
URBAN MASTER PLANS IN RAJASTHAN, INDIA: THE CASE OF ALWAR

Aneesh Kumar MISHRA

Gutwan Mishran Jalalpur, Jaunpur, UP – 222136, India, geogbhuvakm@gmail.com

Abstract

Master Plan is an important tool for urban development as such it guides, controls and manages urban growth in planned manner. Despite being outdated in developed countries, it is still used in developing countries like India. This paper explores master planning in Rajasthan, the largest state of India and critically analyses master plan for Alwar as a case in detail to find out different causes and factors hindering full implementation of master plans in Rajasthan. Lacunas in plan preparation reflect in nature and proposals of plan which affect implementation process immensely. Further, implementation process is also impeded by a host of factors. However, considerable progress of Master plan for Alwar shows that rather than questioning relevance of master planning approach in Rajasthan, positives steps to strengthen institutions, and greater involvement of public in planning processes is essential for preparation of a good master plan and its implementation on ground level.

Keywords: Urban planning, Master plan, Rajasthan.

1. INTRODUCTION

Master Planning is one of the earlier approaches of urban planning to guide and manage growth and development of urban centres. Its origin lies in the Town and Country Planning Act 1947 of United Kingdom which was enacted to revitalise world war torn towns and villages. The master plan approach is a form of spatial planning based on comprehensive land use maps, zoning and planning standards. Due to its physical and complicated, rigid nature and inability to address various socio-economic problems and issues, it has now been abandoned in many developed countries of the world. Nevertheless, it is still being followed in developing countries like India. Unfortunately, Majority of cities have still not been covered by master plans. Cities with master plans are facing problems of their poor implementation on ground level and Alwar in Rajasthan is one of them. This paper explores master planning in Rajasthan and critically analyses master plan for Alwar as a case in detail and discusses different causes and factors hindering full implementation of master plans in Rajasthan. A few suggestions have also been rendered to ensure success of Master Plans in Rajasthan. The study is primarily based on literature review, physical observations of the city and informal interviews and discussions with key officials of local authorities and citizens of Alwar.

This paper has been organised into six sections. The next two sections discuss concept of master planning and various tools of implementation. Fourth section deals with master planning in Rajasthan focussing legislations and processes of preparation and implementation. Section fifth investigates master plan for Alwar

as a case in Rajasthan for exploring ground realities of the plan proposals and lacunas and hindrances in preparation and implementation of master plans. It also suggests a few important steps for ensuring preparation of a good master plan and their successful implementation. This section is followed by concluding remarks.

2. MASTER PLAN AS A FRAMEWORK TO URBAN DEVELOPMENT

Planning is an art as well as a science for making choices for future among available options. It neither predicts 'what will be' nor claims 'what shall be' but provides an image of 'what is likely to be' (Gallion and Eisner, 1986). Implementation of planning proposals depends upon necessary resources and is subjected to human needs and will power. Master plan is one of the important planning documents to facilitate and encourage the optimal growth of dominant functions of urban centres, strengthening the intra-urban linkages and provide an elbow room for spatial growth (Buch, 1987). It is long term plan, hence, is process rather than conclusive statement which provide guidelines for the urban growth. It also guides people in locating their investment in the city in an orderly manner (Tiwari, 2010). It is aimed at to organise and coordinate the complex relationships between urban land uses to improve the quality of life of the people. It also provides a resource mobilisation plan in relation to socio-economic characteristics for proposed development works. In short, master plan is a design for the physical, social, economic and political framework for the urban centres. Conceptually, it is based on comprehensive surveys and studies on the present status and future growth prospects of each and every component of city, i.e., land use, socio-economic and public services etc.

In many countries of the developed world, master planning has now been replaced by strategic spatial planning which emphasises only on inclusive stakeholder participation processes and key strategic elements of urban growth (Healy, 2006; Watson, 2008). Despite widespread criticism of master planning in developing countries, it is still been widely practiced due to a host of factors. However, it is proved to be inappropriate in the context of rapid urbanisation and change in developing countries (Todes et al. 2010) like India. These include professional training of planners and their constant belief in impracticable planning standards which can never be articulated in reality in rapidly changing society of the developing world. Further, their poor knowledge about socio-economic structure of society, unwillingness to assimilate in society to access needs and problems of the society, vested interests of different groups, i.e., donor agencies, consultants, professionals, administrators, politicians etc., inappropriate legislative basis for planning in terms of plan preparation and implementation (Devas and Rakodi, 1993) and lack of public awareness and their active participation in planning and decision making processes.

