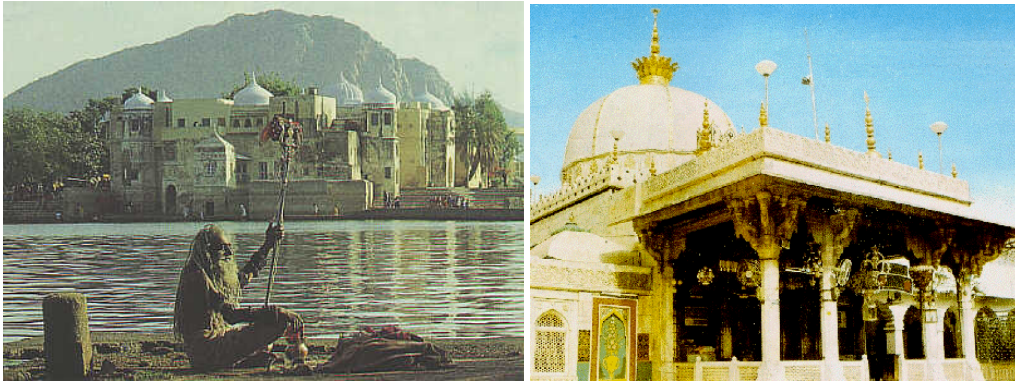


# *Government of Rajasthan*



**DRAFT FOR DISCUSSION**

## *“City Development Plan For Ajmer & Pushkar”*

*Executive Summary*

*Submitted to  
PDCOR Limited*

**PRICEWATERHOUSECOOPERS** 

# 1 Executive Summary

## 1.1 The City Development Plan under JNNURM

The Jawaharlal Nehru National Urban Renewal Mission is an ambitious programme of the Government of India to bring about improvement in the existing urban service levels and urban infrastructure in a financially sustainable manner. The primary objective is to create economically productive, efficient, equitable and responsive cities. This programme, to be implemented over a period of 7 years with a financial outlay of around Rs 50,000 crores from the Government of India, will be executed in 63 cities and towns across India. In order to access funds through the Mission, the Mission requires State Government and Cities seeking assistance to sign up to a set of reforms covering various areas of urban management and good governance. In addition, cities will need to prepare a City Development Plan (CDP) and develop Detailed Project Reports for projects for which assistance is sought.

The CDP will set a “vision” for the future development of the city, a set of objectives and goals which the city aims to achieve and identifies thrust areas in various sectors which need to be addressed on a priority basis in order to achieve the objectives and the vision. It thus provides the overall framework within which projects will be identified and put forward in a City Investment Plan.

In Rajasthan, the city of Jaipur and the cities of Ajmer-Pushkar (jointly) have been selected as eligible cities which can seek assistance under the JNNURM. The nodal agency for the JNNURM in Rajasthan is the Rajasthan Urban Infrastructure Finance and Development Corporation Limited (RUIFDCO). The Project Development Corporation of Rajasthan (PDCOR) has been mandated with the task of preparing CDPs for the mission towns.

## 1.2 The Planning Process

The ethos around which a City Development Plan is built is the notion of participatory planning so as to ensure buy-in of the plan from a cross-section of stakeholders. The planning process therefore needs to be a consultative one, with stakeholders representing a wide spectrum of interests taking part in the discussions and dialogue leading to the formulation of a vision and development objectives, identification of priority sectors and projects.

The Planning Process<sup>1</sup> followed for preparing the CDP for Ajmer-Pushkar has remained faithful to this ethos. Exhaustive consultations were carried out with key stakeholders, both institutional and individual. These stakeholders included key representatives (both elected and administrative) of Ajmer Municipal Council and Pushkar Municipal Board, the Urban Improvement Trust (Ajmer), line departments of the state government such as PHED, PWD, Irrigation, Transport, Railways, Tourism *et al*, prominent citizens of Ajmer and Pushkar, representatives from trade and commerce, NGOs, slum inhabitants, representatives of education institutes.

In addition to one-on-one interactions, a Preliminary Stakeholders workshop was held on 21 February 2006 in both Ajmer and Pushkar. A rapid city assessment was presented in each of these workshops and consensus was sought on the key issues facing each of these cities. A draft “vision” was also finalised in these workshops.

A second Stakeholders Workshop was held on \_\_\_ March 2006 in Ajmer. In this workshop, the draft CDP for Ajmer and Pushkar was presented to the stakeholders presented and

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<sup>1</sup> Refer to Section I: Background to the City Development Plan for details on the planning process followed.

consensus was sought on the projects identified in the CDP along with the prioritisation of these projects.

The CDP for Ajmer and Pushkar was then finalised on the basis of this feedback.

