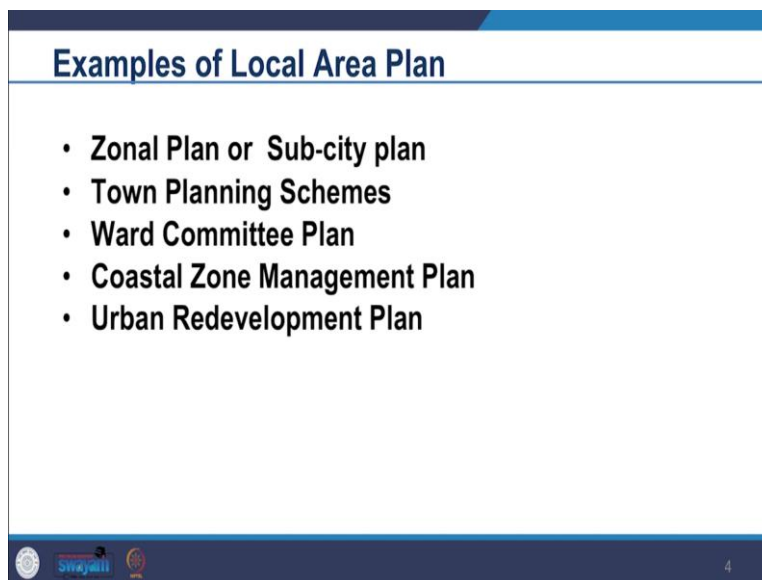


**Introduction to Urban Planning**  
**Prof. Harshit Sosan Lakra**  
**Department of Architecture and Planning**  
**Indian Institute of Technology, Roorkee**

**Lecture - 11**  
**Local Area Plan (Urban Redevelopment Plan)**

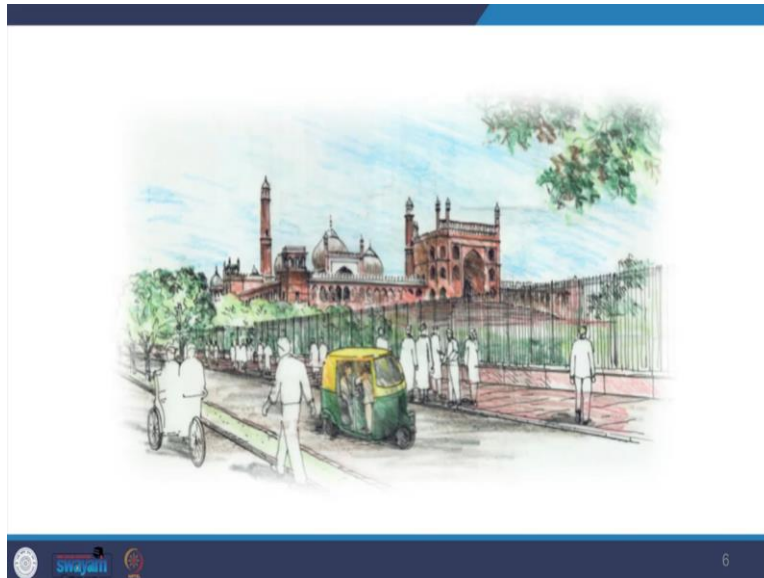
Welcome to the course of urban planning. In today's session, we are going to look at another example of local area plan.

**(Refer Slide Time: 00:41)**



Earlier we had seen that the examples of local area plan include Zonal plan or Sub-city plan, Town Planning Schemes, Ward Committee Plan, Coastal Zone Management Plan, Urban Redevelopment plan. Today we will look at the case example for Urban Redevelopment plan.

**(Refer Slide Time: 01:01)**



As an example of an Urban Redevelopment plan, we are going to look at the case of (01:02) redevelopment prepared in 2006, plan was prepared by Pradeep Sachdeva Design Associates for Municipal Corporation of Delhi.

**(Refer Slide Time: 01:12)**

Coverage	
1	Hierarchy of Land use Plan in Delhi
2	Statutory Provisions for Zonal and Redevelopment Plan
3	Understanding of Special Zone
4	Planning Methodology Involved
5	Site Background and Analysis
6	Conceptual framework proposed
7	Proposal and Development Strategies
8	Implementation Framework

Accordingly, the coverage of this session will include hierarchy of land use plan in Delhi, statutory provision for zonal plan and redevelopment plan, understanding of special zone, planning methodology involved in the case side background and analysis done as per the case study, conceptual framework proposed, proposal and development strategies involved in this case and implementation framework.

**(Refer Slide Time: 01:45)**

## Learning Outcomes

- ① Identify the Hierarchy of Land Use Plan in followed in Delhi
- ② State the Statutory provisions for Zonal Plan and Redevelopment Plan in Delhi in relation to Master Plan 2021
- ③ To Explain the Special Zone
- ④ To Review the Planning Methodology Involved in Redevelopment
- ⑤ To Review the Site Background and Analysis
- ⑥ To Review the Conceptual framework proposed in Redevelopment
- ⑦ To list the Proposal and Development Strategies proposed in plan
- ⑧ To discuss the Implementation framework proposed in the plan

Accordingly, the expected learning outcomes would be you should be able to identify the hierarchy of land use plan and followed in Delhi, you should be able to stay the statutory provision for zonal plan and redevelopment plan in Delhi in relation to the master plan 2021. Further, you should be able to explain the specials zone, you should be able to review the planning methodology involved in the redevelopment plan.

You should be able to review the site background and analysis provided, further you should be able to review the conceptual framework given in the development plan. Moreover, you should be able to list the proposal and development strategies proposed in the plan. Finally, you should be able to discuss the implementation framework proposed in the development plan here. As we had seen earlier, that once the development plan is prepared its proposal can be further implemented by preparing local area plan.