3. TOOLS FOR IMPLEMENTATION OF MASTER PLAN

Implementation of plan proposals has direct implications on urban growth and development. For this, a vibrant, robust and coordinated network of institutions and information system is essential for full utilisation of available financial and other resources judiciously. Besides, a set of tools are needed to implement plan properly. These tools include legal protection of plan, regulatory measures of land use controls, i.e., land and zoning regulations, building regulations etc., controls on development activities and capital enhancement programmes. Other subordinate tools like tax policy, township policy, land acquisition, institutional re-organisation, incentives for public-private partnerships etc. must be attuned to the goals and objectives of the master plan. Further, the plan constantly need its translation into socio-economic and investment programmes. However, spatio-temporal variations in availability of planning tools and their limitations should be recognised during preparation of plan to ensure its successful implementation. For instance, land use zoning or compulsory purchase of land may well exist on paper or in legislation but are not effective in practice (Clarke, 1992). Such exercise enhances effectiveness of master plans and their implementation on ground level.

4. MASTER PLANS FOR URBAN DEVELOPMENT IN RAJASTHAN

a) *Legal Framework*

The current practice of master planning approach of urban planning in India is a colonial legacy which find its' root in British laws and rules in India. Constitutionally, social and economic planning of cities is a joint responsibility of the central and state governments. But, land related planning and development falls under state's realm. Therefore, preparation and implementation of spatial and structural plans related to land, i.e., master plans is furnished by the state government. Here, the role of central government is limited to providing guidelines and policy framework for urban growth and development. This is one the prime reasons behind existing variation in growth and development of urban centres in India. Before Independence in Rajasthan, responsibility of urban planning and implementation of urban plans was entrusted to Municipalities and Town Improvement Committees by the princely rules. After Independence, these institutions tried to tackle migration induced growth of population and consequent problems and issues in urban areas, but failed to overcome. Therefore in 1959, Rajasthan Municipalities Act and Rajasthan Urban Improvement Act were enacted by the state government. These Acts still act as backbone legislations for urban areas of the state. As per the provisions of Rajasthan Urban Improvement Act, Urban Improvement Trusts (UITs) were established in major cities of the state with objectives: i) to design urban pattern, ii) to plan the future of the city, iii) to improve the existing situation in planned manner, iv) to acquire and utilize urban land in the best manner. The onus of preparation of master plans is on Town Planning Department of the state government

which prepare master plans following the guidelines provided by the Town and Country Planning Organisation, the apex body at central level in matters of town planning. Town Planning Department carries out comprehensive socio-economic and land use surveys to assess the existing scenario and needs and problems of the urban society before finalisation of proposals of master plan for future growth and management of city in a planned manner. Due to lack of trained staff and financial and technological constraints, the state government is now relying much on professional and consulting firms for surveying and data analysis. After preparation of master plans, responsibility of its implementation is entrusted to Development Authorities established under special legislation in large cities, i.e., Jaipur and Jodhpur, and to UITs in other major cities of the state. Development Authority and UITs implement master plans in coordination with other ULBs like municipalities and government agencies. However, ULBs including UITs remained stationary in terms of planning and implementation due to state's control on administration, allocation of resources and poor public participation until June 1993. In June 1993, 74th Constitutional Amendment came into force which strengthened powers and functions of ULBs through provisions of constitution of ward committees, state finance commission, ensuring participation of backward classes and women through reservation of seats and elections, providing legislative framework for plan implementation etc. However, old municipal laws continued to overlap these provisions due to which the whole planning process for urban development hindered at large. Recognising these inadequacies, the government of India has developed Model Municipal Laws (MML) to guide states to enact suitable municipal laws in order to enhance the capacities of ULBs and for creating an environment to ensure better and effective delivery of public services. Following the MML, the government of Rajasthan has enacted Rajasthan with provisions of transferring various functions to ULBs and implementation of its recommendations, ensuring community participation through Area Sabha etc (Vaidya, 2009). This Ordinance makes town planning a municipal function. However, State's Urban Improvement Act has not been amended to incorporate these provisions of Municipalities Ordinance 2008. This has led to parallel working of ULBs producing conflicts in planning process and their jurisdiction.

