



**PREPARATION OF HERITAGE BYE-LAWS FOR THE PROHIBITED AND
REGULATED AREAS OF ASI PROTECTED MONUMENTS**

SARKHEJ ROZA, AHMEDABAD

Submitted to
Archaeological Survey of India (ASI)

Prepared by
Indian National Trust for Art and Cultural Heritage
INTACH GUJARAT



In association with
Urban Management Centre

October 2012

About the Indian National Trust for Art and Cultural Heritage (INTACH)

Indian National Trust for Art and Cultural Heritage was set up in 1984 is India's largest non-profit membership organization dedicated to conservation and preservation of India's natural, cultural, living, tangible and intangible heritage. INTACH has many state chapters and city chapters to carry on with its agenda. It brings together heritage conservationist professionals, artists, art and culture enthusiast, governments on a single platform. Its mission is to:

- Sensitize the public about the pluralistic cultural legacy of India;
- Instil a sense of social responsibility towards preserving our common heritage;
- Protect and conserve our living, built, and natural heritage by undertaking necessary actions and measures;
- Document unprotected buildings of archaeological, architectural, historical and aesthetic significance; and cultural resources, as this is the first step towards formulating conservation plans;
- Develop heritage policy and regulations, and make legal interventions to protect our heritage when necessary;
- Provide expertise in the field of conservation, restoration and preservation of specific works of art; and encourage capacity building by developing skills through training programs;
- Undertake emergency response measures during natural or manmade disasters, and support local administration whenever heritage is threatened;
- Foster collaborations, Memoranda of Understanding (MoUs) and partnerships with government and other national and international agencies; and
- Generate sponsorships for conservation and educational project

The Gujarat Chapter has been active since a few years. Currently since October 2011, Ms Manvita Baradi architect and urban planner; has been nominated as Convener of Gujarat Chapter and Mr Sanjeev Joshi architect and urbanist as Co-convener.

More details are available on www.intach.org

About the Urban Management Centre (UMC)

The Urban Management Centre is a not-for-profit organization based in Ahmedabad, Gujarat, working towards professionalizing urban management in India and South Asia. UMC provides technical assistance and support to Indian state local government associations and implements programs that work towards improvement in cities by partnering with city governments. UMC builds and enhances the capacity of city governments by providing much-needed expertise and ready access to innovations on good governance implemented in India and abroad. UMC directors received INTACH-SATTE award for 2012 for their exemplary work in documenting and grading of heritage buildings of Surat.

UMC is a legacy organization of International City/County Management Association (ICMA) and is working since 1997. It is also known as ICMA-South Asia.

More details are available on www.umcasia.org



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We are thankful to Ms. Bhavna Ramrakhiani (Convenor, Ahmedabad Community foundation (ACF)), for providing insights on the socio cultural aspects of the complex and its surroundings. Her deep involvement with the complex, the Sarkhej Roza Committee since year 2000 has kept the interest of the citizens. We are also thankful to Mr. Abrarali S. Saiyed (President of Sarkhej Roza committee, Ahmedabad), for sharing valuable information about Sarkhej Roza complex and committee with us.

INTACH Gujarat is thankful to the support received from Urban Management Centre in preparing the report and the bye-laws. Since UMC has been working very closely with local governments it was possible to approach officials and other stakeholders in such a short span of time.

The team which worked hard on this project- Anurag Anthony, Poulomee A Ghosh, Akshay Upadhyaya, Krunal Parmar and Meghna Malhotra.

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Manvita Baradi
Convener-INTACH GUJARAT
October 2012



Disclaimer

The scope of this report is to present the assessment of the existing situation and suggest model bye-laws for the prohibited and regulated zones of the protected group of monuments. Our conclusions are based upon information drawn from data (including maps) collected from various a) government, non-government and private organisations; b) discussions with experts in the field of history, heritage and archaeology; c) research of the relevant region, and d) our own sector knowledge. No representation or warranty, express or implied, is given by INTACH Gujarat Chapter or any of its respective partners, officers, employees, or agents as to the accuracy or completeness of the information, data & maps or opinions provided to INTACH Gujarat Chapter by third parties.

In the course of our assignment, we were provided with both written and verbal information supplemented by hand drawn sketches, archive maps and digital drawings. Nothing has come to our attention to cause us to believe that the data or maps provided by various sources are not true or not correct. However, no responsibility is assumed for the authenticity and all the information is believed to be reliable, and has not been independently verified by INTACH Gujarat Chapter.

We have neither carried out an audit or due diligence nor a viability assessment of the group of monuments protected by ASI. No investigation of the title of the tangible and intangible assets has been made. No consideration has been given to liens or encumbrances, which exist against the assets. Therefore, matters of a legal nature relating to the title of the assets have not been considered.

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List of Acronyms

ASI	Archeological Survey of India
ACF	Ahmedabad Community Foundation
AMC	Ahmedabad Municipal Corporation
AUDA	Ahmedabad Urban Development Authority
DP	Development Plan
ESR	Elevated Service Reservoir
FIR	First Information Report
FSI	Floor Space Index
GDCR	General Development Control Regulations
GTPUDA	Gujarat Town Planning and Urban Development Act
INTACH	Indian National Trust for Art and Cultural Heritage
JNNURM	Jawaharlal Nehru National Urban Renewal Mission
MoU	Memorandum of Understanding
NBC	National Building Code
NMA	National Monument Authority
SRC	Sarkhej Roza Committee
TP Scheme	Town Planning Scheme
UNESCO	United Nations Educational, Scientific and Cultural Organization
UMC	Urban Management Centre
ULB	Urban Local Body



1. Introduction

1.1. Background of the project

Archaeological Survey of India (A.S.I) has requested Indian National Trust for Art and Cultural Heritage (INTACH) to formulate new bye-laws for 13 important archaeological structures from across the country. INTACH GUJARAT CHAPTER has been assigned the task of preparing heritage guidelines for the Sarkhej Roza complex and its immediate surroundings. Urban Management Centre (UMC, www.umcasia.org) is providing technical assistance to INTACH-Gujarat.

1.2. Objectives of the study

- To evaluate current state of the prohibited and regulated area (referred as study area) through an analysis of key issues.
- To prepare bye-laws for conservation of the prohibited and regulated areas of Sarkhej Roza Complex.

1.3. Approach

The approach followed in this study is to build and understanding and assess the existing situation of the prohibited and regulated zones for the group of monuments at Makarba village. The assessment has been done at three levels:

- i. Protected zone,
- ii. Public areas (including infrastructure) in prohibited and regulated zone
- iii. Private areas in prohibited and regulated zone

The assessment for protected zone has been conducted considering following parameters:

- Historic Significance
- Architectural Significance
- Archaeological Significance
- Socio-cultural significance

The assessment for public areas (including infrastructure) in the prohibited and regulated zone has been carried out considering the following parameters:

- Natural Features and Infrastructure
- Land use
- Public Access Areas
- Circulation
- Land Ownership
- Amenities
- Community Structure



The assessment of private areas in prohibited and regulated zone is done considering the following parameters:

- Open Built Relationship
- Architecture and Built Form
- Visual Character

1.4. Methodology

1.4.1. Methodology followed for conducting study

The study and the preparation of bye-laws involved data collection, mapping of the study area, reconnaissance and sample surveys, meeting with experts and consultation with stake holders.

