetwadi
- Length - Around 400 Meters
- Typology of Bazaar - Sarrafa, Community Shops
- No. of Buildings - 162
- No. of Shops - 195
- No of Heritage Buildings - 38



Bazaar Selected for DPR

MOTI CHOUHATTA BAZAAR

- The part of the bazaar around Gantaghar is known as Sarrafa Bazaar with shops of Jewellery
- The bazaar has shops of communities like Sikliker who prepare metal arms traditionally

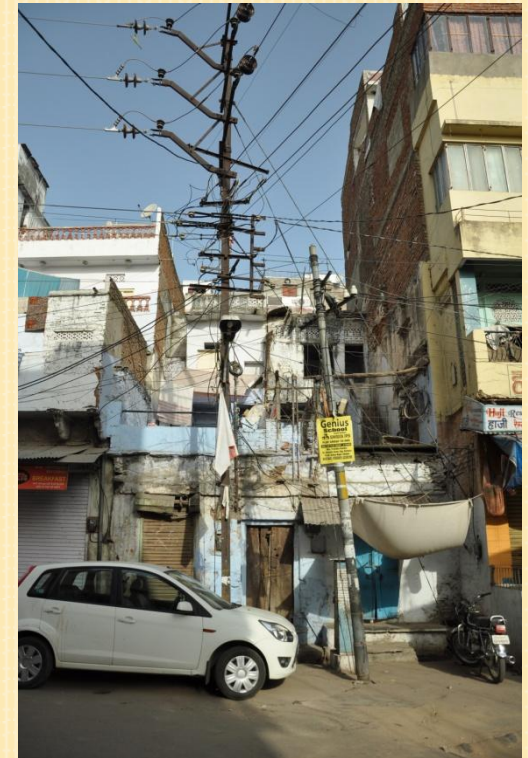
Present Issues



Disturbing building facade



Conservation of Historic Fabric



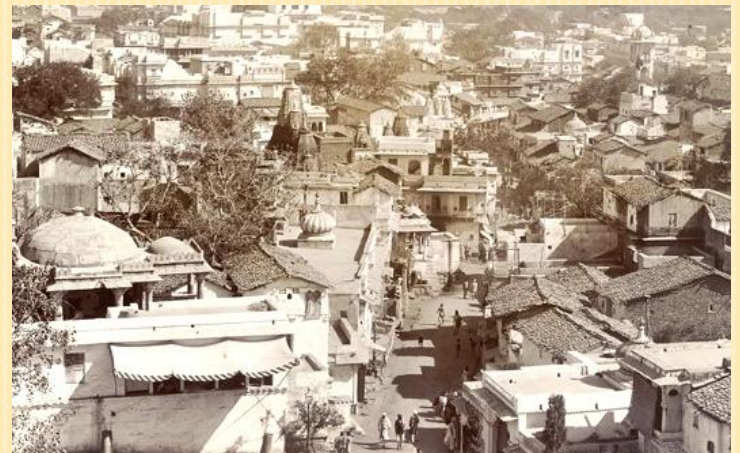
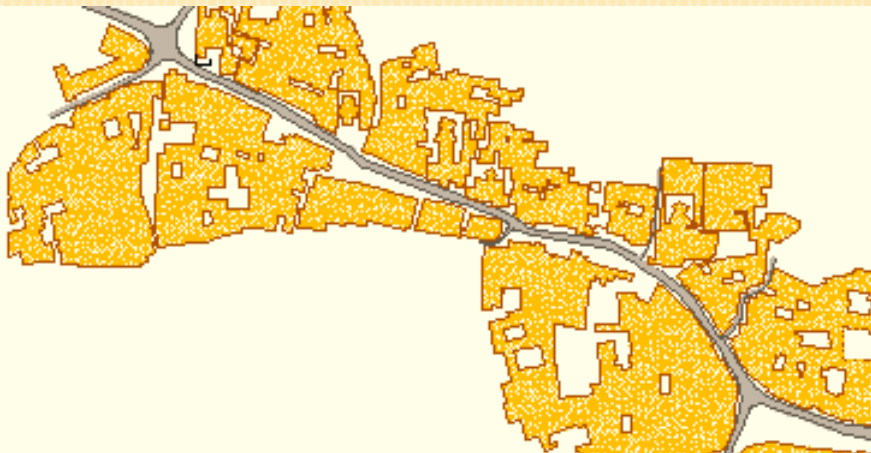
Services & Parking

