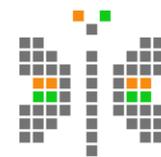


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**Existing Situation Report for
Competition for Rejuvenation of
Sajjan Niwas Park (Gulab Bagh),
Udaipur**

Udaipur Smart City Limited

Udaipur, Rajasthan

(June, 2016)

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1. Introduction

Sajjan Niwas Park build in 1881 AD in Udaipur is an old Sub-City Level Park, a treat for the eyes of nature lovers and joggers. Spread in sprawling 66 Acres (2,67,093 sq.m), it is the largest park. It is also called Gulab Bagh by local citizens. In real terms it is not one single park, but is having group of small parks developed and maintained by multiple agencies operational in city development. The park land belongs to PWD but is maintained by Udaipur Municipal Corporation.

Park is bounded by one common wall and places itself in the neighbourhood of famous Pichola Lake. It's a lush green campus which meets its water requirement through natural gravity drainage system and proximity to Pichola Lake. It has four Royal gates out of which 2 are functional for general public. It houses 12 Bovri's, 5 tubewells, 1 large pond (Kamal Talai – under rejuvenation), 1 zoological park, couple of temples – Arya Samaj, Hanuman, Dargah etc. and a range of Government offices like 2 forest offices, 2 PHED offices, 1 PWD office, 1 library etc.

The park has an old toy train and a railway station used by kids and adults for their joy ride. It also has musical poles, currently none of them are found to be operational. It also has a acupressure park, landscaped gardens, kids play area, large general play area, rose garden (Gulab Bari), thick forest cover having fruit trees and species like Mango, Jamun, Guvava etc. In certain parts of the pathways along rose garden metallic arches also exists. It lacks adequacy of services like urinals, drinking water, eating outlets, general security, park maintenance staff, playfield for adolescents & adults.

2. Facts about the Park

Some of the salient notable facts in this park is given in table mentioned below:

Features	Status as on Date
Category of Park	Sub-City Level Park
Total Area (in sq.m)	2,67,093 (66 Acres)
Neighboring Streets	Samorbagh Chowk, Gulab Bagh Road, City Palace Road
Catchment Population of the Park (in persons number)	2 Lakh persons, visited by 3000 persons per day including tourists
General Condition	Flat & fair with better than average levels of cleanliness
Open Green Space Landscaped Area	Flat and fair. It is somewhat clean. It has proximity to water fountain area with multiple linear nozzle streams on both sides of pathway.
Landscaped Area	Park has 2-3 proper landscaped area with little undulating slopes and average level of cleanliness.
Flowers Variety	The park is said to have at least 50 variety of Roses that blooms in season. The area is currently not very well maintained and markers specifying the species are present along with plants and trees.
Shrubs & Bushes	Fair with no colour theme
Wooded Area	There are wooded areas marked with dense vegetation in certain pockets having fruit trees like Mango, Jamun, Guvava etc.
Paved Pathways	<p>Park has a network of pathways both pucca and semi-pucca.</p> <p>Pucca Pathway (Black Top Road) – hard surface 6.1 m wide; Have little obstruction characterized by narrow gate of PWD Office.</p> <p>Semi Pucca Pathway (Gravel & Murrum Road) – 3.1 m; It is largely obstruction free and runs through dense vegetative cover/ wooded areas.</p>

Features	Status as on Date
	<p>About 25-30 Resting sheds having paved sitting areas exists on both side of pathways exists. These does not have back rests and thus pose uncomfortable sitting to visitors. These are uniform in design and looks more like bus shelter. Pucca pathways are somewhat illuminated. The park close down at 8 pm.</p>
Water Areas	<ul style="list-style-type: none"> • The park has ample water bodies like there are 12 ancient Bovri's, 1 large water pond (Kamal Talai – under construction), Junction Fountain and Series of Water Fountains having multiple linear jets on both sides of pathways. • Except 'Kamal Talai' pond all other waterbodies are currently functional. It is under construction. There are 3 concrete water bridges to reach central fountain at Kamal Talai. Central Fountain at Kamal Talai is currently functional. • Average depth of fountain areas is 2-3 ft. Most of these have poor maintenance standards. • Water quality ranges from poor to fair. These are cleaned on weekly to fortnightly basis.
Eating feature	<p>There is a canteen in the Park which is currently not in operations.</p>
Drinking feature	<p>Drinking water tap outlets (App. 10 No.s) are present but are not adequate for the visitors. They are poorly maintained. Some of them are maintained by NGOs/ Trust.</p>

