

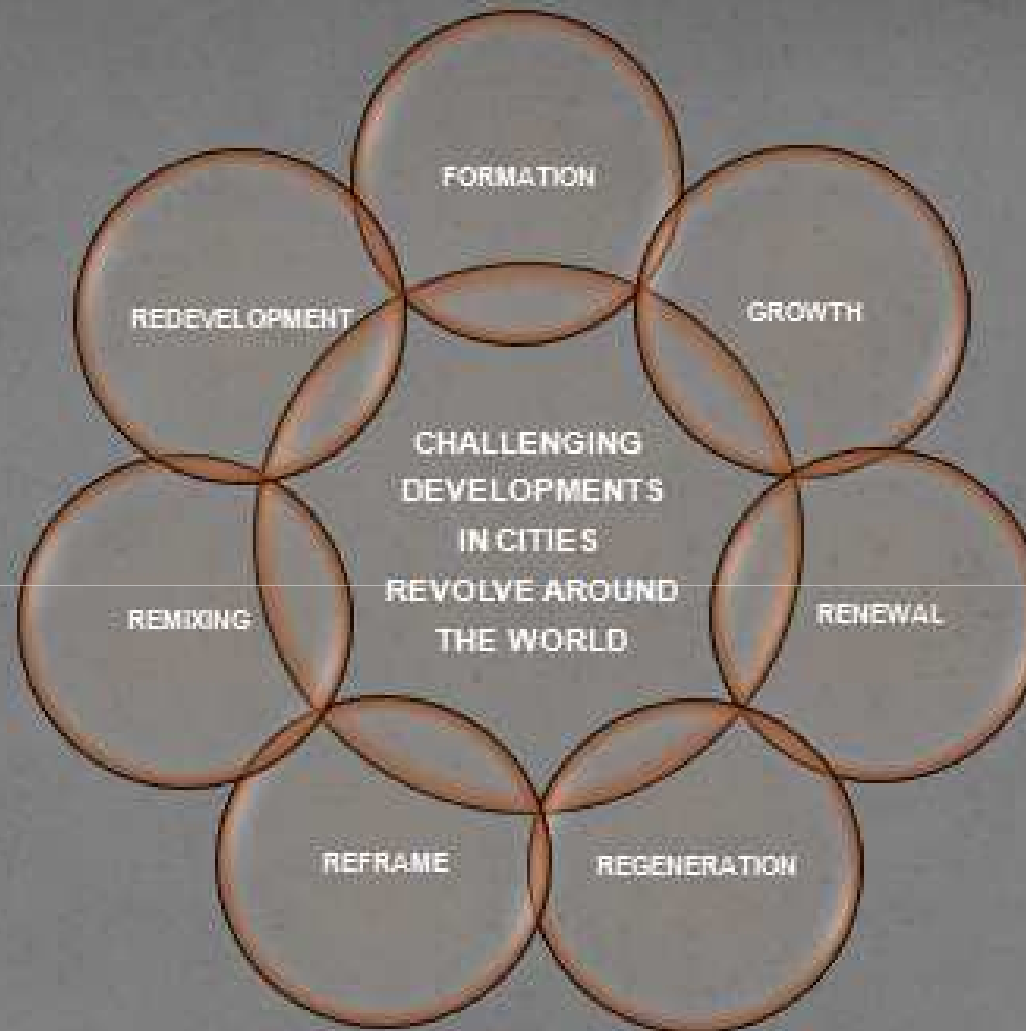
# Regeneration of Heritage Urban Space of Delhi, Shahjahanabad the Walled City