Bazaar Selected for DPR

JAGDISH CHOWK TO GANTAGHAR BAZAAR

- Location - Between Jagdish Chowk to Gantaghar
- Length - Around 275 Meters
- Typology of Bazaar - Mix, Community Shops

- No. of Buildings - 103
- No. of Shops - 148
- No of Heritage Buildings - 25



Bazaar Selected for DPR

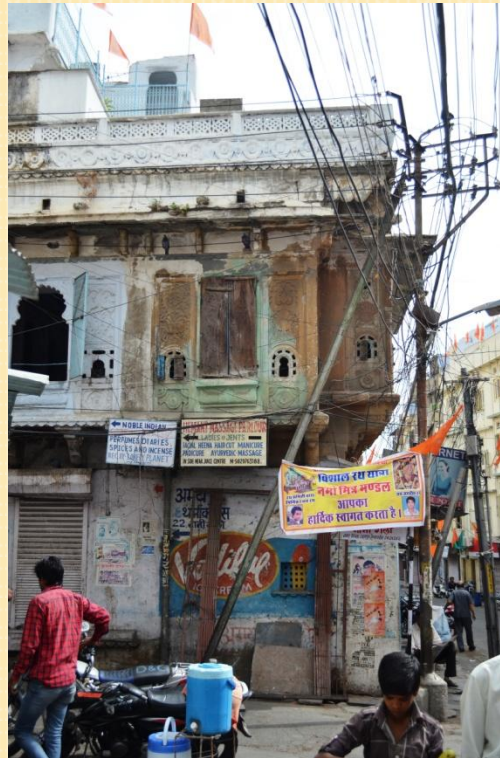
JAGDISH CHOWK TO GANTAGAHR BAZAAR

- The Street originally has community based workshops but now converted into a mix Bazaar
- It has series of Hindu and Jain Temples along its one stretch as it connects Jagdish temple to other parts of walled city

Present Issues



Conservation of Historic Fabric



Random cables & Wires

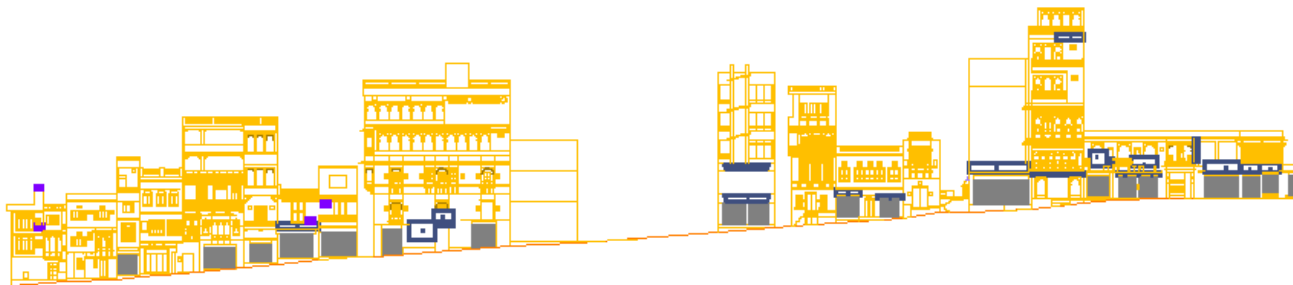
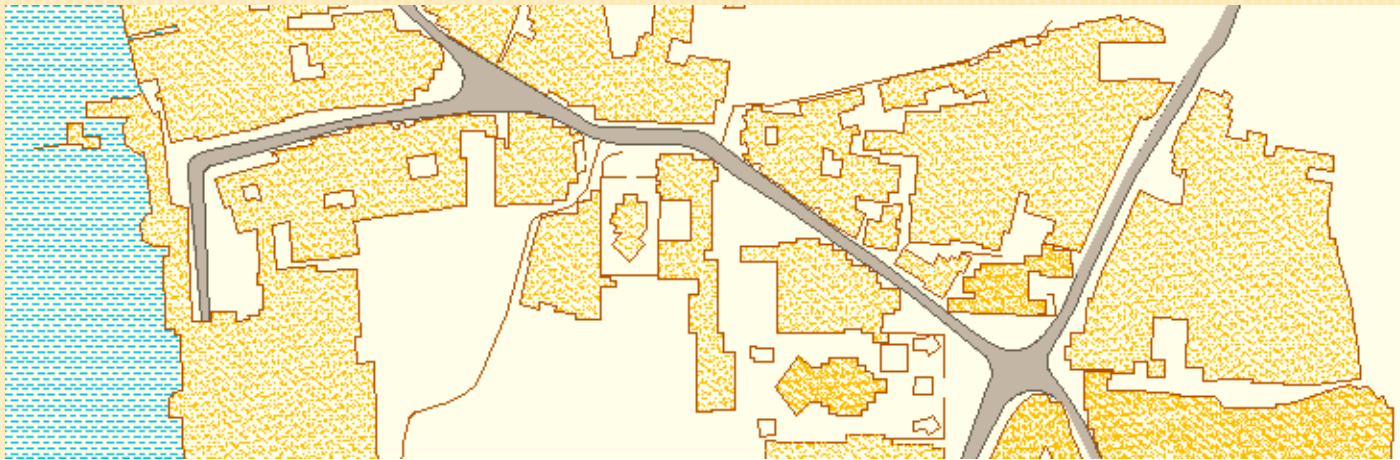