Local Area plan improves the implementation of the development plan. It allows the realization of the development in our neighborhoods. In order to understand how the redevelopment plan improves the implementation and realization of the development plan on ground that is briefly look at the components of the development plan of the case and context. In Delhi development plan the land use plans could be seen mainly at 3 level hierarchy.

**(Refer Slide Time: 03:14)**

## Hierarchy of Land use Plan

Three level hierarchy of Land use Plan in Delhi Master Plan

- Master Plan
- Zonal Plans
- Layout Plans

(Specific development schemes within each zone).



15

First master plan level, second zonal plan, third layout plans for specific development schemes within each zone. Looking at the statutory provisions for the zonal plan of Delhi, the development plan act 1957 under section 8 provides for preparation of zonal development plans simultaneously with the master plan or as soon as thereafter;

**(Refer Slide Time: 03:37)**

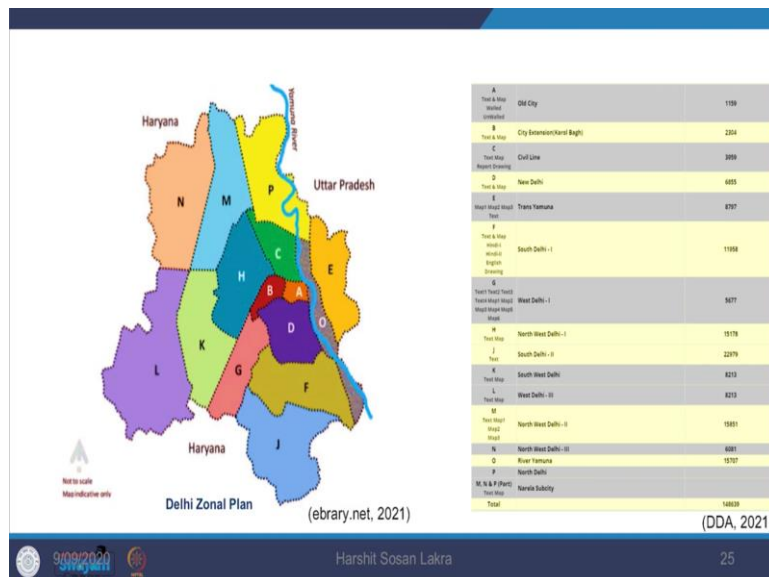


Under the Act zonal plan may show land use public and semi public facilities utilities and services, roads, housing, recreational industries, business market, school hospital, open spaces standards of population, density and various other components of development. The zonal plans are processed under Section 10 of the Act. Now, looking at the particular case which we are seeing the redevelopment plan.

The Honorable High Court of Delhi in its order dated in 25th September 2005 directed that a comprehensive plan for redevelopment be made for Jama Masjid and its surrounding precinct. The Municipal Corporation of Delhi was appointed as the non-nodal agency to coordinate the preparation of the redevelopment plan. An action plan for the redevelopment of the precinct was presented to and subsequently approved by the Honorable High Court of Delhi in February 2006.

Therefore, the Draft Master Plan for example, measured precinct, which we will see today has been subsequently prepared in accordance with the approved action plan.

**(Refer Slide Time: 04:57)**



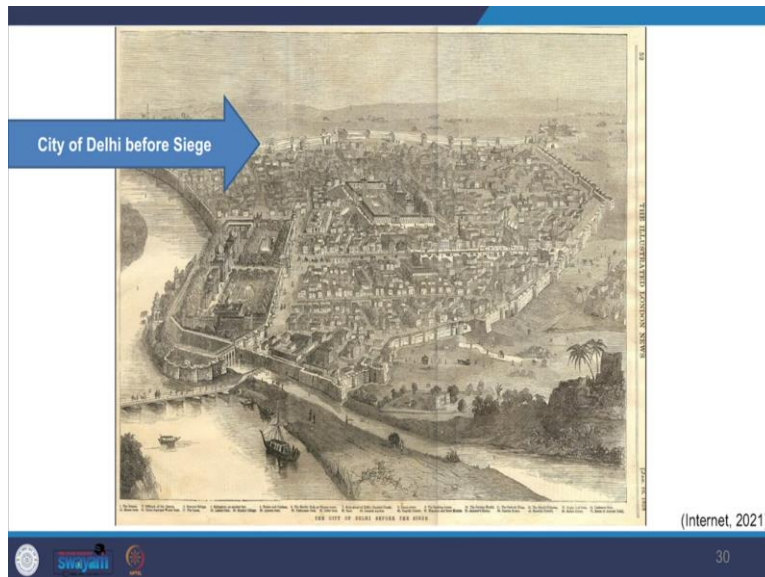
In this map of Delhi, we see that as per the master plan of Delhi 2021 the National Capital Territory of Delhi has been divided into 15 zones from A to H and J to P, of which 8 zones are in the urban areas, one in the riverbed and remaining 6 in the rural area. The Delhi master plan of 2021 designates zone A wall city which is the wall city zone A, we see other than the wall city and zone B a special area. Jama Masjid is located in zone A.

**(Refer Slide Time: 05:36)**

# Understanding of Special Zone

Let us see why is this zone identified as a special zone.

**(Refer Slide Time: 05:39)**



The area in these zones have historic areas;

**(Refer Slide Time: 05:44)**



(Internet, 2021)

And also has special character.