*Presented by: Bikram Kumar Dutta & Sanhita Bandyopadhyay*

## HYPOTHESIS

REDEVELOPEMENT OR  
NEWDEVELOPEMENT



**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.**

# LOCATION



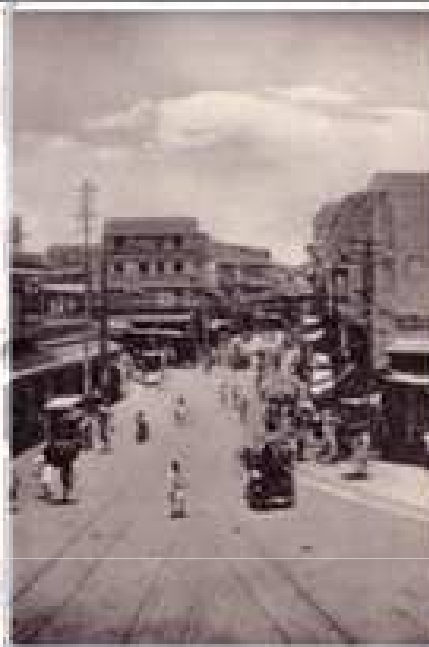
# TRANSFORMATION OF CITY



CHAUNSI CHONG STREET



THE JUMBO



TRAM ON CHAU SUI CHOW



THE TRAM SYSTEM



CLOCK TOWER AND TOWN HALL / THE COLONIAL ADDITIONS



THE COLONIAL ADDITIONS



CHANGI CREEK AROUND MUGHAL PERIOD



## 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).*

# CITY AT A GLANCE



**FATEHPURI MASJID**

**ALLAHABAD BANK**

**SONEHRI MASJID**

**CHANDNI CHOWK**

**RED FORT**

**INDRAPRASTHA HINDU KANYA VIDYALAYA**

**SHIWETAMBAR JAIN TEMPLE**

**MIRZA GHALIB KI HAVELI**

**DI GAMBAR JAIN LAL MANDIR**

**MASJID HAUZ-QAZI**

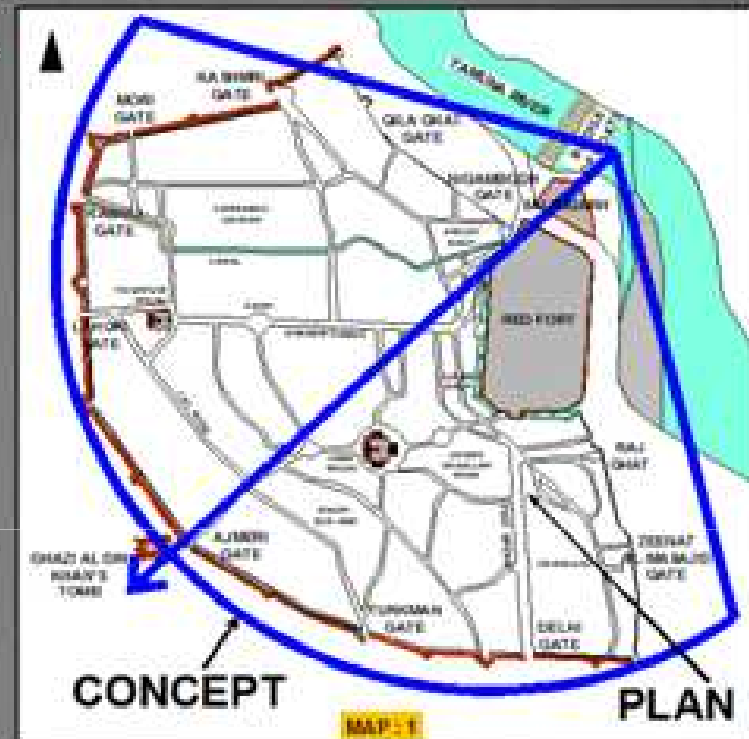
**KAALI MASJID**

**GHASUDDIN TOMB**



## 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
- Impressive 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



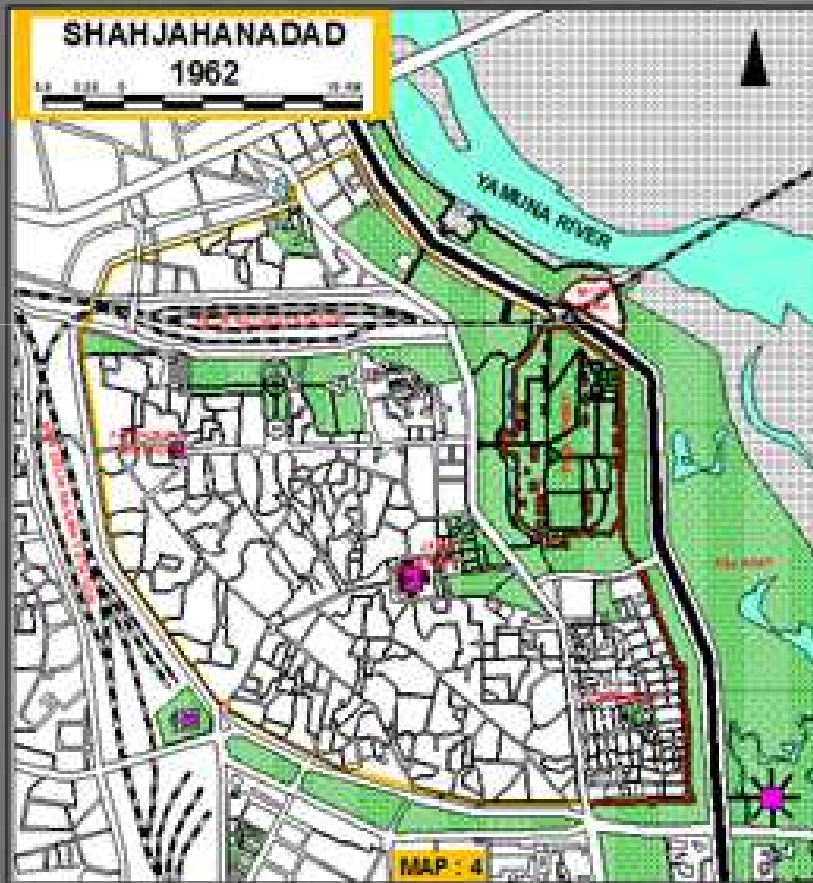
**1803-1857:** Establishing satellites town, restoring canal, sanitary guidelines.