Services & Parking

Bazaar Selected for DPR

JAGDISH CHOWK TO GANGAUR GHAT

- Location - Between Jagdish Chowk to Gangaur Ghat
- Length - Around 220 Meters
- Typology of Bazaar - Mix, Handicraft Shops
- No. of Buildings - 103
- No. of Shops - 148
- No of Heritage Buildings - 27



Bazaar Selected for DPR

JAGDISH CHOWK TO GANGAUR GHAT

- The street was originally not a bazaar but now developed as a handicraft and
- It is an important link road with in the city which connects Jagdish Chowk to Gangaur Ghat and other ghats and accommodates various cultural and religious processions

Present Issues



Uncontrolled Development



Undeveloped Public Spaces



Random Signage's & Cables

Bazaar Selected for DPR

- Location - Between Jagdish Chowk to City Palace
- Length - Around 170 Meters
- Typology of Bazaar - Mix, Handicraft Shops



JAGDISH CHOWK TO CITY PALACE

- No. of Buildings - 43
- No. of Shops - 67
- No of Heritage Buildings - 12



Bazaar Selected for DPR

JAGDISH CHOWK TO CITY PALACE

- The street has originally very few shops but now developed as a market with tourist interest shops
- It was a royal street which connected city palace to rest of the city towards its North accommodates various royal, cultural and religious processions which started from city palace

Present Issues



Random Parking



Random Signage System



Conservation of Historic Fabric



Encroachment on Street

Condition Assessment of Bazaars

General Condition of Present Bazaars



Conservation of Historic Fabric along the Bazaars



Condition Assessment of Bazaars

Uncontrolled New Development



Signage & Information System



Condition Assessment of Bazaars

Inadequate Public Amenities



Parking System



Condition Assessment of Bazaars

Hap izard Wire and Cable system



Proposals

Conservation of Historic Built Fabric

- The propose conservation works will incorporate façade restoration of the historic buildings, their face lifting, strengthening of the structure
- The conservation Works will incorporate lime based masonry works, Stone Works, Timber Works, Building Finishes Works
- Important architectural features like Jharokhas, Mehrab, todi, chajja, Dasa, Kangoora etc will be restore as per the traditional design and proportions with traditional materials



Before



After

Proposals

Development of Streetscape

- A uniform street escape will be developed by regularizing the building façade, proper signage system , developing Street furniture based on local design elements