Mapping

The monument maps were digitized from the ASI drawings of protected area. The building foot prints were mapped from the satellite images. The Water bodies, plot boundaries and roads were digitized from maps of Town Planning Scheme provided by AUDA. All this were verified by quick reconnaissance survey during the field visits.

Data collection

Data for the study was collected from various authorities and sources. Maps and drawings of protected area were acquired from ASI and AUDA. Future proposals like the Development Plan, Town Planning Schemes, plans of revival of water bodies etc. were collected from AUDA. Details of proposals for augmenting the infrastructure for water supply, sewerage etc. were collected from AMC. Various other documents and books were referred to build a better understanding and get insights into the importance and relevance of the monument. The references to the books and documents have been presented at the end of the document. The various drawing sources have been mentioned throughout in the document.

Survey

Perception Study

Many visits were made to the Sarkhej Roza complex and it's surroundings to understand the monument and other issues. Some of the visits were accompanied by experts who have done some past work in the area and local people who knew the monument and the area. The visits were done on different days and at different times of the day to capture the usage pattern and variations because of festivals and prayer timings.

Reconnaissance survey

Photographic documentation of the monument and the study area was done. Land use, building height, location of amenities, infrastructure and circulation pattern were mapped.



Sample Survey

A sample household survey of the residents of study area was conducted to assess the economic condition of the people, their relationship with the monument, building conditions of the study area and infrastructure facilities availed.

Meetings and consultations

Meetings with various experts and officials were conducted for the better understanding of the study area. Consultations with concerned persons and experts were done to get their valuable suggestions and recommendations in the study. The following is the list of persons who were consulted:

Ms Manvita Baradi (Hon Team Leader and Convener INTACH Gujarat Chapter; Architect-Urban Planner)

Mr. K.C Nauriyal (Superintending Archaeologist, Vadodara circle, A.S.I)
Provided inputs on the study and formulation of bye-laws.

Mr. Y.S Rawat (Director, State Archaeology Department, Gujarat and Competent Authority of NMA-Gujarat)
He provided inputs on the archeological laws and Acts and guided in the process of formulating bye-laws.

Mr P.K Ghosh (Retired IAS, Chairman of Heritage Conservation Committee, Gujarat)
Provided suggestions on the study and formulation of bye-laws.

Mr. H.N Thakkar (Deputy Town Planner, Ahmedabad Urban Development Authority (AUDA))
Information about initiatives of AUDA in reviving of Sarkhej Roza Tank and development of entrance way and AUDA gardens were explained. The Town Planning Schemes around the Sarkhej Roza complex were also discussed.

Mr. Sanjeev Joshi (State Co-convener, INTACH Gujarat Chapter)
Field visit was done to with him to understand the study area and issues. Bye-laws and were drafted with his consultation

Ms. Bhavna Ramrakhiani (Convener, Ahmedabad Community foundation (ACF))
She accompanied during field visits, provided locations of archeological remains, explained the history and significance of Sarkhej Roza complex and briefed about the management and conservation issues. Her team also facilitated the sample survey.

Mr. Falgun Mistry (Additional City Engineer of Drainage, AMC)
Issues of water not reaching the Great Water Tank were discussed. He provided details on the storm water drains laid to fill the Makarba Lake and understand the onsite issues of filling Makarba Lake during the field visit.



Mr. M.V. Patel (Assistant city engineer, water projects, AMC)

He provided information about water supply in the study area.

Mr. Mannubhaiprajapati (Engineering department-AUDA)

He provided details of storm water drains laid by AUDA to fill the Makarba Lake and Great Tank at Sarkhej Roza.

Mr. Abrarali S. Saiyed (President of Sarkhej Roza committee, Ahmedabad)

He explained about the history of the Sarkhej Roza complex and about the Committee. Management issues were also discussed.

Mr. R.J Vasavada (Head, Architectural Conservation Department, CEPT University)

Discussions were done with him to understand the monuments and their significance. The management issues of monuments were discussed. He guided conducting the study.

Visuals of consultations



Figure 1 Field visit of team with Mr Falgun Mistry (AMC), Mr Amit Oza (AMC), Bhavna Ramrakhiani (ACF)