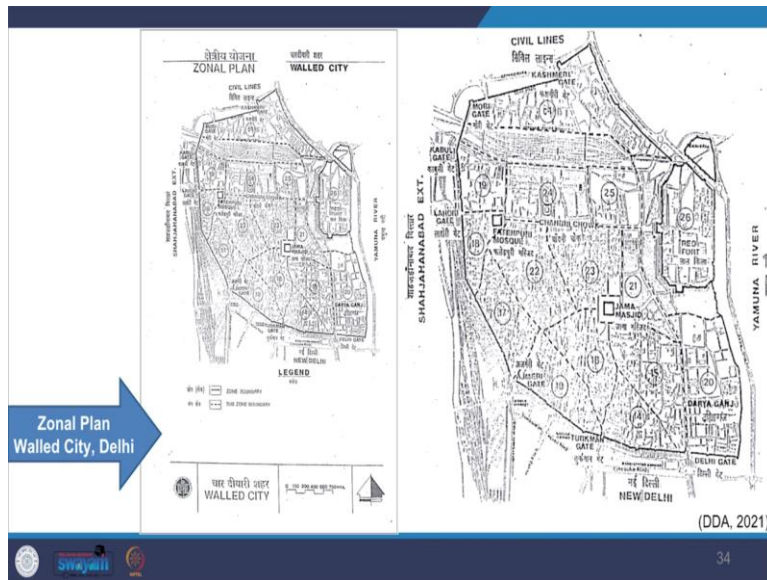
(Refer Slide Time: 05:46)

Special Zone		
Walled City :16 sub-zones.		
Sub-zone	Area (Ha)	Locality
A-13	27.1	Kucha Pati Ram
A-14	23.9	Chitli Qabar
A-15	37.9	Matia Mahal & Pataudi House
A-16	27.8	Churi Walan, Sita Ram Bazar
A-17	28.3	Farash Khana, Lal Kuan
A-18	14.4	Naya Bans, Fatehpuri
A-19	23.6	Tilak Bazar, Bara Dari, Peeli Kothi
A-20	52.5	Daryaganj, Ansari Road
A-21	22.1	Jama Masjid, NetaJi subhash Park
A-22	35.4	Balli Maran, Charkhey Walan
A-23	35.9	Maliwada, Kinari Bazar
A-24	33.6	Katra Neel, Town Hall Gandhi Ground
A-25	21.1	Lajpat Rai Market Bhagirath Palace
A-26	76.7	Red Fort, Salim Garh Fort
A-28	46.4	Railway Station RailWay Yard
C-1	62.3	Ram Bazar, Kashmere Gate G.P.O.

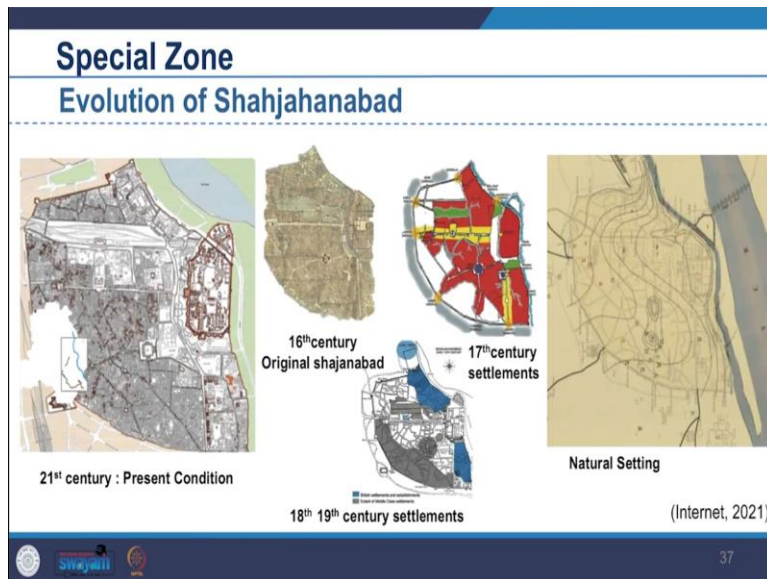
(DDA, 2021)

The whole city comprises of 16 sub zones,, 15 sub zones are part of zone A and 1 sub zone is part of zones C, the Arial sub zone varies from nearly 14 hecters to 76 hector as you can see in the map.

(Refer Slide Time: 06:02)



So we see how planning area are subdivided to bring it to a manageable scale.  
**(Refer Slide Time: 06:09)**



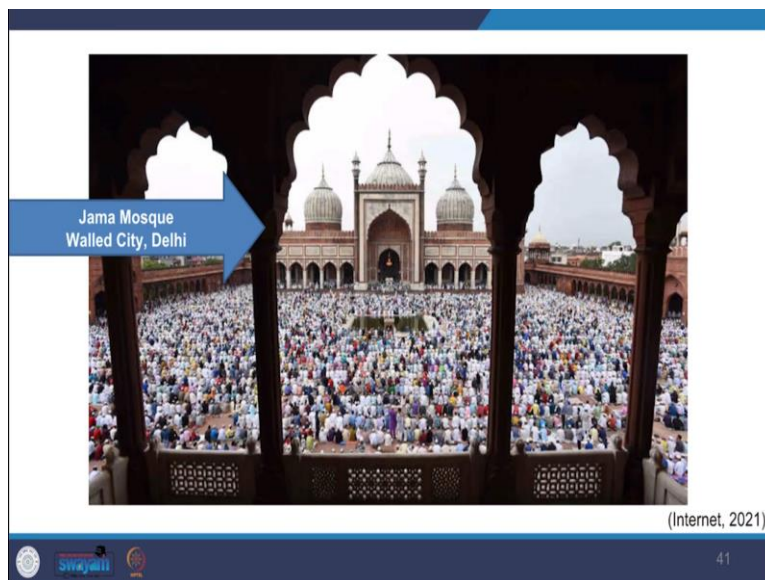
Now looking at the zone, it was noted that the wall city of Shahjahanabad was an active urban settlements since the last 300 years. It became a dense urban fabric;  
**(Refer Slide Time: 06:23)**





And Jama Masjid the Friday mosque acted as an urban magnet. It attracted intense economic activities and large numbers of worshippers and visitors.