b) Preparation and implementation of master plan

Rapid industrialisation and consequent growth of population during decade 60s and 70s in major urban centres of Rajasthan caused haphazard and uncontrolled growth of cities leading to housing congestion, slums, overcrowding, traffic jams, unhealthy and insufficiently sanitary conditions etc. and environmental issues related to pollution and degradation of city health. To cope up with these problems, planners at that time in Rajasthan sketched out large blue print maps for selected cities to guide their growth and development in coming 20-30 years. Jaipur, being the capital city, was chosen for the beginning of master planning in Rajasthan. Later on, master plans for Jodhpur, Udaipur, Ajmer, Bikaner, Kota and Alwar were prepared. Presently, as many as 60 towns have been covered with master plans.

A perusal of some of these master plans brings out that almost same methodology, i.e., survey, analysis and plan has been used in preparation of these master plans. However, traditional methods of surveying and data analysis have now replaced by computer assisted techniques and use of remote sensing and GIS. This reflects in recently produced master plan for Greater Bhiwadi. But majority of master plans prepared before 2000 have poor quality of land use maps and other related documents which reflects use of local techniques. Interviews with officials reveal lack of trained staff and financial resources as major reasons behind this.

Successful implementation of master plan on ground level is a herculean task for urban institutions in developing countries like India and being a part of India, Rajasthan is no exception. Problem solving short term Development Plans arising out of changing socio-economic and political environment are generally incongruous to the long term master plans. These plans have immediate socio-economic and political consequence, that's why it consumes up energy of state's machinery and limited financial, technical and other resources leaving little for successful implementation of master plans. Delay in master plan implementation further creates severe challenges and problems for all the stakeholders and government. In Rajasthan, there is no unified agency and organisational framework for implementation of master plan. However, a steering committee headed by the chief secretary with a number of state government departments as its member has been constituted to ensure some degree of control and coordination at state level. At district or city level, this task is entrusted upon District Collector. An exploration of master plan aiming at weaknesses of plan and major reasons for implementation failures or partial success becomes necessary for growth and management of urban areas in Rajasthan.

5. MASTER PLAN: THE ALWAR CASE

Alwar is a major city in north-eastern part of the Rajasthan. The city occupies a central location between two metropolises, i.e., Jaipur, the state capital and New Delhi, the national capital along the Delhi-Ahmedabad railway line. It is beautifully nestled at the foothills of the Aravallis which also marks its boundary in west and south-west. It covers 48.14 sq. km area with a total population of 315,330 persons (Census, 2011). The city is divided in 50 wards for administrative purposes. Owing to its strategic location and fast growing as a hub of economic activities and services, Alwar is witnessing severe pressure on its land uses and their spatial forms. Due to its proximity to Delhi, It has also been chosen as magnet centre to release enormous pressure of population in Delhi through decentralisation of economic activities in National Capital Regional Plan (NCRP).

Before Independence, Alwar served as administrative seat of princely state of Alwar. Its' population increased very slowly due to frequent occurrences of famines, epidemics and wars, lack of medical facilities, poor rural-urban migration and its fortified nature. The efforts to curbs urban growth was started in 1920 through the Town Improvement Committee. It prepared and implemented various structural and improvement plans

successfully for housing, infrastructure, commercial and industrial activities. After 1949, control of city administration transferred from princely rule to the state government. And at the same time, the city witnessed population pressure due to large-scale immigration of Sikh population from West Pakistan and rural-urban migration. Consequently, population increased very rapidly from 57,868 in 1951 to 145,795 persons in 1981. It put enormous pressure on existing land use and services to which Town Improvement Committee could not cope with. It led to unbalanced and haphazard growth of structures in different areas of the city. Realising the need of hour, re-organisation of urban local bodies was accomplished by the state government. UIT and Municipal Council were established under the provision of Rajasthan Urban Improvement Act 1959 and Rajasthan Municipalities Act 1959 respectively for governing, improving and controlling urban growth and management.