Before

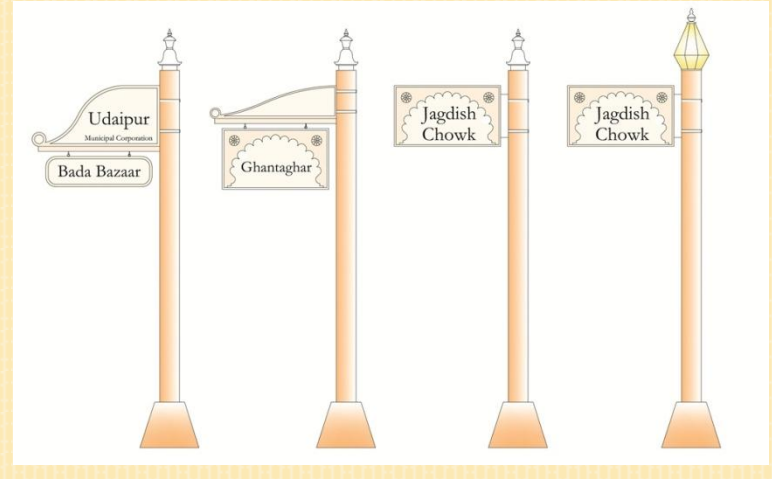
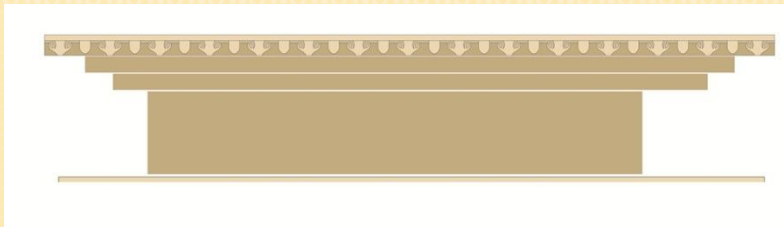
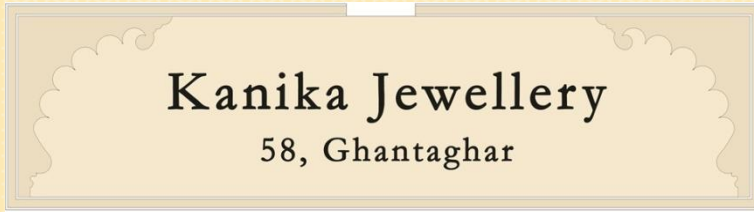


After



Proposals

Development of Architectural Profiling of Signage, Street Furniture



Ghanta Ghar

Historical Name: Clock Tower
Heritage Typology: Public Structure
Construction Period: 1876 A.D.
Built By: Maharana Sajjan Singh
Address: Ghanta Ghar Junction
Geographical Co-ordinates:
Latnask: N24° 34.906' **Lognask:** E 073° 41.125'

Use:
Historical: Public Clock
Present: Public Clock

Historical Background:
 On the orders of Maharana Sajjan Singh (1874-1884), the historical Clock Tower was constructed in year 1876. There had been reports of grain hoarding by greedy merchants that caused a shortage and forced grain prices up. Maharana, in his wisdom, decided to put a hefty fine as punishment for these greedy merchants. The revenue collected as fine was later used to build the clock tower. It was the first public clock in Udaipur, & the actual clock mechanism was brought from England.

Architectural Description:
Architectural Style: Indo Saracenic Architecture
Significant Features: Clock, Projections, Dome
Construction Material: Stone, Lime, Metal

Source of Information:
 The Mewar Encyclopedia, compiled, written & edited by Jan & Thakur Nihar Singh Jasal

घंटाघर




ऐतिहासिक नाम घंटाघर
विरासत की व्याख्या: सार्वजनिक भवन
निर्माण काल: 1876 ऐ.डी.
निर्माण कला: महाराणा सज्जनसिंह
पता: घंटाघर चौक
भौगोलिक निर्देशांक:
अक्षांश: N 24° 34.906' **देशांतर:** E 073° 41.125'