### 1.3 Core Issues

The City Development Plan is an assimilation of a number of “Sector Plans”. The sectors covered in the CDP are:

- Land Use and Spatial Growth
- Roads and Transport
- Water Supply
- Sewerage and Sanitation
- Drainage
- Lake Rejuvenation
- Solid Waste Management
- Tourism and Heritage Conservation
- Basic Urban Services for the Poor
- Institutional Strengthening

Each Sector Plan covers the current status in each sector, emerging issues in the sector, likely future demand, development objectives and strategies for improvement and identified projects to meet these objectives.

Some of the core issues which emerged during interaction with stakeholders include provision of adequate and quality water supply to all the residents of both cities, improvement in solid waste management and augmenting the sewerage systems in both cities (both currently impacting the physical environment in a negative manner), rejuvenation of lakes in both cities, decongestion of the Dargah area and reducing traffic bottlenecks in Ajmer, conservation of heritage monuments and improving the financial and technical capacity of both the municipal bodies<sup>2</sup>.

### 1.4 The “Vision” for Development

The Vision for Development for Ajmer as identified through stakeholder discussions is as follows:

***“Ajmer aspires to be an international destination for religious tourism and a centre for learning by leveraging the existing regional setting, historical significance, religious and educational institutions and government establishments and by making the city efficient and livable for all.”***

The Vision for Development for Pushkar, also identified through stakeholder discussions is as follows:

***“Pushkar aspires to be a centre of religious and cultural tourism based on the history and mythology associated with the town, traditional cultural events and by retaining the historical character and conserving the built and natural heritage”***

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<sup>2</sup> Issues have been generalized in this section. For details on issues in each sector for each of the cities, refer to the individual Sector Plans for Ajmer and Pushkar.

## 1.5 Identified Projects for Ajmer

Name of the Sector	Projects	Investments Required (Rs in Crores)							Total
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	
Drainage	Desilting of 8.42 Km of Drains	0.52	0.52						1.04
	Lining and Restructuring of 18.88 Km of Drains	7.90	7.90						15.80
	Construction of New drains in New Colonies	3.91	3.91	3.91	3.91	3.91			19.55
Waste Water	Two STPs (50+ 8) MLD	9.00	9.00						18.00
	Laying of Secondary and Tertiary Sewers in Anasagar Zone	7.85	7.85						15.69
	Laying of Secondary Sewers in City Zone		2.00	2.00					4.00
	Civil and Electro-Mechanical works of SPS in Anasagar Zone	0.10	0.10						0.20
	Laying of Secondary Sewers in Dargah Area	2.67	2.67	2.67					8.00
	Sewerage Network in Newly Developed Areas	2.29	2.29	2.29	2.29	2.29			11.43
	Construction of Public toilets near Dargah Area	0.31	0.31						0.61
	Construction of toilets at Vishramsthali's	0.50	0.50						1.00
	Design & Supervision Consultancy Cost	0.71	0.71	0.71	0.71	0.71			3.53
Lake Rejuvenation	Aforestation and Soil conservation measures	0.72	0.72	0.72	0.72	0.72			3.60
	Desiltation of Anasagar lake	1.49	1.49	1.49	1.49	1.49	1.49		8.91
	Equipment for Deweeding	0.90							0.90
	Construction of community toilets complexes	0.50	0.50						1.00
	Public Awareness and Training	0.23	0.23	0.23	0.23	0.23	0.23		1.35
	Lab for Water quality monitoring & biological research	0.68	0.68						1.35
	Creation of Lake conservation Authority	3.15	3.15						6.30

Name of the Sector	Projects	Investments Required (Rs in Crores)							
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	Total
Solid Waste Management	Equipment for solid waste management	1.14	1.14						2.27
	Solid waste composting plant	2.65	2.65						5.30
	Laboratory for solid waste treatment plant		0.30						0.30
	Awareness								0.00
Land Use, Spatial Development and Housing	Decentralising wholesale commercial activities	35.00	35.00						70.00
	Large scale housing development		25.00	25.00	25.00	25.00	25.00	25.00	150.00
	EWS Housing		4.00	4.00	4.00	4.00	4.00		20.00
Roads and Transport	Traffic Improvement of Hathi Bhata Area		2.00						2.00
	Traffic Improvement of Railway Station Area		0.75						0.75
	Improvement of road geometry for Pushkar road.			1.00					1.00
	Traffic improvement of Dargah Area			20.00	20.00	20.00	20.00	20.00	100.00
	Decongestion of Railway Station Area				5.00	5.00	5.00		15.00
	Road widening and improvement of Taragarh road				2.00				2.00
	Widening and strengthening of internal roads				10.00	10.00	10.00		30.00
	Shifting of Pvt. Bus terminal from Daulat bagh to HBU Ext.				2.50	2.50			5.00
Construction of ROB/RUB							20.00	20.00	