Figure 2 Consultation with ASI Officials





Figure 3 Consultation with Sarkhej Roza Committee

1.4.2. Methodology for Preparation of Heritage Bye-Laws

Step 1: Outlining study objectives

Step 2: Understanding legal and regulatory framework

Step 3: Mapping of protected, prohibited and regulated areas

Step 4: Assessment of monument and study area

Step 5: Outlining issues and concerns and establishing guiding principles

Step 6: Defining limitations and constraints

Step 7: Consultations with stake holders

Step 8: Preparation of Draft bye-laws

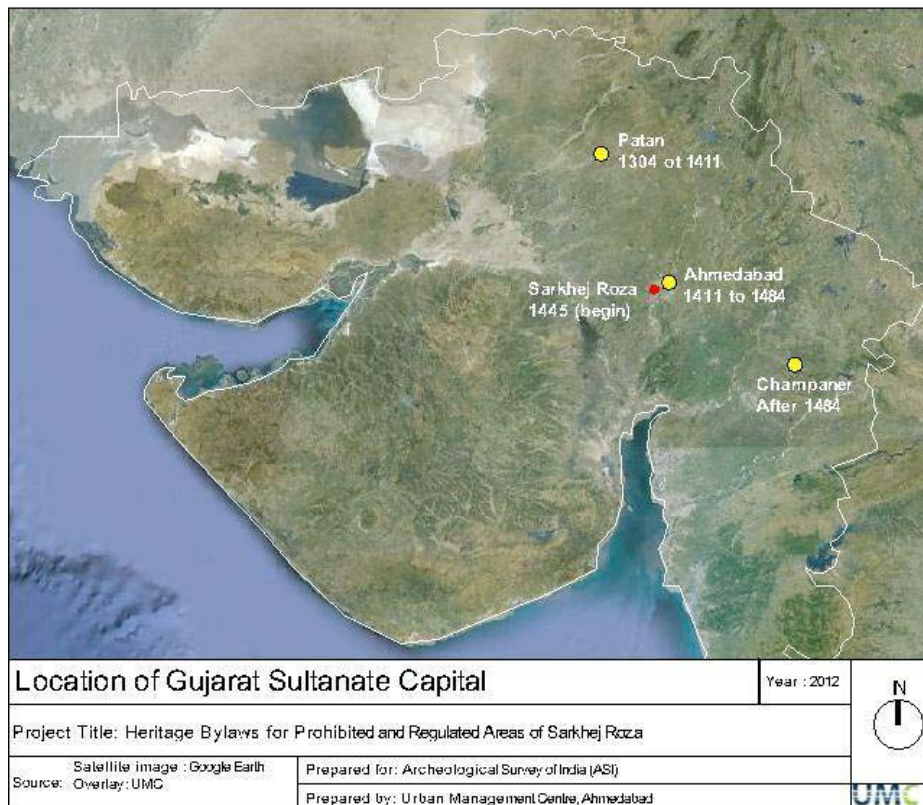


2. Introduction to Sarkhej Roza and Study Area

Sarkhej Roza is a religious complex housing the tomb of the Sufi Saint Ahmed Khattu Ganj Baksh. He was the spiritual leader of Sultan Ahmed Shah –founder of Ahmedabad. The saint is revered even today and the complex receives huge number of pilgrims on days of religious importance. The complex also houses other tombs, a mosque, a huge water tank, harem and palace.

2.1. Location and Significance

It was on the Sufi Saint Ahmed Khattu Ganj Baksh advice, the city of Ahmedabad was incepted on the bank of river Sabarmati (Desai, 2008). From 1304 AD, Patan was the headquarter of Gujarat for Delhi sultanate. Muzaffar Shah I occupied the city of Patan in 1392 AD and declared himself independent in 1407 AD incepting the Gujarat Sultanate. He was succeeded by Ahmed Shah I who shifted the capital to Ahmedabad in 1411. Ahmed Shah I being a follower of Saint Ahmed Khattu Ganj Baksh ordered for construction Sarkhej Roza in 1445 AD. Mahmud Begada, who extended the Sarkhej Roza complex into a summer palace, captured the Pavagadh fort near Champaner in 1484, renovated it and then moved the capital there. Champaner- Pavagadh is now declared as an UNESCO world heritage site.

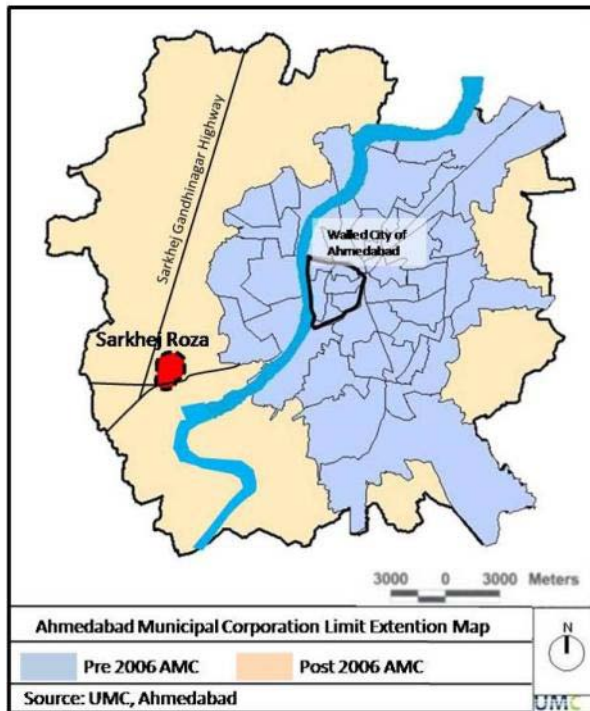


Map 1 Location of Gujarat Sultanate Capital

Sarkhej Roza is situated along the Sarkhej-Gandhinagar highway in the peripheral area of Ahmedabad, 8.5 km from the walled city. Until 2006 Sarkhej Roza fell in the census town of Makarba in the periphery of Ahmedabad city. Hence it was under the jurisdiction of Ahmedabad



Urban Development Authority (AUDA). However, in after 2006 with changing the delineation of AMC jurisdiction, the area was transferred under Ahmedabad Municipal Corporation in new-west zone.



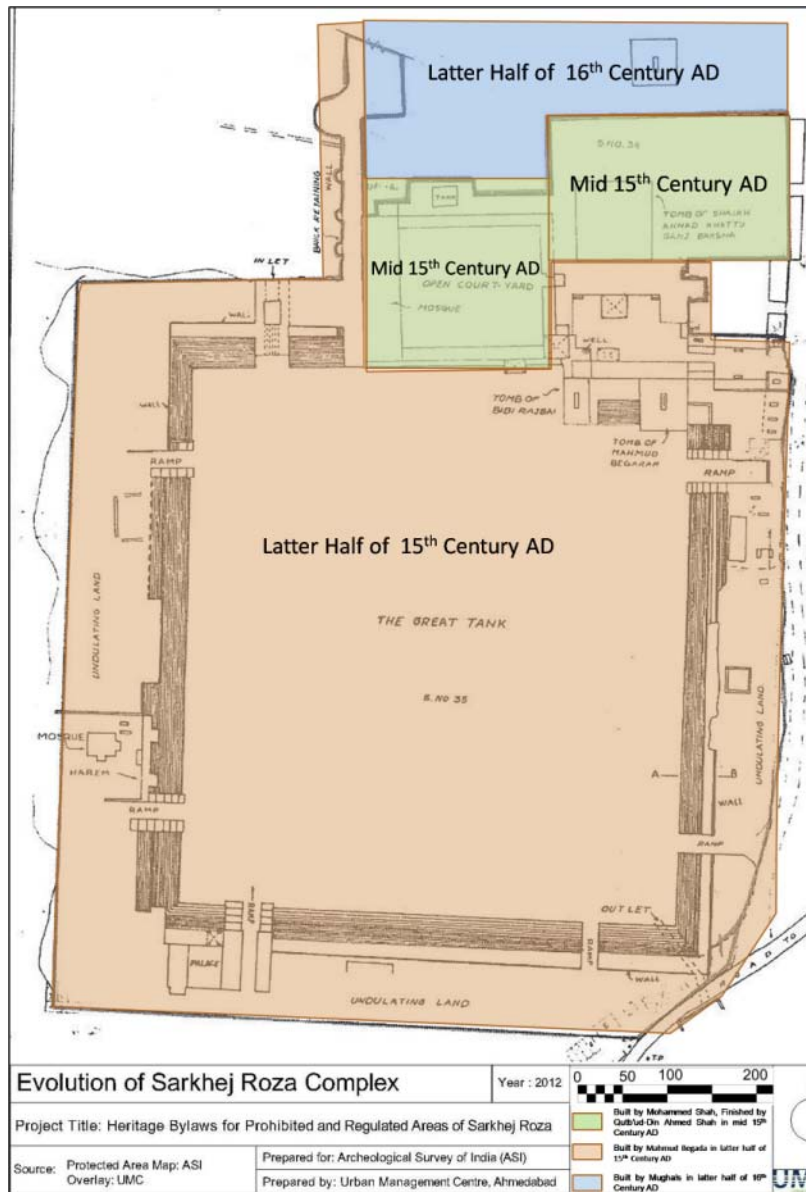
Map 2 Location of Sarkhej Roza

2.2. Brief History

During the reign of Ahmed Shah I, Sarkhej was a village with a population consisting of weavers and indigo-dyers. It became associated with the name of Shaikh Ahmed Khattu Ganj Baksh, a Sufi saint, who in his later years retired to the quiet environment of Sarkhej, away from the city (Sarkhej Roza Committee, 2006). Saint Khattu Ganj Baksh was born in Delhi in 1338 A.D and later came to Gujarat.