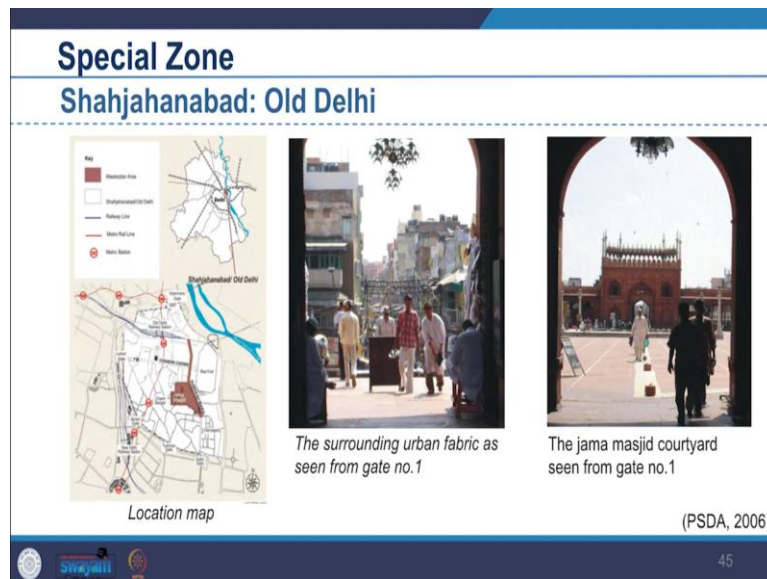
**(Refer Slide Time: 06:30)**



The mosque has been an active place of worship since its completion in 1656, and is an important religious Centre for the Muslim community of Delhi. Irrespective of the political and social disturbances and considerable changes in the physical structure. The zone continues to have a strong association with the religious and secular traditions of the city. Because of its significance in historic, political, social and religious landscape, the area is identified as specialists zone.

Further the existing scenario at the time of intervention required special intervention to integrate the area with the larger development goals and the urban fabric. It was observed that irregular and need based infrastructure improvements and planning interventions in the area in the past has been insufficient to cater to the needs of growing numbers of users and the changing requirements. The area at the time of redevelopment master plan was prepared was seen in poor condition and needed urgent intervention.

**(Refer Slide Time: 07:49)**



In the image we can see Shahjahanabad the old Delhi area and the master plan area highlighted in the brown and the surrounding urban fabric and Jama Masjid at the same time. The draft master plan for Jama Masjid precinct, proposed a framework for redevelopment of the public realm in the area in a manner that acknowledged its glorious history and decontextualized in the present and planned for the future.

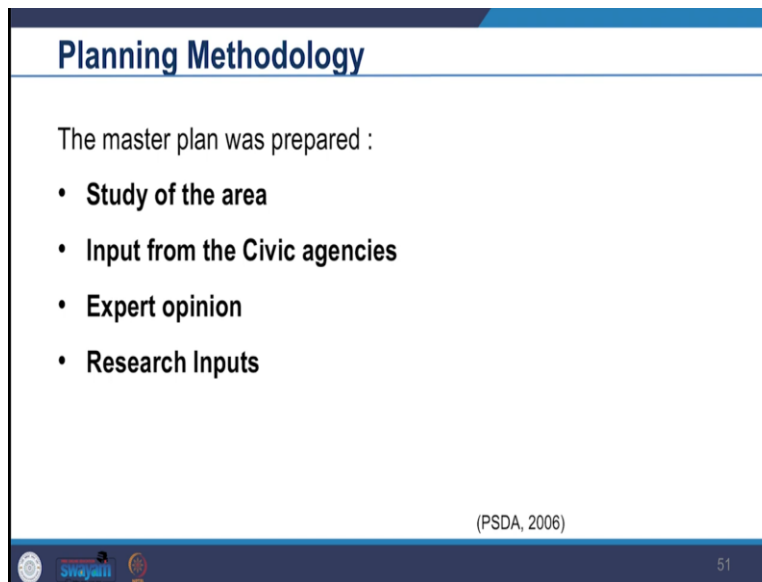
So, we see that how in development plan, these historic places are planned to find details to meet the future need and aspiration while nurturing the history and the culture of the place through integrating different types of plants at different levels.

**(Refer Slide Time: 08:38)**

# Planning Methodology

Now, let us look at their planning methodology. The master plan was prepared based on the study of the area.

**(Refer Slide Time: 08:46)**



**Planning Methodology**

The master plan was prepared :

- **Study of the area**
- **Input from the Civic agencies**
- **Expert opinion**
- **Research Inputs**

(PSDA, 2006)

51

Input from the Civic agencies, service infrastructure providers and the government of Delhi. Further input was also taken from expert opinion and research input was also considered.

**(Refer Slide Time: 09:00)**

**Planning Methodology**

**Surveys**

Surveys of the area have been undertaken to collect data on the area.

- **Photographic Documentation**
- **Detailed Activity Mapping**
- **Topographical Survey**

(PSDA, 2006)

53

Looking at the survey involved collection of data or the area through photographic documentation of building an activities were done. Detail activity mapping, where each and every street activity has was located and quantified on plan. Further adopted graphical survey was undertaken on hire basis to establish the existing site layout and levels. So we get a glimpse of how the survey could be done for the planning purpose. Further looking at how the inputs were taken, the inputs were taken from different agencies.