**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)**

YEAR	POPULATION (000)	% GROWTH
1951	381	-
1961	420	10.25
1971	409	-2.62
1981	400	-2.20
1991	350	-12.50
2001	235	-32.86
2011	158 (estimated)	

Source: Zonal Development Plan, Zone-A

## Landuse Characteristics



## Economic Characteristics



# CHARACTERISTICS

## COMMERCIAL

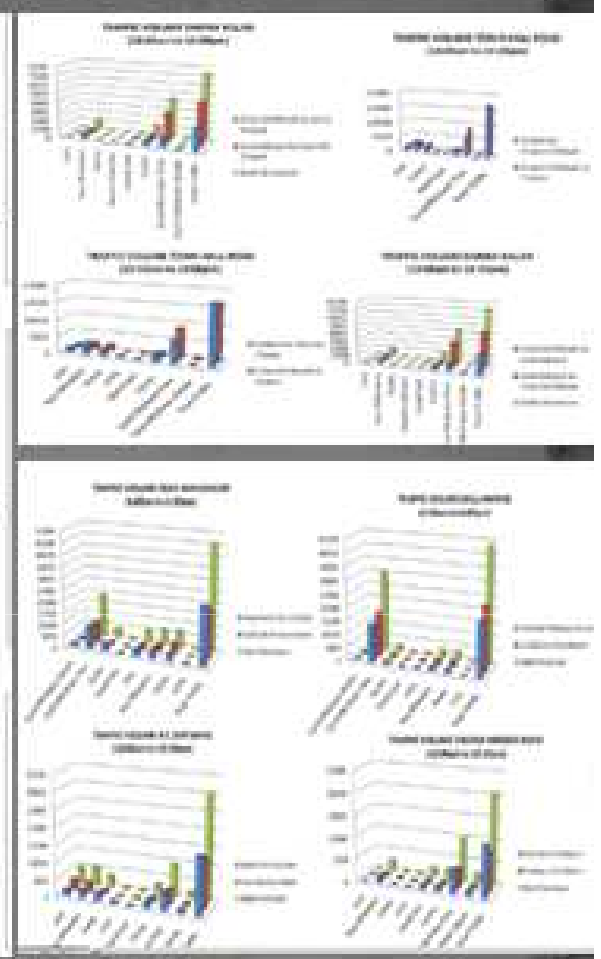
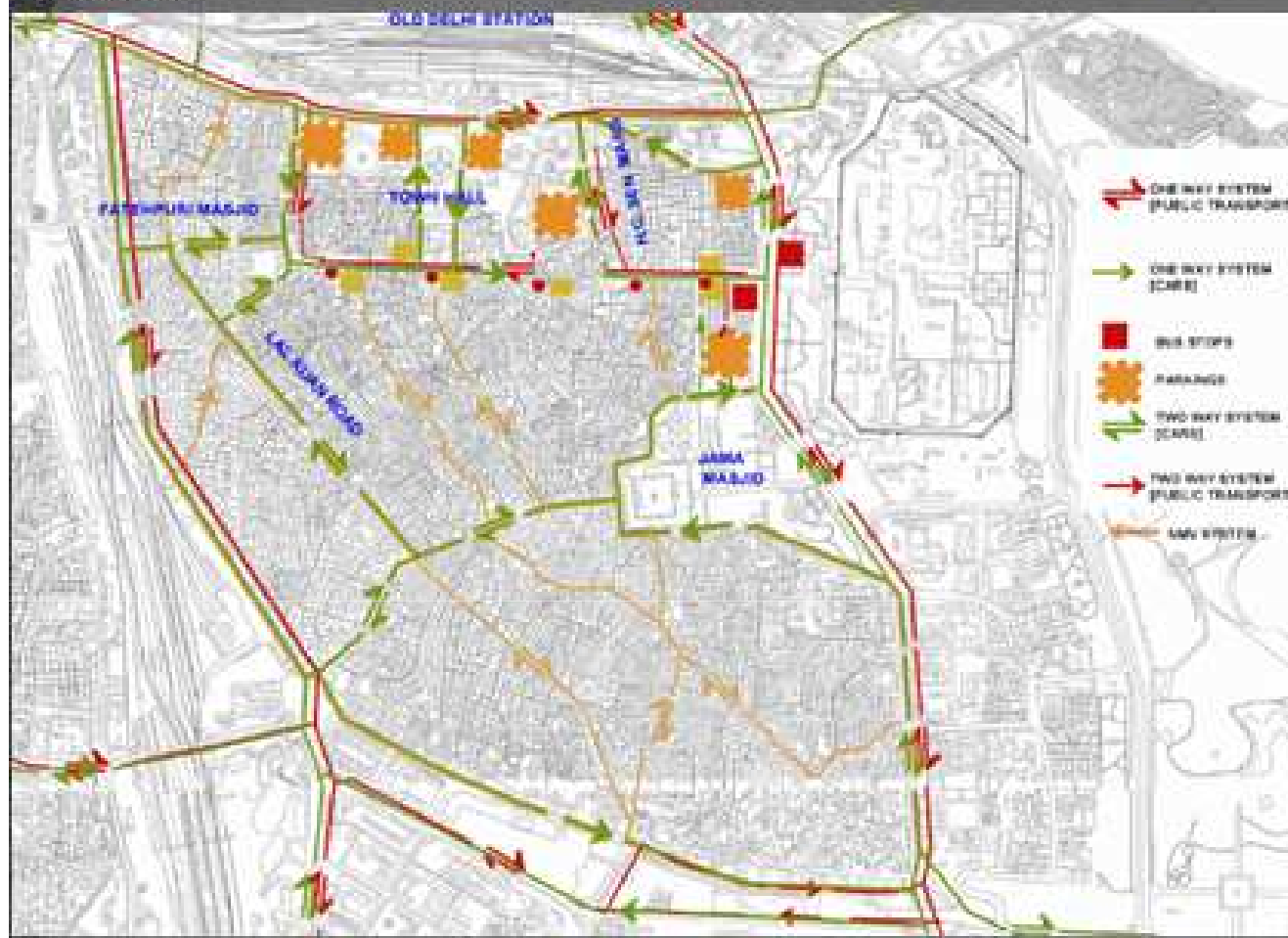