The saint lived till he was 111 years of age and was greatly venerated during his lifetime. Upon his death in 1445, the reigning monarch, Mohammed Shah ordered a mausoleum to be built in his honour, along with a mosque. The constructions of these two monuments were completed in 1451 A.D., by his successor Qutb'ud-Din Ahmed Shah. In the latter half of the 15th century, Sultan Mahmud Begada, great grandson of Mohammed Shah and a prominent Sultan, completed the complex by excavating a central tank and adding a number of pavilions and a small private mosque. Sarkhej now, became a place of repose and meditation; a summer resort for the royal family. Also, he built a mausoleum for himself and his family opposite to that of the saint. The complex is an evidence of an important phase in the socio-political history of Gujarat. Further additions to the complex were made in 1584 A.D., when Akbar's forces defeated the sultanate (Sarkhej Roza Committee, 2006).





Map 3 Map Showing Evolution of Sarkhej Roza Complex



Figure 4 Tomb of GanjBakah (Mid 15th C AD)



Figure 5 Mosque form the Great Tank (Mid 15th C AD)



Figure 6Kings Palace (Later half of 15th C AD)



Figure 7 Harem (Later Half of 15th C AD)





Figure 8 Tomb of Ahmed Khattu Ganj Baksh (Left), Pavilion (Right)



Figure 9 The Great Mosque (Left), Tomb of Mahommed Begada (Right)



Figure 10 Tomb of Bibi Rajbai (Left), The Great Tank (Right)



Figure 11 Palace and Tank Entrance (Left), Kalandhari Mosque (right)



Figure 12 Harem



Figure 13 Tomb of Baba Alisar

All structures are arranged around the great tank and provide glimpses of it. Unfortunately the tank is now dry and is being used for grazing cattle, playing, discharging sewage etc.



2.4. Development around Sarkhej Roza

Sarkhej Roza being in urban growth area has seen development transformation in the past ten years. Large mass of land has been built upon around Sarkhej Roza in the past decade as it faces the pressure of Ahmadabad's urban growth. Area around Sarkhej Roza is being developed under 'Town Planning Scheme' described later. The rapid urban growth can be judged from the satellite images below.

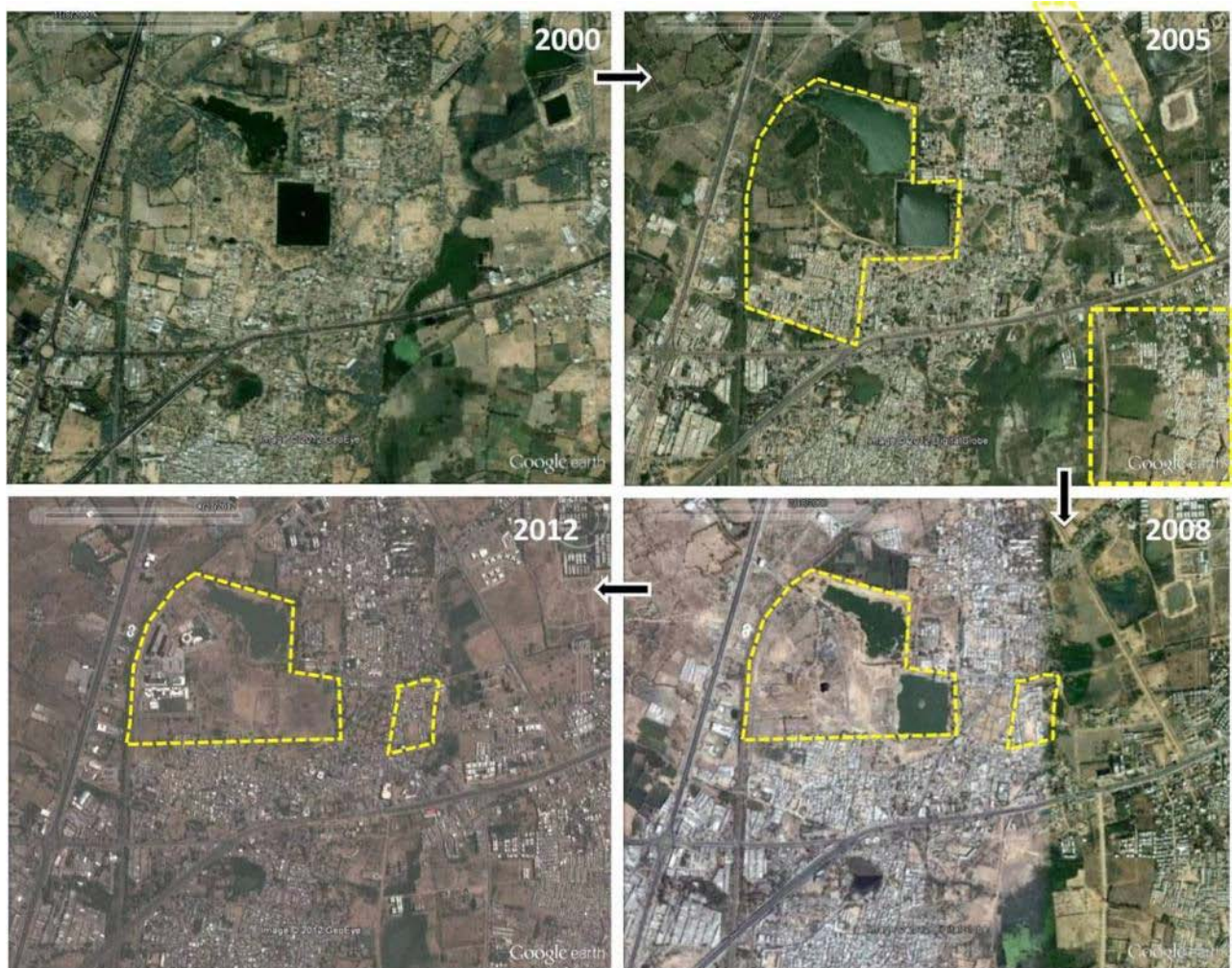


Figure 14 Satellite Images Showing Trend of Settlement Growth

The Sarkhej Roza tank has dried up in the past five years. Some high rise buildings have come up to the west of the monument. The level of built up has also increased tremendously.