Master Plan - 2021

The preparation of master plan for Alwar was started by the Town Planning Department in 1976 on guidelines supplied by Town and Country Planning Organisation. First draft of Master Plan based solely on existing land use was published in 1983. But master plan could not be finalised and was delayed due to rapid growth of residential, commercial and other land uses which occurred after introduction of Rajasthan Land Conversion Rules 1981, construction of ammunition dump site and approval of Alwar-Mathura railway line. Later on proposals of plan were revised in the final version of master plan in 1988 wherein these changes were incorporated after updating existing land use and socio-economic characteristics of population through a detailed survey of the city. After that, master plan was sent to the government for evaluation and approval. The government sanctioned the plan in 1989. Hence, master plan for Alwar took 16 years of long period for completion. Therefore, Master Plan was implemented by the government authorities. But plan proposals envisaged in Master Plan could not be realized fully by the target year 2001 for one or another reason. Consequently, horizon year of Master Plan, i.e., 2001 has now been extended up to 2021 A.D. without bringing any significant changes in Master Plan.

a) Form and Content

The form and content of the master plan appears to be quite incomprehensive. It is comprised of 5 chapters including introduction, framework for implementation and maps of planning zone, existing and proposed land use. Chapter one, Introduction, focuses on need of master plan for Alwar and presents a brief account of its preparation process. Chapter second deals with various aspects of existing land use and history, demography, and occupational structure of the city. Chapter third put light on conceptual framework of planning, projected population and occupational structure. Chapter fourth embraces detailed plan proposals regarding urbanisable area, planning zones, industries, residential, commercial and administrative land uses, tourism, community facilities and services, transport and environment. Chapter fifth makes critical

assessment of existing framework for plan implementation and stresses on establishing unified authority and public cooperation and participation for successful implementation of the plan.

Being a part of National Capital Region (NCR) and its consequent status as Regional Centre to act as magnet centre to attract economic activities and Delhi bound potential migrants (Master Plan, 1989), hence, the content of the Master Plan largely follows planning policies and principles of the National Capital Regional Plan. Master Plan of Alwar is long range perspective comprehensive general physical plan. Issues like residential density, proximity to employment centres, transportation facilities, shifting and creation of market centres, and isolation of noxious uses have been taken into account in deciding the location of various functions in certain areas. Programmes related to conservation, rehabilitation, redevelopment and provision of community facilities like education, medical, recreational are also recommended keeping in view the residential densities, local character and the possibility of future expansion to improve quality of life.

In order to bring out planned and balanced development, Master Plan has divided the city into the five planning zones (excluding cantonment as undefined area), viz., (i) Old City Zone (ii) Moti Dungri Zone (iii) Industrial Zone (iv) Dayanand Nagar Zone, and (v) Peripheral Control Zone. These planning zones follow the philosophy of planning which encompasses the total urban complex, i.e., the entire city comprising of a number of relatively self contained communities in matter of employment, housing, shopping, and other community facilities and services. The first four zones are primarily concerned with the city and its urbanisable area, while last zone surrounds urbanisable area where growth will be controlled through implementing regulatory measures.

b) Critical Analysis of the Master Plan

A critical analysis of plan, keeping in view the ground realities, is very much essential to gauge nature and effectiveness of plan proposals. It will also highlight, though indirectly, major shortcomings in plan preparation process in Rajasthan which lead to poor implementation of plan at ground level.

1. Theoretically, plan has been prepared on the basis of primary data. But in reality, it involved greater reliance on secondary data and minimum use of primary data. Such exercises led to unrealistic projections for future requirements. In addition, aim of bringing about orderliness of land uses by envisaging even distribution of various functions and facilities make the Master Plan idealistic in nature.
2. It seems to be rigid as its objectives, policies, and planning principles have been laid down under Rajasthan Urban Improvement Act 1959 which makes incorporation of any changes or modifications a difficult task. Moreover, lack of precise plan for location of each use of land at micro-level leaves sufficient scope for adjustment of various land uses at ground level during its implementation for

realising functional relationship, a requisite for urban development. At the same time, due to lack of strict laws and regulations citizens make use of their own land or built structures into uses which suit them neglecting the laws and regulations.

