

3.0 GROWTH PATTERNS IN UDAIPUR

3.1 URBAN CONTROL AREA

Udaipur urban control area belt was prepared to control unplanned development. This belt is about 3 to 4 km radius around Udaipur. This belt consists of urbanized area, Urbanizable area and Municipal area and 62 revenue villages. The land within urban control area can be utilized a part from agriculture, for dairy, horticulture, farm houses, resorts, motels, amusement park, water park and agriculture based industries. The boundary of urban control area is specified/fixed in order to have proper planned development of villages.

TABLE 3.1: AREAS AND POPULATION OF UDAIPUR URBAN CONTROL AREA 1991 – 2001

S. No.		Area (ha)	Population 1991	Density per ha.	Population 2001	
	Village Area	11296	82,572	7.31	96,112	8.5
	Urbanizable Area	11348	6352	0.55	7540	0.66
	Urbanized Area	5737	1815	0.31	2492	0.43
	Municipal Area	6410	3,08,571	48.13	3,89,438	60.75
	Total Urban Control Area					

Source: Master Plan for Udaipur, 1997-2022.

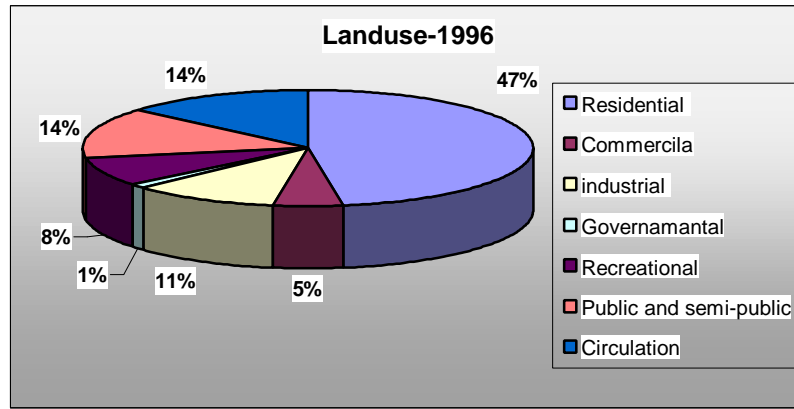
According to census of 2001, population of Udaipur Municipal Area was 4, 95,582 with a density of 14.24 persons per ha. The future developmental potential as regards trade, commerce and industries and transportation along with better recreational, medical, educational and employment facilities would attract more or more people.

3.2 LAND-USE AND MASTER PLAN

3.2.1 Existing Land use distribution

The master plan (1976-96) proposed a land use pattern for 1996 with 5512 ha as urbanizable. The developed area proposed for 1996 was 4153ha. Out of the total developed area of 4153 ha, 47.6% was allocated for residential use, 13.6 % under circulation, 14.1% as public and semi public, 10.5% as industrial, 5% as commercial, and 1.2% as Governmental. The 1976-96 master plan was subsequently revised and new master plan till 2022 was made.

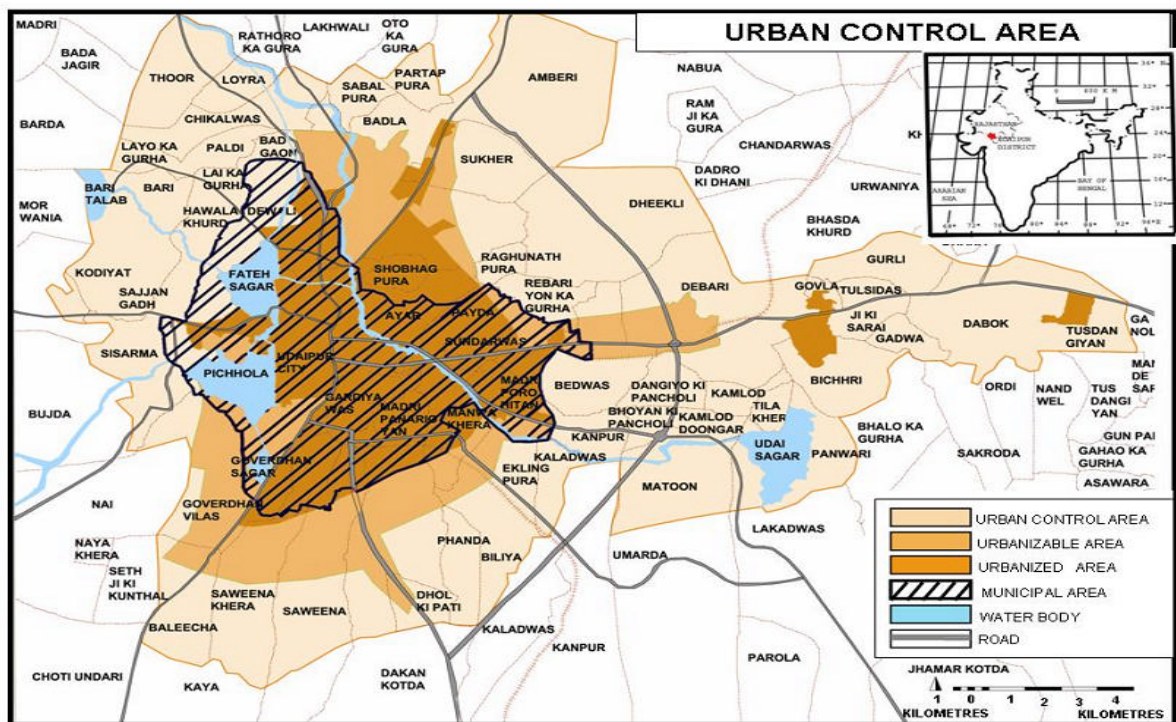
Figure 3.1: Landuse-1996



3.2.2 Proposed Land use distribution

The master plan (2001) is proposed a land use pattern for 2022. Out of the total developed area, 37.42% was allocated for residential use, 18.8 % under circulation, 12.3% as public and semi public, 10.5% as industrial, 3.82% as commercial, 25.41% as recreational and 1.2% as Governmental. The 1976-96 master plan was subsequently revised and new masters plan till 2001 (refer map 3.2 and 3.3).

MAP 3.1: URBAN CONTROL AREA: UDAIPUR



3.3 GROWTH DIRECTIONS

Northeast part of Udaipur has plain area so secondary and tertiary activities are increasing in this direction. Amberi, Sukher, Sobhagpura, Raghunathpura and Bhuwana located in north/northeast direction of Udaipur have small-scale industries and maximum minerals activities. Hindustan Zinc Ltd. established near Lake Udai sagar in east direction of Udaipur urban control area. Dabok, Gudli and Gadwa area in developed Mewar industrial area and other small-scale industries have also come up along this corridor towards Chittorgarh. Major development activities have increased near water bodies and highways of Udaipur. Udaipur is Essentially developing along NH8 to Ahmedabad and NH76 to Chittorgarh. See map 3.5 to look at the growth directions of Udaipur.

MAP 3.2: LAND USE 1997

MAP 3.4: PROPOSED LAND USE 2022

MAP 3.5: URBAN SPRAWL AND DIRECTION OF GROWTH