2.5. Mapping of Study Area

The study area has two detached ASI protected monuments, the Sarkhej Roza itself and the Roza of Baba Alisar. The regulated areas of these two monuments overlap. For the purpose of this study, both the monuments are considered and the prohibited and regulated areas are considered in joint demarcation of the two monuments.

The area falling in the prohibited and regulated area of Sarkhej Roza has a homogeneous character comprising of graveyards, *gamtal* of Makarba village, land owned by the Sarkhej Roza committee and other residential areas. The prohibited and regulated area of the Roza of Baba Alisar that falls to the south of the monument, across the road is of slightly different character. Considerable part of the study area (protected, prohibited and regulated area together) is covered by water bodies forming zones of natural features.

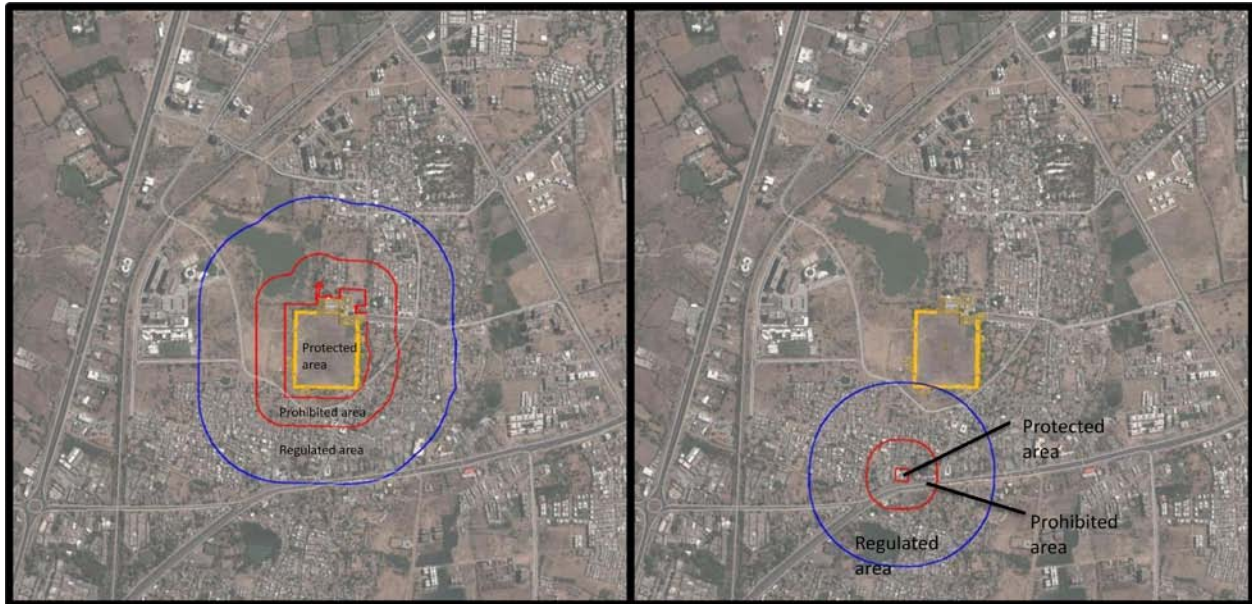
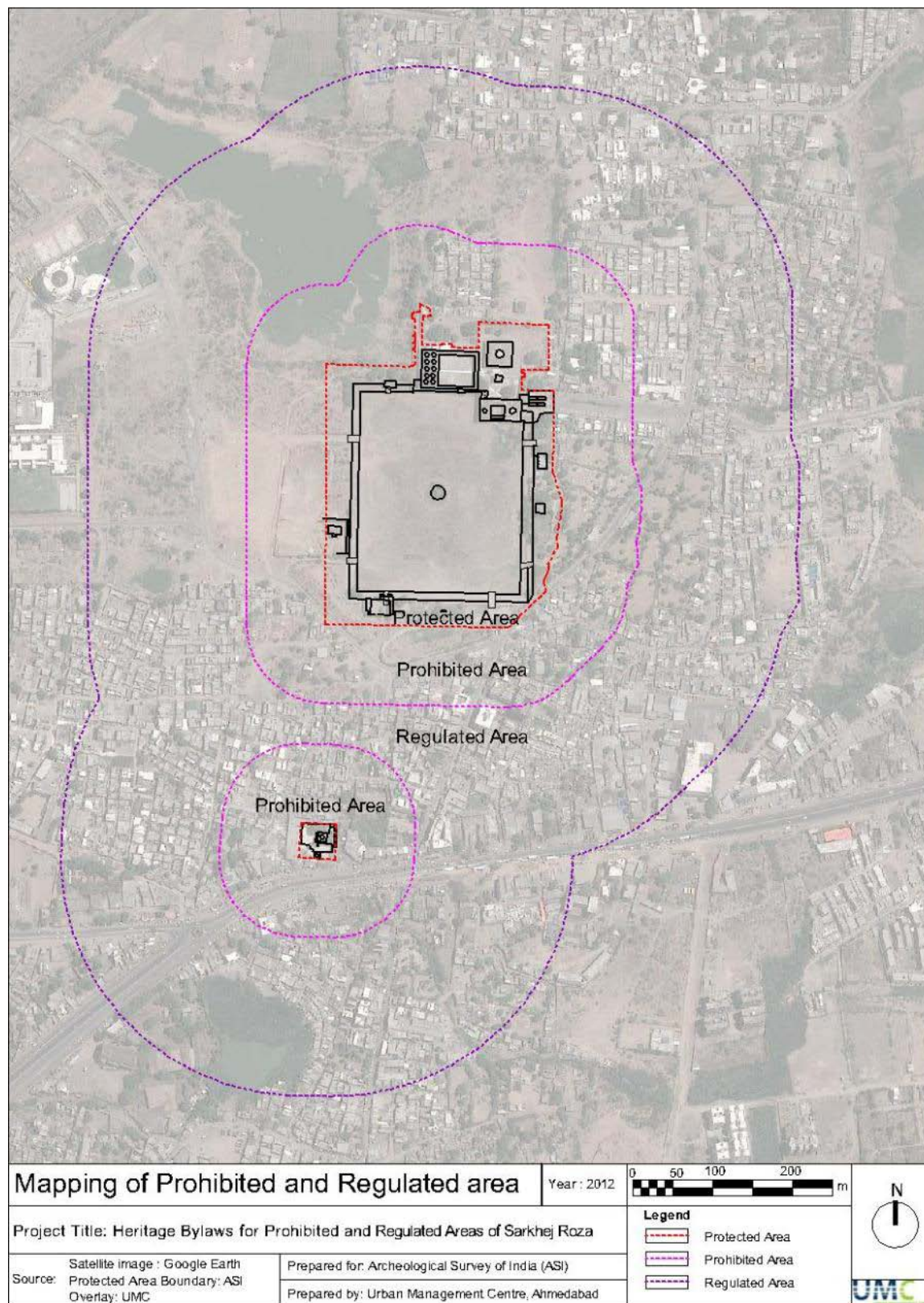


Figure 15 Protected, Prohibited and Regulated area of Sarkhej Roza (Left), Dargah of Baba Alisar (Right)

The total area covered in the Sarkhej Roza study area (protected, prohibited and regulated) is 1.22 square km of which 0.1 square km is protected area, 0.22 square km is prohibited area and the rest 0.9 square km is regulated area.