3. The Master Plan follows objectives, policies, and principles narrated in National Capital Regional Plan (NCRP), but in doing so authorities seemed to have forgotten the differences in socio-economic structure and resource base of a medium sized city like Alwar and a metropolis like Delhi. Consequently, the socio-economic realities of Alwar are overshadowed by that of Delhi. It has left the Master Plan more as a draft of controlling land with a limited power of generating positive forces of urban development. There are very little efforts to link the short term or investment plans with the existing Master Plan. One of the reasons for this disjuncture between the Master Plan, investment plans and governance structure is that the first one is a very long term plan.
4. Incongruously, with such a wide range of goals pronounced in the Master Plan, the planners rely basically on only two simple tools. A large portion of the plan concentrates on population projections as the sole forecasting indicators and land specific plans as the only planning tools. The Master Plan of Alwar has been projected with population of 5 lakhs, whereas determination of land requirement of the city is worked out on the basis of projected economic structure of the city. No study has been made on the market analysis and consumer behaviour pertaining to existing facilities in particular concerned areas.
5. Land use designations (labels) are usually determined or justified on one of the three principles in the Master Plan: as responsive to existing conditions, to enable smooth traffic flows, or as a part of some larger conceptual plan for the city (Rogers, 2000). The distribution of various land uses has been made more or less even so as to reduce traffic congestion inside the old city and to reduce the number of commuting trips in the peripheral areas. Larger conceptual plan, i.e., micro level land use planning is completely lacking in the Master Plan. Land use plan is responsive rather than active as location of many of the land uses are determined by the existing condition or character of land. For example, the illegal growth of residences near the industrial area land surrounding the industrial area has been declared for mix residential and commercial development. Likewise, location of transportation nodes, private bus stand, and truck terminus are also determined in the Master Plan.
6. The plan lacks implementation framework. Though it mentions necessity of a unified authority for implementation but it has not been realised on ground level. Further, the plan neither outlines necessary financial, technical and physical resources nor discusses potential constraints and issues and their remedial measures for successful implementation of the plan. The plan does not mentions specific roles of different government institutions working within the framework of their own rules and

regulations under their own jurisdiction such as Housing Board, RIICO, Cantonment Board, Railways, PWD, etc. This multiplicity of agencies creates considerable problem in proper coordination and achieve integrated development.

7. Master plan is highly bureaucratic and design oriented as such it is prepared by the engineers and architects of the Town Planning Department who are very much interested in sketching out aesthetic layout plans and in traffic of the city and have little concerns of socio-economic needs or its changing character. For instance, delimitation of planning zones seems to be arbitrarily done because the basis of delimitation is not clear and erroneous. There lies considerable difference in regard to socio-economic structure and level of development of existing land use in each zone. For example, the old city zone covers highly dense and the oldest part of the city at one hand and sparsely developed and newly developing areas like Buddha vihar, HKM nagar, Shivaji park etc. at another hand. These differs each other in many aspects and have their own particular needs and problems which require different approaches and methods of planning to tackle the planning issues and strategies. The approaches and methods applied for the old city can not be applicable for sparsely developed areas. Hence, putting together two heterogeneous areas to form a planning zone is erroneous as well as unscientific for urban development. The story is same for rest of the planning zones except peripheral zone which is entirely rural in character.
8. Planning zone has been defined as an area where community is self contained in terms of employment, housing, and other community facilities. This is highly unpractical approach of land use planning in which coordinated and integrated land uses and functions of the city has been completely overlooked. Further, an urban society of a specific area can not be made fully contained in terms of employment particularly in Indian cities like Alwar where percentage of work force is decreasing day by day.
9. The short term measures to bring about improvement in existing condition particularly in old city area is ambiguously mentioned with refraining phrases of relocation, provision of community facility, conservation, reconstruction, and redevelopment. Such measures need huge amount of money and people's active participation about which the Master Plan is silent. The improvement and renovation of urban renewal programme needs financial and administrative follow up action plan to implement successfully the Master Plan. Solution of such problems has not been discussed at length in the Master Plan.
10. Inordinate time of sixteen years (from 1973-1989) had also been taken in preparation and approval of the Master Plan and, in obtaining possession of land sought to be acquired for the very purpose. All these while, several changes, i.e., increase in population and economic activities, growth of

socio-economic facilities, boom in service sector of economy, decline in manufacturing activities due to shifting and dislocation of NH - 8 approximately 60 km away from the city, changes in ward boundary and so on occurred in the city. Consequently, city's development has been taking place without proper implementation of the Master Plan.