**(Refer Slide Time: 09:41)**

**Planning Methodology**

**Inputs**

Agencies Involved:

- Government of National Capital Territory of Delhi
- Municipal Corporation of Delhi
- Delhi Development Authority
- Delhi Urban Arts Commission
- Delhi Police
- Traffic Police
- Archaeological Survey of India
- Delhi Waqf Board

(PSDA, 2006)

56

We notice agencies Government of National Capital Territory of Delhi. Then we see Municipal Corporation of Delhi was involved early development authority, Delhi Urban Arts Commission, Delhi police, Traffic police, Archaeological Survey of India, Delhi board was also involved.

Input from these all agencies held the planning team to prepare the action plan that formed the basis for the Draft Master Plan.

**(Refer Slide Time: 10:10)**

**PLANNING METHODOLOGY**

The Master Plan has been prepared on the basis of the following:

- Survey of the area
- Input from Civic Agencies, Senior Individuals, Residents and the Government of Delhi
- Expert Opinions
- Research

**SURVEYS**

The following surveys of the area have been undertaken/undertaken in the area:

- Photographic Measurement of Holdings and activities
- Detailed Activity Mapping - where each and every street activity has been captured and quantified in plan has been done for both day and night for the area through Personal and to visit (observe activities) between 5:00 AM and 10:00 AM
- A topographical survey was commissioned to establish the existing site layout and levels.

**INPUTS**

The action plan that forms the basis for this draft master plan has been prepared using input from the following agencies:

- Government of National Capital Territory of Delhi
- Manager Corporation of Delhi
- Delhi Development Authority
- Delhi Municipal Corporation
- Delhi Police
- Delhi Fire Station
- Delhi Transport Corporation
- Delhi Electricity Board

Where possible the planning team has also interacted with Project Affected People to ascertain their requirements.

The proposal for the Redevelopment of Waziri (Delhi) has been prepared on the basis of direct interaction with the representatives of the concerned traders at the initial stage, and at other stages through Mr. Waziri (Delhi) the lawyer for the Delhi High Court. The Chief Justice through Mr. Waziri has been providing inputs and reviewing the planning process.

Details regarding Urban Infrastructure Services have been provided by the following agencies:

- Delhi JAL Board for Water Supply and Sewerage
- Delhi State Power Corporation for Power Supply
- Delhi Telephone Department for Telephone services

The concept for the management of Urban Services for the Master Plan has been prepared on the basis of inputs received from:
 

- Delhi Municipal Corporation
- Delhi Development Authority
- Delhi Municipal Corporation
- Delhi Police
- Delhi Fire Station
- Delhi Transport Corporation
- Delhi Electricity Board

**EXPERT OPINIONS**

The following experts and organizations have been consulted:

- A.C.A. Marwan, A.F. Raza and Prof. Harman, Architectural Head Institute for Transport Planning and Traffic Engineering, Technical University of Vienna on matters regarding Urban Design & Planning
- Prof. Anant Singh on the history of the project
- Prof. Dheeraj Mishra, Prof. Gaurav Tewari and Sanjay Garg on the history of Transport Research and Injury Prevention Programme, IIT Delhi on matters regarding movement networks and traffic management
- The NCCTM on various related issues
- Security Experts for security related matters

We see that how inputs are taken from different agencies and stakeholders, so that the proposed action plans are practicable, acceptable and comes from the people the collective process. The purpose of for the redevelopment of (( ))(10:27)) has been prepared on the basis of direct interaction with the representatives of the concern traders at the initial stage and adulate latest stages through Waziri involvement of Waziri, the lawyer for Delhi work of board.


The work of board have been providing inputs and review, reviewing the planning process. Where possible the planning team has also interacted with the project affected people to ascertain their requirements. Further, we see that details to capture the urban infrastructure services were taken.

**(Refer Slide Time: 11:12)**

## Planning Methodology

### Details to capture the Urban Infrastructure Services

- **Delhi Jal Board** for Water Supply and Sewerage
- **BSES**:Bombay Suburban Electric Supply Yamuna Power Limited for Water Supply
- **BSNL** (Bharat Sanchar Nigam Limited) for Telephone services



62

And these information were taken from Delhi Jal board for water supply and sewerage BSES, Yamuna power limited for water supply Bharat Sanchar Nigam Limited for telephone services. So, we see various sources for the secondary data for the planning process.

**(Refer Slide Time: 11:30)**


## Planning Methodology

### Expert Opinion

The following experts and organizations have been consulted:

- **A G K Menon, K T Ravindran & Prof. Hermann Knoflacher**
- **Prof. Narayani Gupta**
- **Prof. Dinesh Mohan, Prof. Geetam Tiwari and Sandeep Gandhi**
- The **NGO SEWA** on hawker related issues.
- **Security Experts** for security related matters.

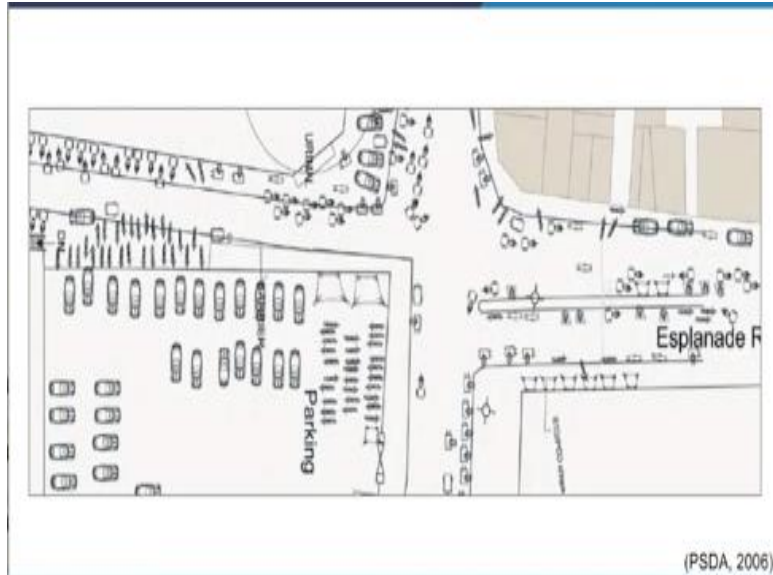
(PSDA, 2006)



65

Further, we see expert opinion was taken.