Map 5 Demarcation of Prohibited and Regulated area



The regulations of protected, prohibited and regulated areas as per 'Ancient Monument and Archeological Sites and Remains (Amendment and Validation) Bill, 2010' is explained in the following section.

Ancient Monument and Archeological Sites and Remains (Amendment and Validation) Bill, 2010

Prohibited and Regulated Areas

No person other than archeological officer shall carry out any construction in any prohibited area. Other than, any person, who owns any building or structure, which existed in a prohibited area before 16th day of June, 1992, or, which had been subsequently constructed with the approval of the Director General and desires to carry out any repair or renovation of such building or structure, may make an application to the competent authority for carrying out such repair or renovation, as the case may be;

Any person, who owns or possesses any building or structure or land in any regulated area, and desires to carry out 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.

In case where the Central Government or Director General, as the case may be, is satisfied that (a) it is necessary or expedient for carrying out such public work or any project essential to the public or (b) such other work or project, in its opinion, shall not have any substantial adverse impact on the preservation, safety, security of, or, access to, the monument or its immediate surroundings, it or he in exceptional cases and having regards to public interest, by order and for reasons to be recorded in writing, permit, such public work or project essential to the public or other constructions to be carried out. In a prohibited area;

No permission (referred to above section) including carrying out any public work or project essential to the public or other constructions, shall be granted on and after the date on which the Ancient Monument and Archeological Sites and remains (Amendment and Validation) Bill, 2010 receives the assent of the president (Ministry of Law and Justice, 2010).

2.6. Vision for Development of Prohibited and Regulated Zones

Regulate the development of the prohibited and regulated areas to preserve the historic and architectural value of the monument.



3. Significance of Monument and Assessment

3.1. Archeological Assets of Sarkhej Roza

There are a few structures which bear relationship with the monument. They hold archeological value and yet are not protected. The structures that are not protection and are located out of the complex altogether are as following:

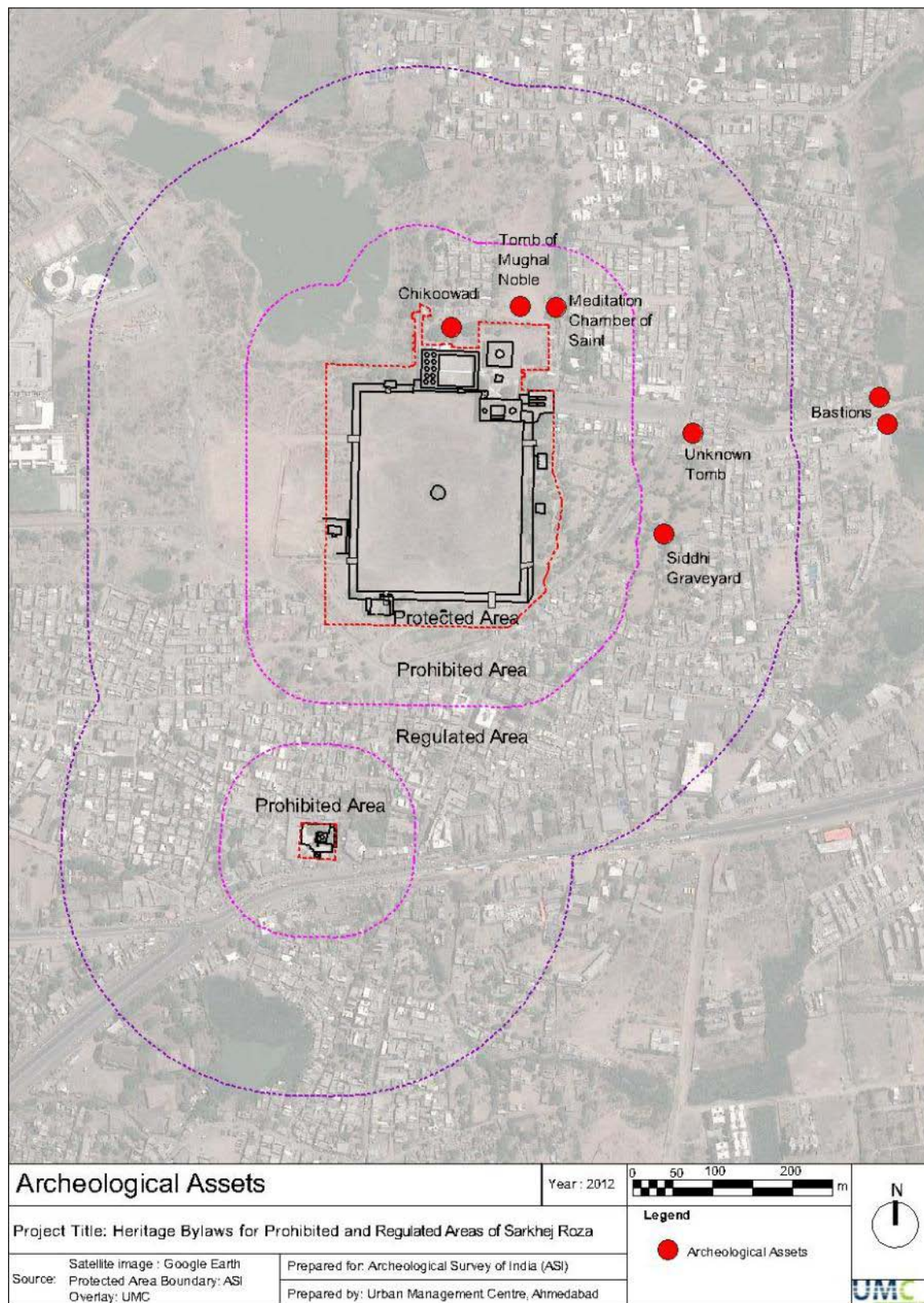
A Mughal noble's tomb, an unknown tomb, underground meditation chamber of the saint, bastions and Chickoowadi.

The unknown tomb is encroached upon from all sides whereas the Mughal tomb lies in a dilapidated condition.

These structures are archeological assets and determine the monument's historic and archeological value.