It is, therefore, important infrastructural plans like construction of over-bridges at Itarana and Tijara crossings, water supply and sewerage subprojects (Rajasthan Urban Sector Development Investment Programme (RUSDIP) assisted by Asian Development Bank) have been prepared and will be implemented without adoption of the Master Plan.

11. Lack of public awareness and public participation in preparing and implementation of Master Plan has largely influenced realization of its objectives and goals. Hence, Master Plan is more a top-down than a bottom-up approach of planning. For example, shifting of Kedalganj grain market and Ghantaghar vegetable market have been made to get rid of filth, traffic congestion, and overcrowding which has resulted little success. Increase in wholesale trading due to increasing production and demand in surrounding areas including metropolitan areas of the Delhi and Jaipur and lack of space around existing markets made shifting necessary to a considerable distance away from the densely populated inner zone. The requirements and convenience of wholesalers were never taken into consideration and they were not treated as stakeholders in the development plan.

It is clear from the example of New Tej talkies at Ghantaghar which has been closed following Master Plan.

12. Master Plan has been prepared for projected population of five lakh persons as assigned in National Capital Regional Plan. The planners failed in their exercise for two main reasons. First, they could not assess the real progress of NCRP because decentralisation of functions and economic activities to Regional Towns especially to Alwar never happened due to failure of Delhi Master Plan and its considerable distance. Secondly, the more significant one is the ignorance of changes in the region which occurred after shifting of NH - 8 (Delhi-Mumbai highway) from Alwar city to northern parts of the district (Approx. 60 km away). It has helped growth of a number of industrial centres like Bahror, Bhiwadi, Shahjahanpur, and Khushkhera owing to their proximity to Delhi Metropolitan Area.
13. These centres witnessed exponential increase in population in past two decades due to drifting of Delhi bound potential migration. Consequently, number of industries and population of Alwar could not increase as was well expected.

The declining percentage of slum dwellers in Alwar city is a typical character which could not be apprehended in any city of India due to industrial labour migration in the newly emerged industrial

centres on NH – 8. Here, the appraisal of the impact of shifting of NH - 8 was required to make substantial changes in the Master Plan accordingly, but neither state agencies nor local governing bodies could notice such apprehension.

c) Progress and Prospects

Despite several shortcomings and hindrances in plan preparation and implementation mentioned above, master plan has been able to channelise the growth of the city in desired direction largely in fragmented manner. Consequently, plan has been able to shape and direct growth of the city to a considerable extent. This can be understood by comparing Figure 1 & 2.