**(Refer Slide Time: 11:36)**



So, we see how different layers of urban fabric can be taken care of and how different people are involved to have those understandings and to make those interventions and integrations for the proposed plan. As we had seen earlier that the local area plan in its very first stage requires systematic understanding of site background through data analysis and interpretation.

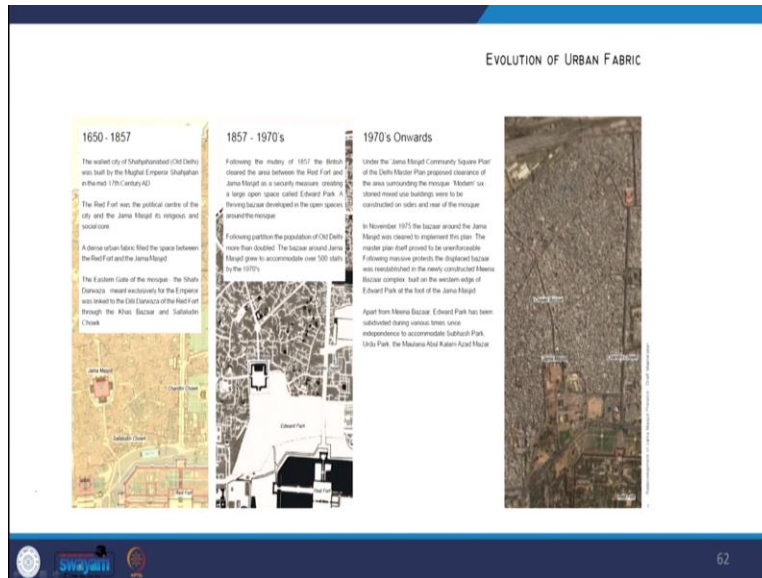
**(Refer Slide Time: 12:01)**

## Site Background and Analysis



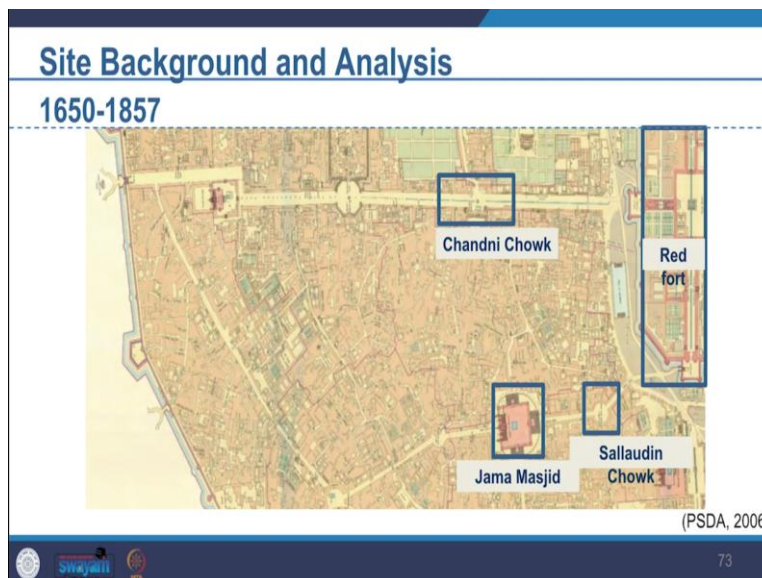
We also saw that in their planning methodology, the survey was the first thing which they had undertaken. So we see what all was surveyed and how it was done.

**(Refer Slide Time: 12:12)**



In the redevelopment master plan proposal, the evolution of urban fabric was looked into in three phases, from period 1650 to 1857, from 1857 to 1970s, and 1970 onwards.

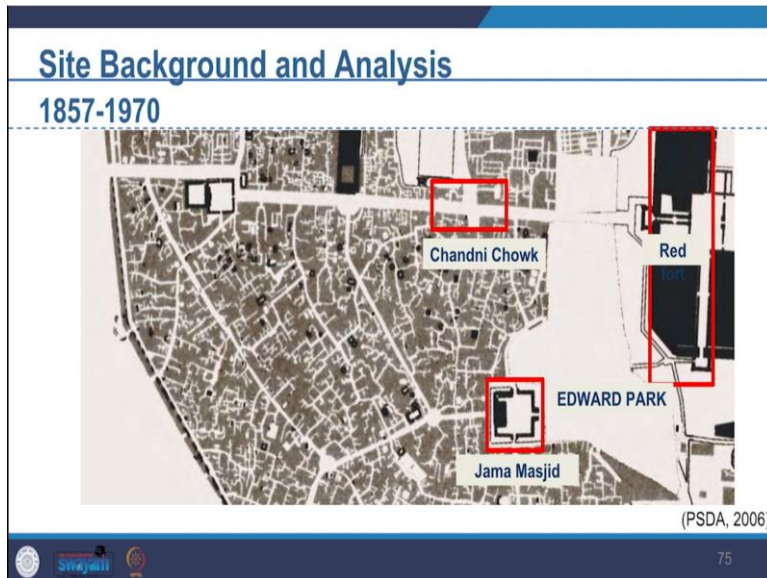
**(Refer Slide Time: 12:29)**



In the period from 1650 to 1857, the wall city of Shahjahanabad, which is the Old Delhi was built by the Mughal Emperor Shah Jahan and made 17th century AD. The Red Fort was the political centre of the city and the Jama Masjid its religious and social core. A dense urban fabric filled the space between the Red Fort and the Jama Masjid, the eastern gate of the mosque. The Shahi Darwaza meant exclusively for the Emperor was linked to the Dilli Darwaza Red Ford through the Khas Bazaar and Sallaudin Chowk.