The archeological, architectural and socio-cultural values of Sarkhej Roza contribute to its monumentality. These characters are significant in determining the typology of the monument and how they can be protected





Map 6 Archeological Assets of Sarkhej Roza





Figure 16 Underground Meditation Chamber of Saint



Figure 17 Tomb of Mughal Noble



Figure 18 Bastion



Figure 19 Unknown Tomb



Possibility of Archeological Assets as per discussions with Sarkhej Roza Committee, ACF and local people

It is said that a stream of river Sabarmati flowed close to the monument and the access to the monument was via boat. Remains of the Bastions that marked the entry point are found. (Figure 18). Sultan Mahmud Begada who extended the Sarkhej Roza complex into a summer palace used to come with his entourage and reside here for few months. Hence there are possibilities of finding ruins of quarters and other structures around the complex. It is believed that there are underground chambers under the mosque and tunnel under the King's palace. A water channel built for the overflow water of the Great Tank to drain off to Sabarmati is also being mentioned. Since Begda was fond of fruit bearing trees and orchards, it is believed that there were large plantations of *chickoo* trees in the Chickoowadi (existing today). The link of Sarkhej Roza with Fatahwadi close by is also believed (Ramrakhani, 2012).

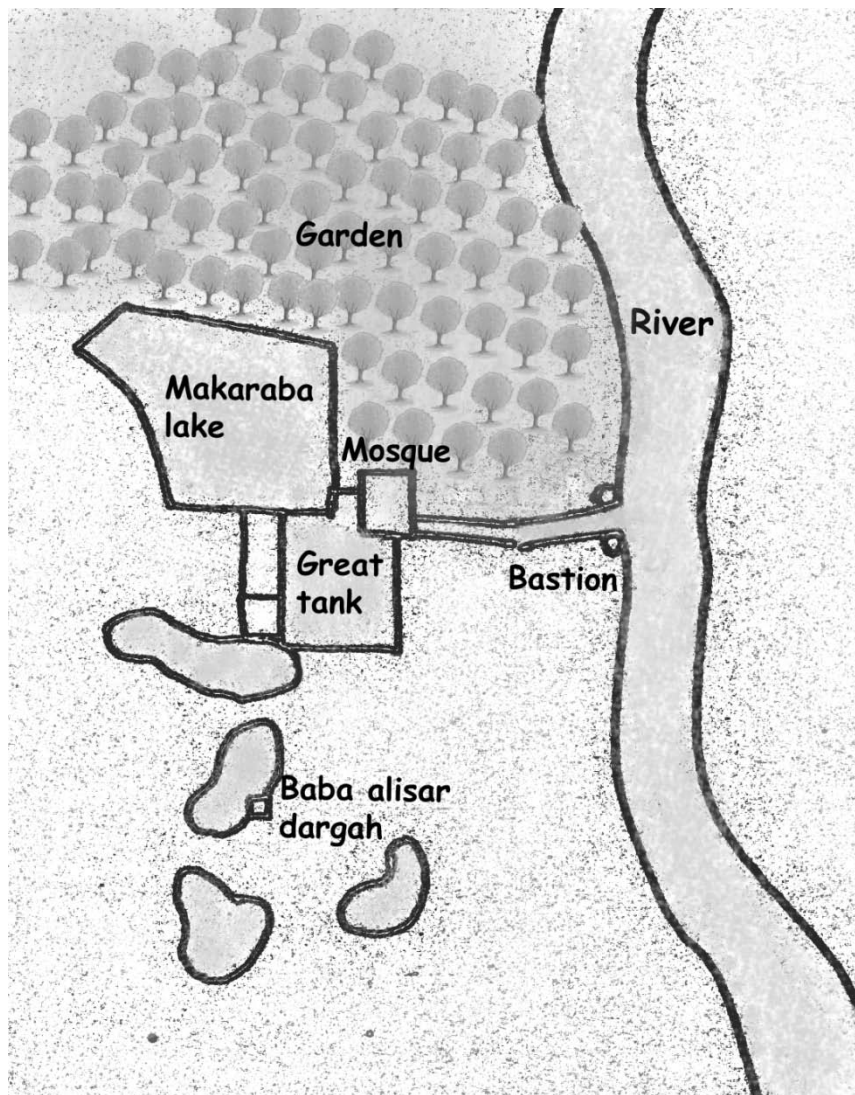


Figure 20 Conceptual Interpretation of Original Sarkhej Roza Complex



The archeological assets are crucial to restore the historic character of the monument. The monuments that are excluded now from the complex need to be given access and protected.

Assessment of Archeological Assets

Issue	Action
Two marvelous tombs, Meditation chamber and bastions are not protected.	Establish and retain access to the meditation chamber and tomb from the main complex.
Area around the unknown tomb is encroached upon.	No common wall with monuments/ structures identified in the document.
Possibility of archeological remains underground.	Regulations on excavations.

3.2. Architectural Significance of Sarkhej Roza

Sarkhej Roza is an example of the early Islamic architecture of the region, which fused Islamic influences from Persia with indigenous Hindu and Jain features (Sarkhej Roza Committee, 2006).

It is built using pure geometrical shapes both in plan and built form. The special architectural features of this monument are that it has no arches or minarets which are typical of Islamic monuments. The pinnacle of the dome showcasing leaf is customary of the Gujarat sultanate. The columns and thresholds of the structures are dominantly influenced by Jain architecture and so are the *jaalis*.

The famous french architect Le Corbusier compared the tomb complex of Sarkhej Roza to the Acropolis in Athens (Ashish Vashi, 2009).





Figure 21 Openings with *Jaalis* on the Mosque (Left), Colonnade in front of Tomb (center), Pinnacle of the Dome above the Tomb of the Saint (Right)

It is a low height monument spread over an area of almost 10 Hectare. Part of the complex comprising of the tombs and the mosque are inward looking. Views of the Great Tank are available through openings. The Great Tank used to offer an excellent view of sunset. This view is now partially blocked by high rise structures around.



Figure 22 Colonnades in Sarkhej Roza

3.3. Socio-Cultural Significance of Sarkhej Roza

Sarkhej Roza is of spiritual importance and receives pilgrims regularly. It is a live monument receiving around 200 visitors per day and 15000 to 20000 on days of religious importance. During the last ten days of *Ramzan*, around 200 people reside inside the monument day and night as a contribution to Almighty.

When the saint was alive Gujarati folk songs would mingle with Sufi music every day at Sarkhej. The saint started the practice of celebrating *Janmashtami* at Sarkhej. This tradition is followed at Sarkhej Roza till date (Vashi, 2011).

Being a monument with open space, it becomes a place of religious as well as recreational activities. People after praying wait back to and spend time in the gardens and monument with their families.

Informal commercial activities like vending, temporary setting up of games and swings, *langar* and many such activities are observed in and around the complex. Classes of religious nature are sometimes held inside the mosque. There are many other mosques and *dargahs* also present in the study area.

Religious gatherings are organized on a regular basis to create religious awareness among the local residents. The community thus has a close connection with the monument.

With the permission of ASI many other cultural activities like musical concerts are organized in the complex.