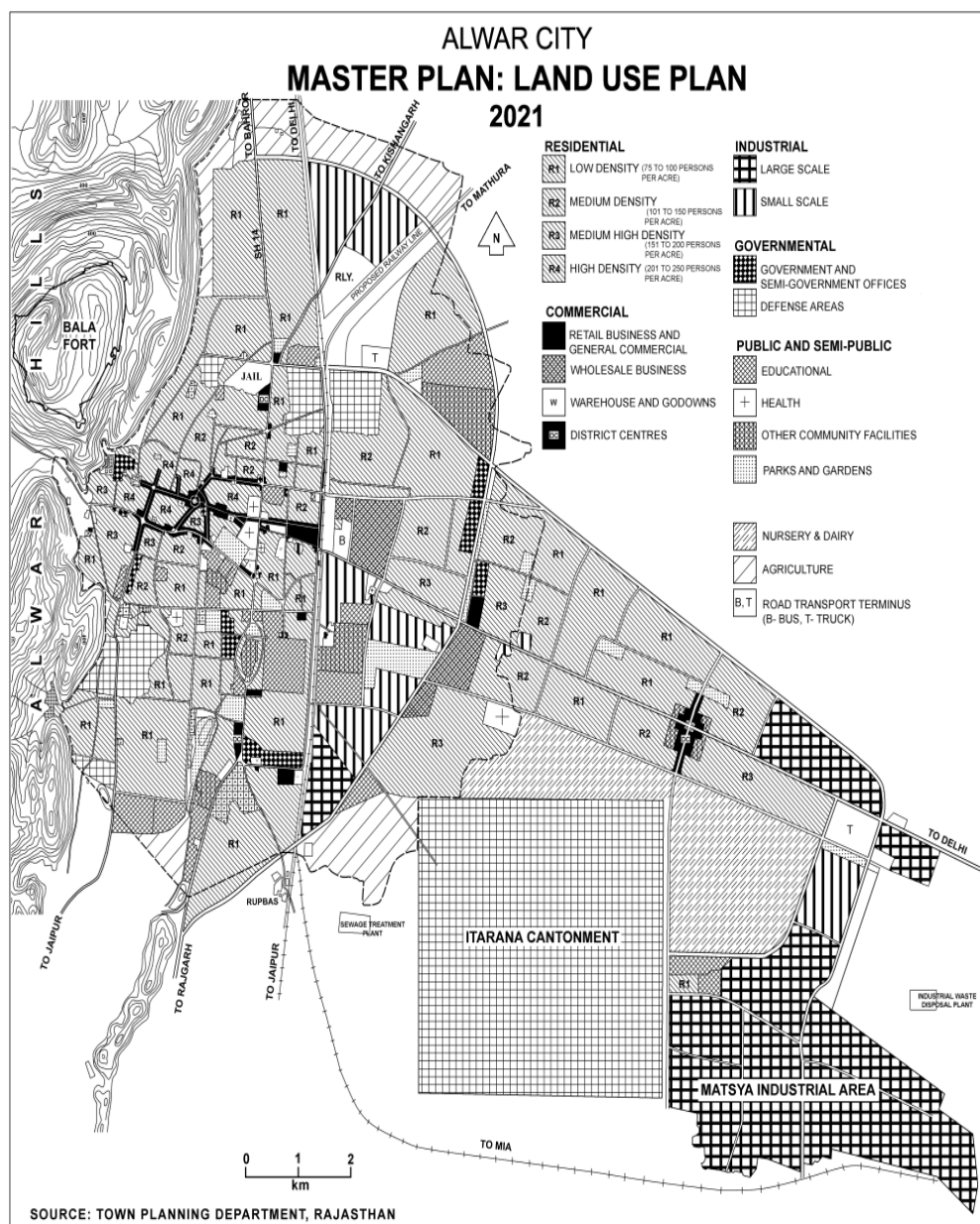


FIGURE 1

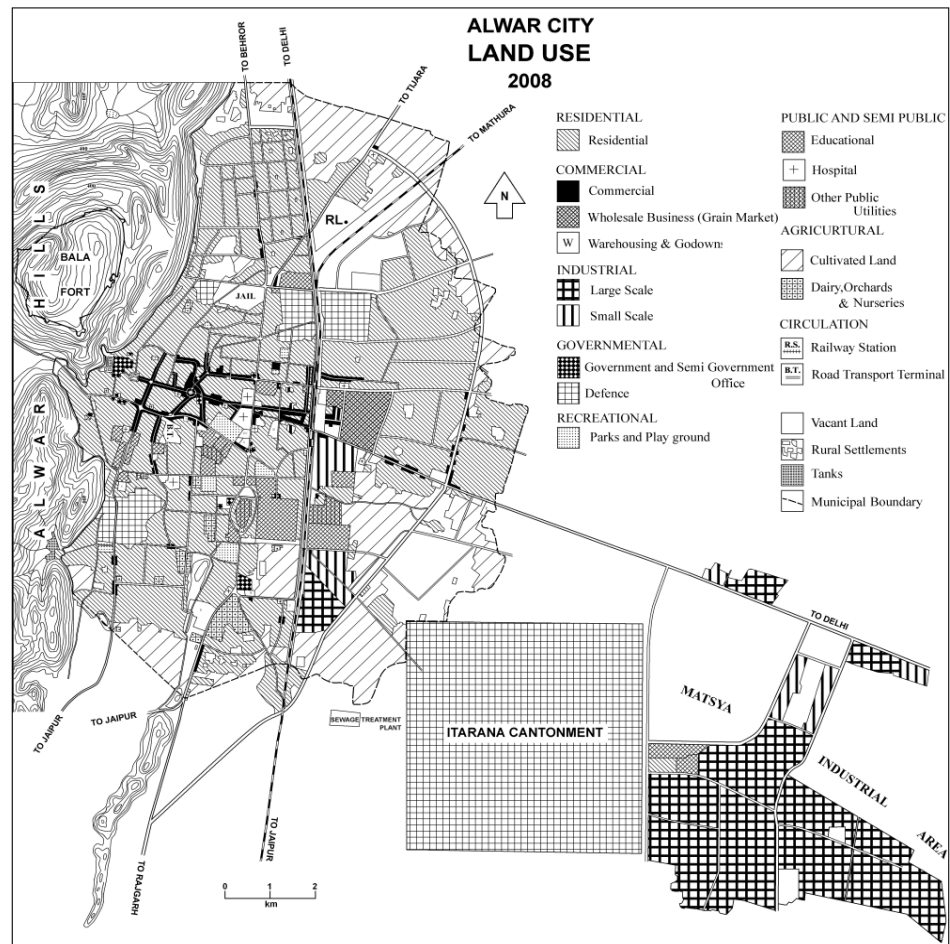


FIGURE 2

Major plan proposals which have been implemented successfully include: shifting of District Hospital, vegetable and grain mandi (wholesale markets) from congested old city area to outer areas, proposals related to improvement of traffic conditions, i.e., construction of Delhi bypass road, 60 Feet road and truck and bus terminals, and proposals related to renovation of historical and tourist places like Hope Circus, City Palace, cenotaph of Bakhtawar Singh and Fateh Bahadur, Lal Diggi, Sur Sagar etc. Interviews with officials and staffs of UIT, TPD and Municipal Council reveal three major reasons for slow implementation of master plan, that is, i) inadequate availability of financial and other resources, ii) lack of coordination among government institutions, and iii) vested interests of investors, thekethars (builders), administrators and politicians.

However, a few staff members give credit for implementation of plan to character and will of certain officials who have now transferred elsewhere following the political will. Proposals of plan at city level do have merits to bring about control and manage urban growth and development. However, plan proposals at micro-level or ward level needs to be revised by assessing needs and problems of present society of the city. For this, a fresh survey of socio-economic conditions is needed.

It is the people who can identify their problems and also prioritise for addressal better than the government officials. The role of local community in outlining development plans including rehabilitation, renewal, and up-gradation programmes for the inner part, and in process of land acquisition for further growth and development in outer areas must be ensured. This will help in mitigation of development conflicts arising during the execution of the master plan. Active participation of community can be secured by establishing ward committees or Area Sabha as per Rajasthan Municipal Ordinance 2008. But such participation can be ensured by making people aware through campaigns wherein their problems and interests must be inter-linked to the broader picture of city development.