उपयोग:
ऐतिहासिक: सार्वजनिक घड़ी
वर्तमान: सार्वजनिक घड़ी

ऐतिहासिक पृष्ठभूमि:
 महाराणा सज्जनसिंह जी (सन 1874-1884) के आदेशानुसार 1876 में इसे बनाया गया। लोभार्थी व्यापारियों द्वारा अनाज संग्रह के कारण अनाज की कमी (डिमांड) एवं अनाज के मूल्यों में वृद्धि का विवरण दिया गया था। जाज के परिणामस्वरूप आजीवियों को महाराणा के समक्ष आया गया जिसने अपने विवेक अनुसार जुमाने के रूप में सख राशि अर्जित करने का निर्णय लिया। इस जुमाने से एकत्रित की गई राशि से सार्वक टावर (घंटाघर) का निर्माण किया गया। यह उपकरण की प्रथम सार्वजनिक घड़ी है जिसके अवयुजों को इंग्लैंड से आयात किया गया था।


वास्तु विवरण:
वास्तु शैली: मेवाड़ वास्तु शिल्प
महत्वपूर्ण विशेषताएं: घड़ी, छज्जा, गुम्बद
निर्माण सामग्री: पत्थर, धुआ, धातु


जानकारी का स्रोत:
 द मेवाड़ एन्साइक्लोपीडिया, इमान एवं ठाकुर नहार सिंह जसाल




Municipal Corporation, Udaipur





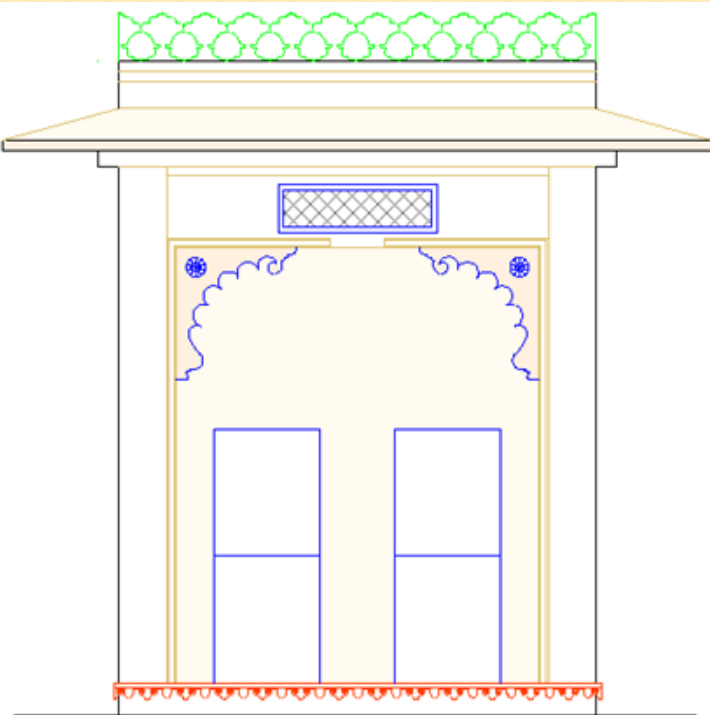
नगर निगम, उदयपुर



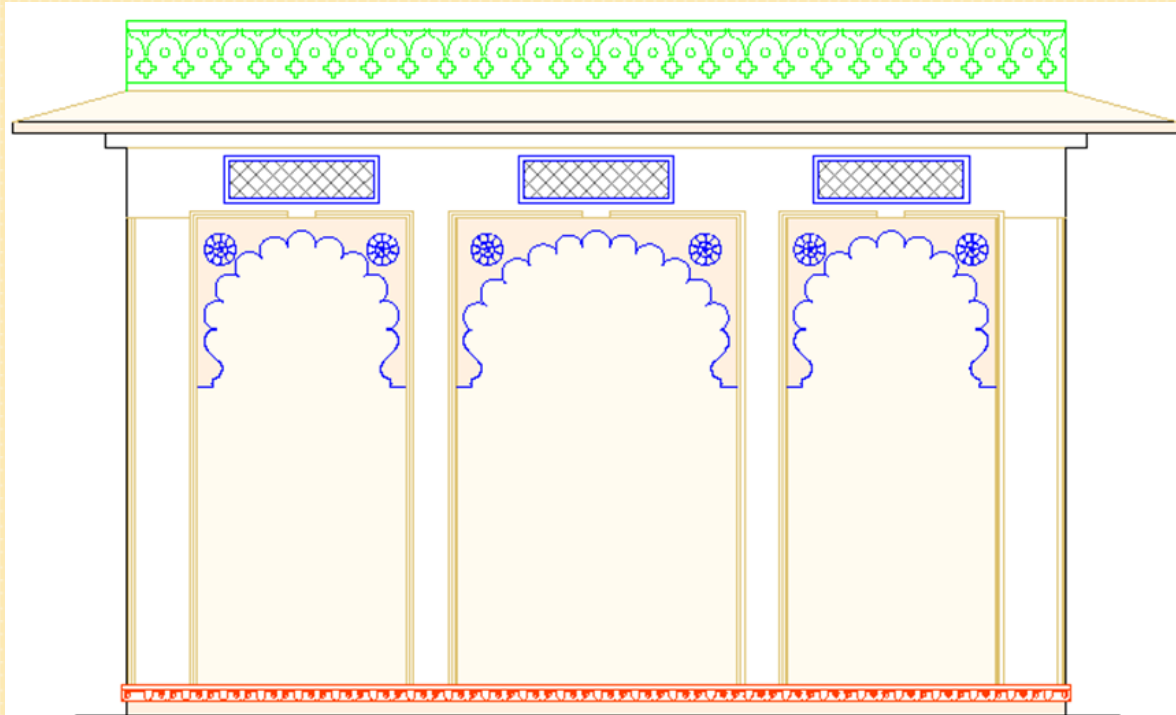
Proposals

Public Amenities, Parking

- Public Amenities like toilets, urinals, drinking water kiosks will be developed at suitable locations to upgrade facilities in bazaars
- Two Wheeler Parking spaces to be demarcated within the bazaar stretch to provide visitor parking



Drinking Water Kiosk



Public Toilet or Urinals

Proposals

Underground Cabling & Façade Lighting

- Electrical and other services cables will be shifted under underground by providing a cable running duct within the road section in order to regularize the service lines
- Façade Lighting and street illumination will be done to highlight the important landmark buildings across the Bazaars
- Drain covers with a uniform design pattern will be provided to cover the drain lines running across the streets



Examples of Jaipur Bazaar Conservation

Choda Rasta Bazaar

Vyas Bhawan (240 To 243)
Chora Rasta



Before Restoration



After Restoration

Bazar Chora Rasta (210 To 214)



Before Restoration



After Restoration

Bazar Chora Rasta (212 To 217)



Before Restoration



After Restoration