Figure 24 Sarkhej Roza on a Thursday Evening (*Jummekiraat*)



Figure 25 Vending inside the Sarkhej Roza Complex



Figure 33 Blackening of Wall because of Sewerage Discharge



Figure 34 Open Drains in the Study Area

According to the sample survey conducted, 85 % of households have individual toilets. However, very few of them have connection to sewerage network.

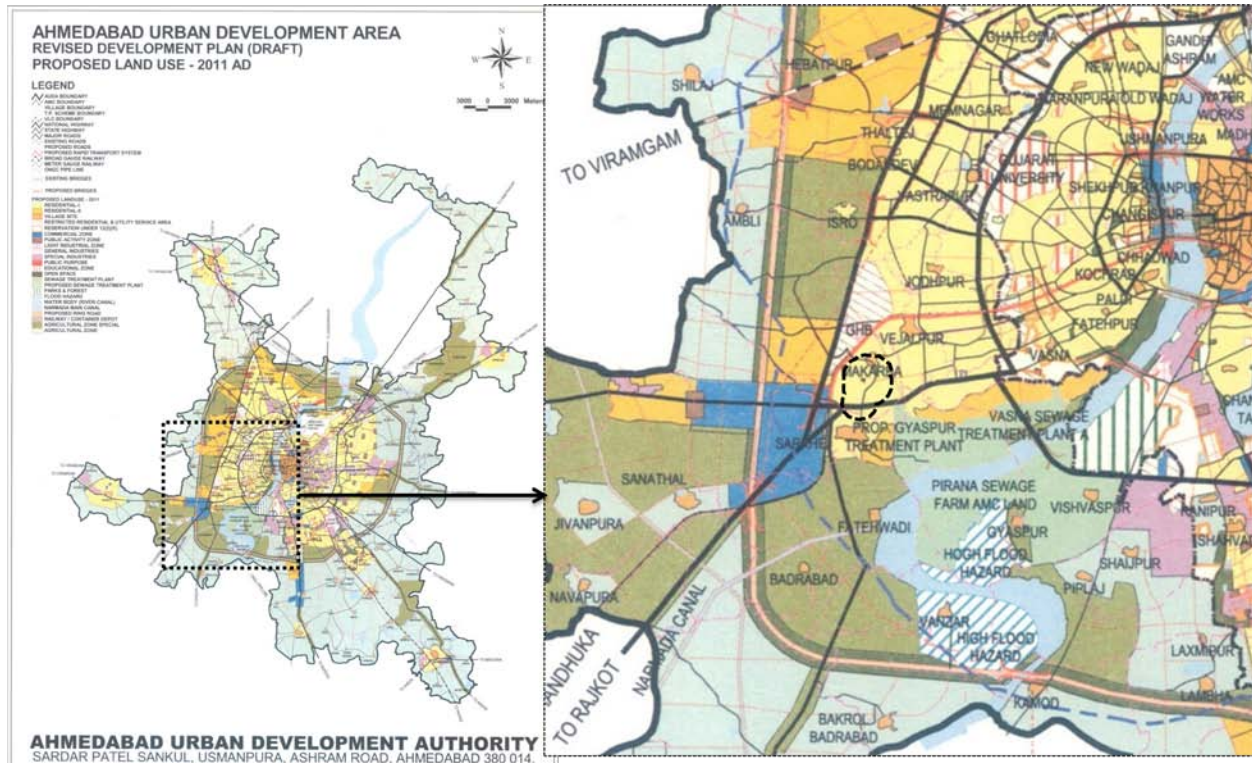


4.2. Land Use

The land use of the study area is discussed in three levels namely, proposals as per development plan and TP-Scheme, prevailing building use and activity pattern. Assessments of land use determine the development pressure the study area faces and to what extent it might hamper the preservation and functioning of the monument.

4.2.1. Land Use as per Development Plan

According to the land use proposed in the AUDA Development Plan- 2011, the study area of Sarkhej Roza complex falls in 'Residential Zone-1'.



Map 18 Land use as per Development Plan-2011

The kind of development allowed in residential zone-1 as per General Development Control Regulations is explained in here.

As per Development Control Regulations under Development Plan – 2011 prepared by AUDA, the following regulations apply to 'Residential Zone -1'.

Type of development for which the zone is primarily intended

- Residential Dwellings, Play fields, gardens, gymnasium, swimming pool etc.
- Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory.
- The part of residential building may be permitted to use as office in case of professional requirements. Bank, public buildings, educational institutions, community hall etc.
- Cottage industries not involving use of or installation of any machinery driven by power of any kind and



which do not create noise, vibration, fume dust etc.

- e) Commercial uses such as shopping/commercial centre, restaurant, hotel, hostel, indoor hospital, nursing home, surgical hospital etc. subject to provisions of regulation.

Type of development which may be permitted by Competent Authority

- a) L.P.G. Cylinder delivery centre for the domestic consumption, coal depot, etc. on ground floor of building used for permissible non-residential use.
b) Development Activities related to tourism sponsored/recommended by tourism Department of Government.
c) Development activities related to Information Technology.

The above uses shall be permitted in accordance with the provisions of regulation (i.e. Uses Not Permissible) (AUDA, 1997)

4.2.2. Town Planning Scheme by AUDA around Sarkhej Roza Complex

The area around Sarkhej Roza is being developed under 'Town Planning Scheme'. The processes and provisions of "Town Planning Scheme" is explained next.

The Gujarat Town Planning and Urban Development Act, 1976 (GTPUDA) provides for a very effective two-stage techno-legal process for urban planning and plan implementation. The 'Development Plan – Town Planning Scheme' mechanism (or the DP-TP mechanism in short) involves first preparing and ratifying a strategic, city-wide Development Plan. In the second stage, it involves preparing and implementing one or many Town Planning Schemes; to realize proposals of the Development Plan.

Preparing and implementing a Town Planning Scheme involves delimiting an area, and, within it, reconstituting properties, appropriating land, levying charges for infrastructure provision and for other costs, levying betterment charges, compensating dispossessed landowners, formally informing landowners of proposed plans, seeking a majority consent and recording their suggestions and objections, and empowering quasi-judicial officers for redressing grievances.

The Town Planning Scheme process is therefore a powerful and well coordinated statutory tool for simultaneously preparing a detailed land appropriation, land readjustment and infrastructure development plan, a mechanism for financing and implementing the plan and a mechanism for involving landowners in the process.

Taken together, the DP-TP mechanism is a general purpose techno-legal mechanism and therefore can be used for addressing a variety of urban land appropriation and infrastructure provision problems. Use of the DP-TP mechanism to appropriate land has proven far more effective than use of the process defined by the Land Acquisition Act 1894 as amended time to time (Centre for Good Governance, 2010).

The Great Tank of Sarkhej Roza is part of a town planning scheme. However the rest of the monument is not included in the scheme. Major portion of the study area does not fall under any town planning scheme.



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