MARKETS & TRADE - SHALWANABAD 2009



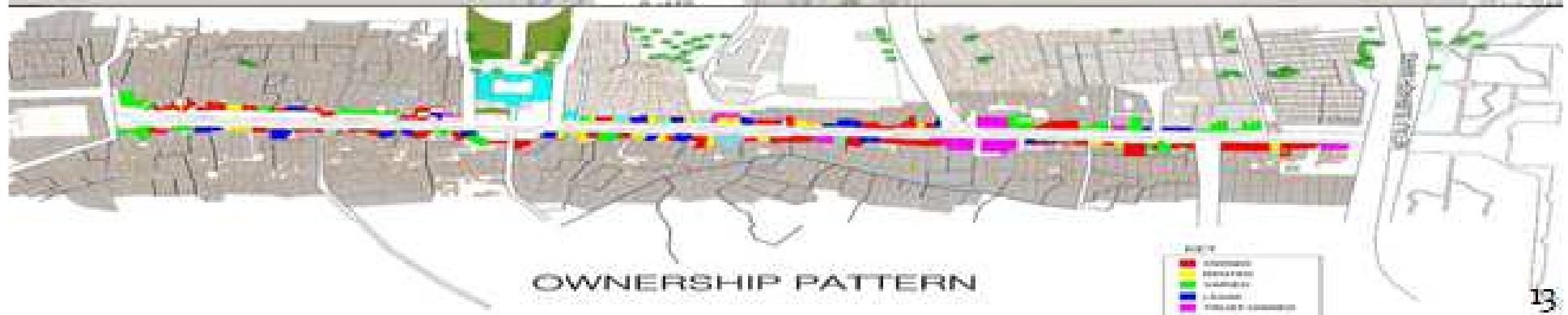
# CHARACTERISTICS

## TRAFFIC



# HOUSING

# CHARACTERISTICS



# CHARACTERISTICS

## HOUSING



## **POLICY MALPRACTICE**

### **Delhi Master Plan 1962 Approach: Redevelopment, Rehabilitation & Conservation**

- Urban Renewal proposed 100-150pph from existing 1500pph.
- 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