Examples of Jaipur Bazaar Conservation

Johri Bazaar

Sunny Dvlopers
Johri Bazar



Before Restoration



After Restoration

Haldiya Hous ' Johri Bazar



Before Restoration



After Restoration

Near Gopal Ji Ka Rasta Parbhu Sadan (143To 145)
Johri Bazar



Before Restoration



After Restoration

Examples of Jaipur Bazaar Conservation

Tripolia Bazaar

Trtipolia Bazar (222 To 225)



Before Restoration



After Restoration

Nawab Saheb Ki Haweli (254 To 260)
Tripolia Bazar



Before Restoration



After Restoration

Nawab Saheb Ki Haweli (258 To 262)
Tripolia Bazar



Before Restoration



After Restoration

Project Estimates

| BADA BAZAAR | | |
|--------------------|--|-------------------------------|
| S. No | Propose Work | Estimated Amount (In Lacs) |
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 35 |
| | Finishing Works(Plaster, Cleaning, Painting) | 21 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 32 |
| | Wood Work (Doors, Windows etc) | 7 |
| | Sub Total | 95 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 32 |
| | Public Amenities (Toilets, Drinking Water etc) | 18 |
| | Street Furniture, Signage's | 22 |
| | Sub Total | 72 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 23 |
| | Underground Cabling | 45 |
| | Sub Total | 68 |
| | Grand Total | 235 |

| MOTI CHOUHATTA BAZAAR | | |
|------------------------------|--|-------------------------------|
| S. No | Propose Work | Estimated Amount (In Lacs) |
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 42 |
| | Finishing Works (Plaster, Cleaning, Painting) | 28 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 37 |
| | Wood Work (Doors, Windows etc) | 13 |
| | Sub Total | 120 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 36 |
| | Public Amenities (Toilets, Drinking Water etc) | 20 |
| | Street Furniture, Signage's | 25 |
| | Sub Total | 81 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 34 |
| | Underground Cabling | 60 |
| | Sub Total | 94 |
| | Grand Total | 295 |