**(Refer Slide Time: 13:10)**





In the period 1857 to 1970, we see that there was an uprising of 1857 following that the British cleared the area between the Red Fort and Jama Masjid as a security measure, creating a large open space called Edward Park. A thriving bazaar developed in the open space around the mosque following partition, we see that the population of the old Delhi further increased to more than double. The bazaar around the Jama Masjid grew to accommodate over 500 stalls by 1970s.

From 1970 onwards, we see that under the Jama Masjid community square plan of Delhi master plan proposed clearance of the area surrounding the mosque. Modern 6 storied mixed use buildings were to be constructed on sides and rear of the mosque in November 1975. The bazaar around the Jama Masjid was cleared to implement this plan. The master plan itself proved to be unenforceable following massive protests.

The displays bazaar was reestablished in the newly constructed Meena bazaar complex built on the western edge of Edward park at the foot of Jama Masjid. Apart from Meena Bazar, Edward part was subdivided many times since independence to accommodate Subhash Marg or the park the Maulana Abul Kalam Azad Mazhar. We see that while reviewing the context, the usage analysis was done for daytime for all 14 blocks within redevelopment master plan area.

**(Refer Slide Time: 15:12)**



Detailed mapping was done for kinds of activities in the place such as kind of shops, workshops, handcraft, display table, rickshaw tent hawkers, sitting hawkers rary hawkers, two wheelers pedestrians, water trolley, auto rickshaw, van, bicycles, cars, buses, trucks, jeeps and so on.

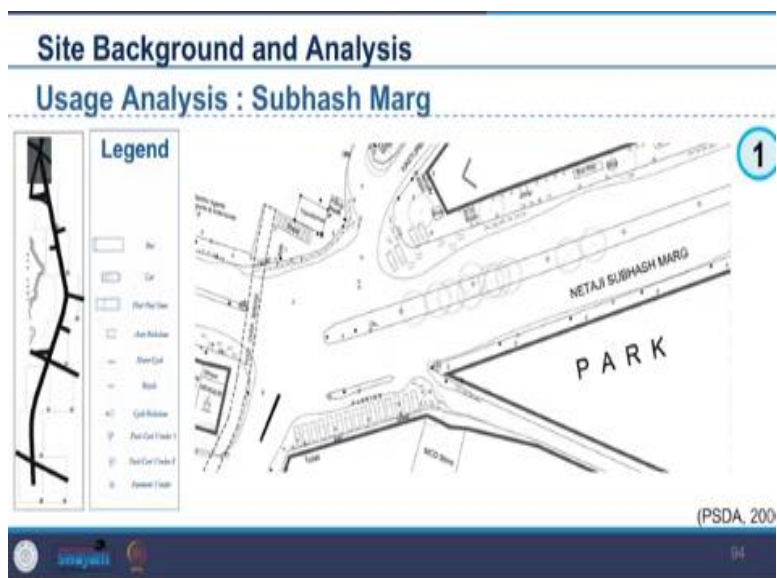
**(Video Starts: 15:24)**

So, as we can see here in the us and our usage analysis at the daytime on the details have been provided further we see that detailed mapping was done for nighttime for all the 14 blocks.

**(Video Ends: 15:38)**

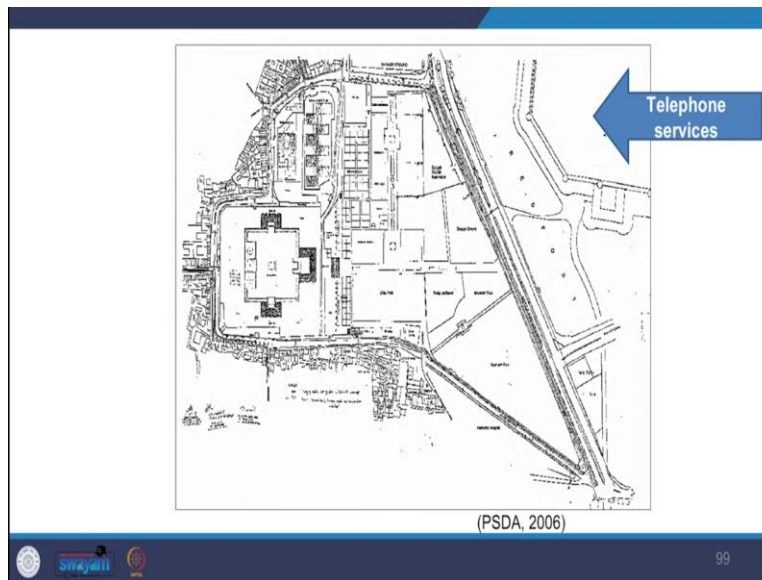
You may have noticed that compared to perspective plan, regional plan and development plan how the details of observation changes.