Strengthening of institutional capacity is fundamental requirement for preparation of a good plan and its proper implementation. This can be achieved by supplying sufficient trained staff, and adequate financial and other resources. In addition, cooperation may be sought between institutions by simplifying and harmonizing various laws and legislations. Delay in processing of files can be arrested by fixing a certain time period for its execution and by establishing an administrative block housing all the institutions under one roof. Hence, necessary modification in master plan, institutional capacity building and active participation of public in planning and decision making process are the key for increasing prospects of master plan for Alwar in future. However, no such efforts have been made as yet.

6. CONCLUSIONS

Master planning approach of urban planning in Rajasthan has received little success. Major causes and factors attributing to partial fulfilment of objectives of master plan include excessive time consumption in plan preparation, approval, sanctioning of financial resources and acquisition of land, lack of trained staff and other requisite resources, multiplicity of legislations, lack of coordination between government institutions and accountability, poor governance, widespread corruption, lack of will and responsibility and above lack of public cooperation and participation. Timely solution of above impediments is essential for preparation of a good plan and its successful implementation. Further, top-down approach of master planning must be revert to bottom-up approach ensuring active public participation in planning and decision making processes. Here, the role of government institutions should be as facilitator in urban growth in cities of Rajasthan. Partial success of master plan in Rajasthan indicates that it needs much more positive and concerted efforts for full implementation rather than questioning relevance of this approach as some academicians do. Further, short or medium term action plans must be formulated attuned to the long term master plan for avoidance of failure and increasing its effectiveness. As far as Master Plan for Alwar is concerned, it has been implemented with partial success. Its few proposals lack ground realities and coherence. It also indicates lacunas in plan preparation processes and hindrances in implementation of the plan. These lacunas and hindrances need to be eliminated through concerted efforts to avoid failure of the master plan in future.

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