**SRDC Plan**

**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

**Other Plans: Steering Committee Recommendations(1996), Delhi Urban Heritage Foundation (1997), SRDC(2009)**



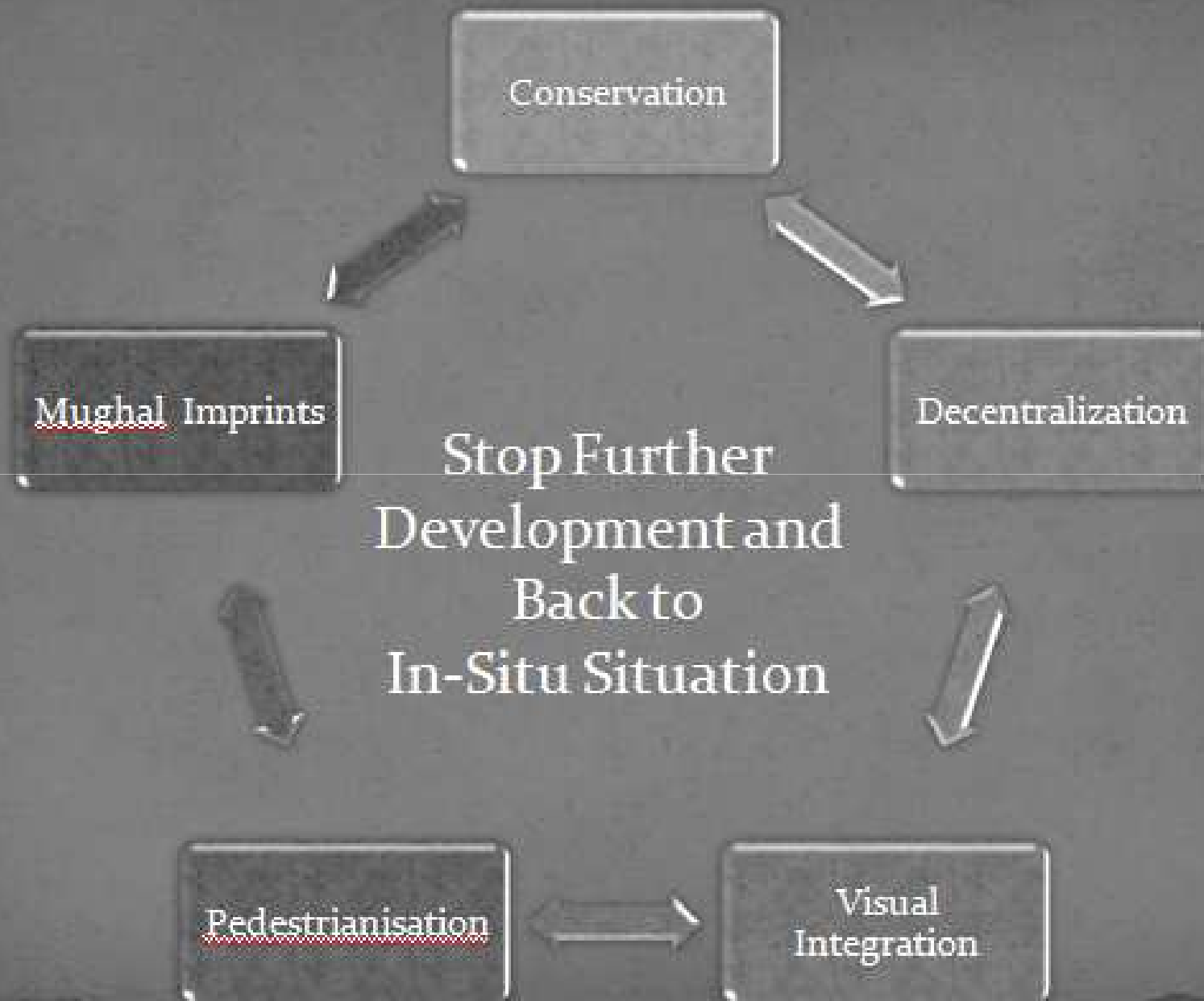
# GOVT'S REDEVELOPMENT PROPOSAL



## ***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

# STRETEGY FOR REVITALISATION OF GLORY



***THANK YOU***