Name of the Sector	Projects	Investments Required (Rs in Crores)							Total
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	
Tourism and Conservation	Pre-paid counters at bus stands and railway station	0.05							0.05
	Establishment of tourist information centers	0.50							0.50
	Promotion of Ajmer as a tourist destination	2.00							2.00
	Development works in and around Dargah Sharif	8.00							8.00
	Construction of New Vishram sthali		1.25	1.25					2.50
	A Promenade around Anasagar near ACR			10.00	10.00				20.00
	Conservation of Heritage monuments			3.33	3.33	3.33			10.00
	Development of Arts and Crafts village				1.00	1.00			2.00
	Rope way from Dargah to Taragarh				5.00	5.00			10.00
	Sound and light show at Tara garh fort						2.00		2.00
<b>Total (All Sectors)</b>		<b>116.19</b>	<b>141.41</b>	<b>99.63</b>	<b>113.63</b>	<b>99.44</b>	<b>68.68</b>	<b>65.00</b>	<b>703.99</b>

### 1.6 Identified Projects for Pushkar

Sector	Projects	Investments Required (Rs in Crores)							Total
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	
Institutional Strengthening	Implementation of Double Entry Accrual based Accounting	0.08							0.08
	Training and Institutional Strengthening		0.01	0.01	0.01	0.01	0.01		0.07
	Implementation of Geographical Information System		0.25	0.25					0.50
	E-Governance System for Municipal Services			0.14	0.14				0.27
	Communication and Citizen Participation Programme				0.03	0.03	0.03		0.10
	Modernising Office Infrastructure						0.10		0.10
Water Supply	Construction of OHSR, CWR for Zone-1 & 3	0.69	0.69						1.37
	Rising main and extension of Distribution Network for water supply from Bisalpur	0.64	0.64	0.64					1.93
	Electro-Mechanical Works	0.03	0.03	0.03					0.10
	Energy Efficiency Study	0.10	0.10						0.20
	Establishing Customer Connection Meters	0.18	0.18	0.18	0.18	0.18			0.88
	Establishing DMAs (4 DMAs)	2.15	2.15						4.29
	Leak Detection Study and Rehabilitation Program for Water Supply System	0.30	0.30						0.60
	Extension of Water Supply to New Colony Areas	0.16	0.16	0.16	0.16	0.16			0.80
	Bulk Meters (3nos)	0.25							0.25
Construction of CWR for Pushkar Mela (4ML)	0.25	0.25						0.50	

Sector	Projects	Investments Required (Rs in Crores)							Total
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	
Waste Water	STP 0.7 MLD	0.03	0.03						0.05
	Laying of Sewer Network in IDSMT Colony and Parashar Colony and Uncovered area	1.47	1.47						2.93
	Desilting of Open Sewers	0.40							0.40
	Sewerage Network in New Areas	0.10	0.10	0.10	0.10	0.10			0.50
	Public toilet for Pushkar fair	0.50	0.50						1.00
Drainage	Channelization, training and lining of Kharkheri Feeder, Savitri and Kharkheri	0.72	0.72						1.44
	Construction of New drains in New Colonies	1.04	1.04	1.04	1.04	1.04			5.19
Lake Rejuvenation	Aforestation of Nag Pahar, Nand Narwar & Kanas Makrawali	0.18	0.18	0.18	0.18	0.18			0.90
	Soil conservation measures	0.23	0.23	0.23	0.23				0.90
	Desiltation of Lake	0.18	0.18						0.36
	Water treatment plant		1.25	1.25					2.50
	Laboratory			0.75					0.75
	Public awareness & Training	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.75
Solid Waste Management	Equipment for solid waste management	0.16							0.16
	Solid waste composting plant	0.25	0.25						0.50
	Laboratory for solid waste treatment plant			0.20					0.20
Land Use and Conservation	Pedestrianisation of the heritage precinct	1.10	1.10						2.20
	Provision of parking spaces		0.50						0.50
	Conservation of the abandoned Ghats			0.67	0.67	0.67			2.00

Sector	Projects	Investments Required (Rs in Crores)							Total
		F.Y 2006-07	F.Y 2007-08	F.Y 2008-09	F.Y 2009-10	F.Y 2010-11	F.Y 2011-12	F.Y 2012-13	
Tourism	Establishment of tourist information centers	0.50							0.50
	Improvement of the approach roads to various religious and archeological sites	1.25							1.25
	Development of Mela Ground	0.25							0.25
	Development a new camping site		2.00						2.00
	Development of tourist circuits			1.00					1.00
	Development of arts and crafts village				1.00				1.00
	Construction of Heritage hotels, budget hotels and <i>dharamshalas</i>								0.00
	Development of Pushkar helipad				0.50				0.50
<b>Total (For all Sectors)</b>		<b>13.27</b>	<b>14.40</b>	<b>6.93</b>	<b>4.33</b>	<b>2.47</b>	<b>0.25</b>	<b>0.11</b>	<b>41.76</b>