Features	Status as on Date
<p>Facilities</p>	<p>Entry Gates: Park has 4 beautifully designed gates, which is old masonry structure. It is well maintained and appears good. Out of 4, 2 gates are open for general public. It's a mix of concrete and MS grill.</p> <p>Boundary Wall/ Fence: Mix of Concrete, Stoned, Brick Wall having M S Grill. Height of Boundary Wall ranges between 3-5 m.</p> <p>Recreation Centre/ Amphitheatre: There is no recreation/ amphitheater in the park. However, he has various theme parks like Acupressure park called 'Miraj Jyotish Upvan' constructed and maintained by Miraj Products corporate group. It has tethered tiles for increasing blood circulation in human body.</p> <p>It had a zoological park inside but gradually it is being moved out. An aviary for birds is being planned in place of zoo in the same location.</p> <p>Illumination: Illumination in Park is quite average. It has a mix of 250 CFL lights and 4 Semi High mast lights. Solar illumination is still unexplored in the park in spite of new features continuously being added in the park.</p> <p>Parking: Parking facility is available at 2 operational entry gates. The park can currently accommodate 350 two wheelers and 50 car parking inside the park.</p> <p>Main entrance gate accommodates about 150 two wheeler parking whereas 4 wheelers have to be parked outside the gate. Second functional gate towards Samorbagh accommodates about 200 two wheelers and 50 four wheelers.</p> <p>Public Conveniences: Only one public toilet exist for men and women. This is quite inadequate in comparison to the massive number of visitors visiting the park.</p> <p>Dustbins: Designer dustbins about 50 in numbers were found placed all around the park. Dry Leaves and foliage from the thick vegetative cover is lifted and currently being burnt in the park itself, however it can be composted in the premises itself.</p>

Features	Status as on Date
	<p>Signboards: Name of the park is embossed on the entrance gate but there is generally lack of proper signage's in the park. Names of the some of trees species are tagged on them</p> <p>Library: There is one Government library named 'Rajkiya Saraswati Bhawan" within park premises. It is a heritage structure with beautiful Marwari architecture.</p>
Sitting & Resting Features	<p>Benches: Two kinds of benches were found in the park. There were about 60 concrete and 40 metallic benches. Their condition is fair and is adequately comfortable. Some of the metallic benches are rusted as well. There are no picnic tables.</p> <p>Shelter/ Huts: There are no resting huts/ shelter in the park.</p>
Play Set Structures (Children 1-10 Yrs)	<p>Such a huge sub-city level park has only one area for playing for children. It has very few play set structures like 3 Slide down structures, 2 hanging structures, 5 climb up ladders, 5 swinging structures and 3 stationary animals. Apart from the above the park has toy train with tracks for kids & adult but currently is out of operations.</p> <p>Most of these play set structures are in shambles, broken and not safe to use. Ground surface has loose soil. Material of the structure varies from metal to plastic having height of 4-8 ft above the ground. Only 34-66% of these structures fall in shaded areas and is neither well illuminated nor adequately coloured.</p> <p>The park lacks play area for toddlers. (Baby Swings & Spring Toys).</p>
Play Areas (For Adolescents & Adults)	<p>It has general play area for adolescents. It has 2 badminton courts with nets and small play area for cricket and football, as well. It is flat and have soil base. Condition of the play area is fair.</p>
Features for Differently Abled	<p>No facility exists for disabled persons in the park.</p>

Annex 2: Picture Gallery (Refer separately enclosed in Zip folder)