Regeneration of Heritage Urban Space of Delhi, Shahjahanabad the Walled City

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SHAHJAHANABAD: A case study highlights the malpractice of ever-changing policy for reshaping city without considering its natural gamut and frame out the sustainable pathway for revival of its glory.
TRANSFORMATION OF CITY
“King is no longer the rich King he used to be, the city looks as if pains were taken to keep up the buildings worth preserving”

(Lady Fanny Eden, 1838).
CONCEPT PLAN

- Built in 17th century by King Shahjahan for 60,000 population covering 569 hectare;
- Densely built city with organic street pattern for specific uses of activities and trades in different lanes primarily for pedestrian movements and animal driven vehicles;
- Enclosing a wall punctured with seven major gates (Kashmiri Gate, Kabuli Gate, Lahori Gate, Turkman Gate, Delhi Gate and Zennal Al masjid Gate);
- Urban design amalgamated model of Persian, Islamic and Vedic principles;
- 16th century Vastu Shastra and the Mansara perceived as a bow shaped semielliptical (Karmukha) city;
- Important Link between fort and City and
- Impresive and Visual axis for public space use
**DELAYERING**

1638-1857: Boulevard streets with water channels, main axes Chandni chowk arcaded market streets, faiz bazaar, friday bazaar, mosque bazaar and others imprint city with healthy trade presence, Social ranking of Havellis gardens, Baolis, diwan-e-aam, diwan-e khas

1803-1857: Establishing satellites town, restoring canal, sanitary guidelines.

1857-1947: destroyed one third traditional havelis, Destroy jahana Begum sarai and form town Hall, Estb colonial structure Clock house, Baptist church, Remove canal form tram line and introduce Railway line by removal garden
**DELAYERING**

**1947-1962:** Divided country offered vacated properties to refugees. Inplant four storey apartments by demolishing Mughal Palace. katras and havelis are reshaping for commerce in an uninterrupted process. Tenfold increase of commerce in three decades.
CHARACTERISTICS

- **Density** varies from 1596 to 17 pph. Highest is in Chitli Kabar (1596 pph) & lower in the areas of Red Fort, Railway Station, Daryaganj and Kashmere Gate.

### Table 1: Population Growth in Walled City (1951-2001)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION (000)</th>
<th>% GROWTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1951</td>
<td>381</td>
<td>-</td>
</tr>
<tr>
<td>1961</td>
<td>420</td>
<td>10.25</td>
</tr>
<tr>
<td>1971</td>
<td>409</td>
<td>-2.62</td>
</tr>
<tr>
<td>1981</td>
<td>400</td>
<td>-2.20</td>
</tr>
<tr>
<td>1991</td>
<td>350</td>
<td>-12.50</td>
</tr>
<tr>
<td>2001</td>
<td>235</td>
<td>-32.86</td>
</tr>
<tr>
<td>2011</td>
<td>158 (estimated)</td>
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</tr>
</tbody>
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*Source: Zonal Development Plan, Zone-A*
Delhi Master Plan 1962 Approach:
Redevelopment, Rehabilitation & Conservation
- Urban Renewal: proposed 100-150 pph from existing 1500 pph.
- Redevelopment of road 24'-36' from existing width 10-15'.
- At Turkman Gate four storey apartments built by destroying 3 hec old gate i.e. Phatak Talyan, Dujana house, an earlier Mughal Palace Bazaars around Jama Masjid were cleared and a garden introduced with shops relocated in a low profile Meena Bazar.
- City was on a commercial overdrive.
- Planning to clear the non-conforming land uses; but not headway was made in improving the conditions

Delhi Master Plan 2001 Approach
Special Area Planning
- Drive from commercialization & industrialization to residential
- to revitalize its glory of the past.
- Deviating from controlled density to new code for special area planning.
- Proposed Urban Renewal Project by self-financing scheme.
- Rebuild walled city as a residential hub from exiting commercial trade house of Delhi that was impractical in nature
POLICY MALPRACTICE

Delhi Master Plan 2021 Approach:
Heritage Protection and Conservation
SRDC: Chandni Chowk recreating the lost glory:
- Boulevard Development
- Improving street lighting
- Running of free coaches/trolley buses between Red Fort and Fatehpuri Mosque.
- Informal shops and vendors to be restricted
- Create tourist/people friendly environment

Others:
- **Metro Corridor Development:** Shift of activity from core city outwards, Flower market
- **Shifting of wholesale trade, noxious industries and hazardous business from the old City**
- Development of Truck Terminals, Vehicle Repair Workshop, Old Car Markets, Motor Parts Markets at periphery of Urban Delhi

➢ 100 percent covered, without breakthrough practically front and set back cannot be framed. On other round policy never appreciates major demolition of structure. The self contradictory policy

GOVT’S REDEVELOPMENT PROPOSAL

- Streetscaping Ring Road
- Improvement Red Fort
- Relocation of travel kiosks
- Lajpat Rai Market
- Diwan Hall Road
- Redevelopment Fountain Chowk
- Heritage Zone/Food court/travel mart/multi level parking
- Delhi Gate parking
- Pardah Bagh
- Traffic Rerouting
- Netaji Subhash Marg
- Jama Masjid redevelopment
- Urdu Bagh community centre
- Parade Ground parking
- Esplanade Road
- Restoration Jama Masjid
- Redevelopment Chandni Chowk
ISSUES

- Walled city plagued with suffocating condition traffic congestion, infrastructure deterioration, unauthorized construction, dilapidated housing and overall low quality of life.
- The transformation of residential premises for non-residential uses acts as a barrier in the conservation of heritage, urban renewal, land assembly, legitimate property tenure, titles and transfers, infrastructure upgradation, financial mobilisation, development rights, etc.
- Unattending application of plans leads it as a status of slum under the Slum Area Act, 1956.
- Neither the legal framework, nor the present organisational structure have been able to control unauthorised reconstruction of historical havelis / buildings or in taking up any meaningful redevelopment.
- Indiscriminate application of the several plans has proved counter-productive in economic and physical regeneration of the Special Area.
STRATEGY FOR REVITALISATION OF GLORY

Conservation

Mughal Imprints

Stop Further Development and Back to In-Situ Situation

Pedestrianisation

Visual Integration

Decentralization