Project Estimates

JAGDESH CHOWK TO GANTAGAHAR

| S. No | Propose Work | Estimated Amount (In Lacs) |
|----------|--|-------------------------------|
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 23 |
| | Finishing Works(Plaster, Cleaning, Painting) | 18 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 26 |
| | Wood Work (Doors, Windows etc) | 6 |
| | Sub Total | 73 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 30 |
| | Public Amenities (Toilets, Drinking Water etc) | 18 |
| | Street Furniture, Signage's | 20 |
| | Sub Total | 68 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 19 |
| | Underground Cabling | 30 |
| | Sub Total | 49 |
| | Grand Total | 190 |

JAGDESH CHOWK TO GANGAUR GHAT

| S. No | Propose Work | Estimated Amount (In Lacs) |
|----------|--|-------------------------------|
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 24 |
| | Finishing Works (Plaster, Cleaning, Painting) | 18 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 22 |
| | Wood Work (Doors, Windows etc) | 7 |
| | Sub Total | 71 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 32 |
| | Public Amenities (Toilets, Drinking Water etc) | 16 |
| | Street Furniture, Signage's | 22 |
| | Sub Total | 70 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 16 |
| | Underground Cabling | 28 |
| | Sub Total | 44 |
| | Grand Total | 185 |

Project Estimates

| JAGDESH CHOWK TO CITY PALACE | | |
|-------------------------------------|--|-------------------------------|
| S. No | Propose Work | Estimated Amount (In Lacs) |
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 28 |
| | Finishing Works(Plaster, Cleaning, Painting) | 15 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 17 |
| | Wood Work (Doors, Windows etc) | 7 |
| | Sub Total | 67 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 20 |
| | Public Amenities (Toilets, Drinking Water etc) | 15 |
| | Street Furniture, Signage's | 13 |
| | Sub Total | 48 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 15 |
| | Underground Cabling | 25 |
| | Sub Total | 40 |
| | Grand Total | 155 |

| WORK BREAKUP OF ALL BAZAARS | | |
|------------------------------------|--|-------------------------------|
| S. No | Propose Work | Estimated Amount (In Lacs) |
| 1 | Civil Conservation Works | |
| | Conservation & Restoration of Building Facade | 152 |
| | Finishing Works(Plaster, Cleaning, Painting) | 100 |
| | Stone Work (Dasa, Jharokha, Todi etc) | 134 |
| | Wood Work (Doors, Windows etc) | 40 |
| | Sub Total | 426 |
| 2 | Development & Beautification Works | |
| | Flooring / Pavements | 150 |
| | Public Amenities (Toilets, Drinking Water etc) | 87 |
| | Street Furniture, Signage's | 102 |
| | Sub Total | 339 |
| 3 | Services Up gradation Works | |
| | Facade Lighting | 107 |
| | Underground Cabling | 188 |
| | Sub Total | 295 |
| | Grand Total | 1060 |

Project Estimates

| CONSERVATION & DEVELOPMENT OF WALLED CITY BAZAAR PROJECT | | |
|---|--|-----------------------------------|
| S. No | Name Op The Bazaar | Estimated Amount (In Lacs) |
| 1 | BADA BAZAAR | |
| | Civil Conservation Works + Development & Beautification Works + Services Up gradation Works | 235 |
| 2 | MOTI CHOUHATTA BAZAAR | |
| | Civil Conservation Works + Development & Beautification Works + Services Up gradation Works | 295 |
| 3 | JAGDESH CHOWK TO GANTAGHAR BAZAAR | |
| | Civil Conservation Works + Development & Beautification Works + Services Up gradation Works | 190 |
| 4 | JAGDESH CHOWK TO GANGAUR GHAT BAZAAR | |
| | Civil Conservation Works + Development & Beautification Works + Services Up gradation Works | 185 |
| 5 | JAGDESH CHOWK TO CITY PALACE BAZAAR | |
| | Civil Conservation Works + Development & Beautification Works + Services Up gradation Works | 155 |
| GRAND TOTAL | | 1060 |