**(Refer Slide Time: 15:51)**



Furthermore, detail analysis and mapping was done of roads. Here we see analysis of Subhash Marg, if you look at the legend, indicated in the map, they observed and mapped range of vehicles including bus car the fatfat seva, auto rickshaw motorcycle, bicycle, cycle rickshaw peshcar and pavement vendors. In the process the team for the analyse the Meena Bazar in the vicinity.

**(Refer Slide Time: 16:22)**



Further, they looked into the existing urban infrastructure services including telephone services, water supply sewage electricity, we can see through the range of drawings prepared and presented in the master plan document. So, we saw a range of analysis undertaken and the thematic maps prepared in the process of studying the master plan area. So, based on the existing site, background and agency and stakeholders participation, the conceptual framework of the redevelopment master plan was prepared.

**(Refer Slide Time: 17:00)**

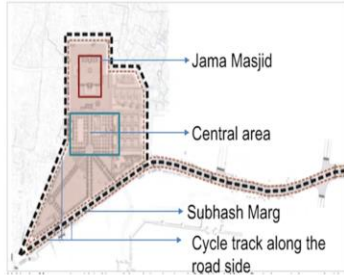
# Conceptual Framework

So now let us look at the proposed conceptual framework for the redevelopment plan.

(Refer Slide Time: 17:03)

**Conceptual Framework**

- **Vehicular Movement restricted** to peripheral street network & Subhash Marg.
- Central area : **Pedestrian zone.**
- Open Spaces to be consolidated & developed as **plazas and green spaces.**
- **Cycle lanes** created on both Sides of Subhash Marg and on the inner Side of the peripheral Street Network



The map illustrates the conceptual framework for the redevelopment plan. It shows a central area (pedestrian zone) and a peripheral street network. Subhash Marg is a major road running through the area. A cycle track is shown along the road side. The map also indicates the location of Jama Masjid. The map is credited to (PSDA, 2006).

(PSDA, 2006)

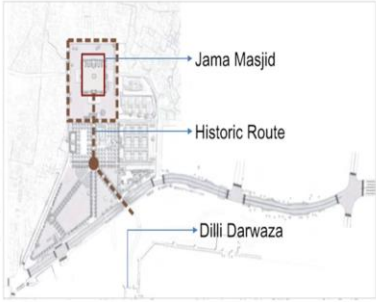
107

The major decision involved including restriction of vehicular movement to peripheral street network and Subhash Marg creating pedestrian zone in the central area, development of plazas and green spaces consolidating open spaces, creation of cycle lanes on both sides of this Subhash Marg and on the inner side of the peripheral street network.

(Refer Slide Time: 17:28)

### Conceptual Framework

- Historical routes to be reestablished.
- Khas Bazaar route linking Jama Masjid to Dilli Darwaza of the Red Fort to be remade.
- Pedestrian path between Gate No. 2 and Gate No.3 to reestablish circumambulatory route around Jama Masjid



(PSDA, 2006)

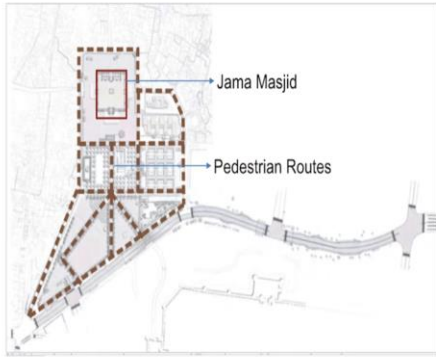
109

The collective decision was to restore the historic routes to develop the Khas Bazaar route, linking Jama Masjid to Dilli Darwaza of Red Fort, to reestablish circumambulatory route around Jama Masjid, the pedestrian path between gate number 2 and gate number 3 was planned.

**(Refer Slide Time: 17:49)**

### Conceptual Framework

- Multiple pedestrian routes to increase permeability and connectivity across the precinct.



(PSDA, 2006)

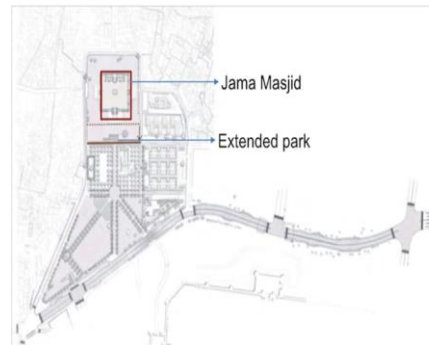
111

Multiple pedestrian routes were proposed to increase permeability and connectivity across the area.

**(Refer Slide Time: 17:56)**

## Conceptual Framework

- Jama Masjid grounds to be extended to include Maulana Shaukat Ali Park and open spaces in front of Gate No.2 to increase holding capacity of mosque



(PSDA, 2006)

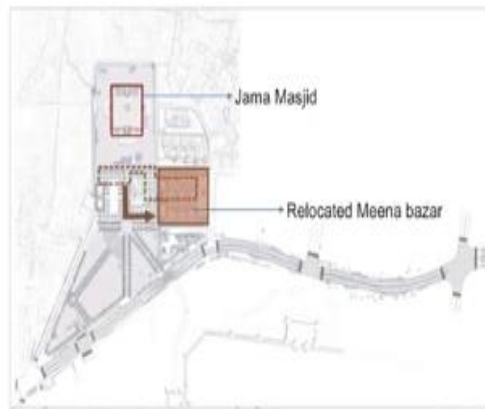
113

The collected decision was made to extend the Jama Masjid ground to include Maulana Shaukat Ali Park and open spaces in front of gate number 2 to increase holding capacity of mosque.

**(Refer Slide Time: 18:12)**

## Conceptual Framework

- Meena Bazaar to be relocated to the Northern end of the Precinct



(PSDA, 2006)

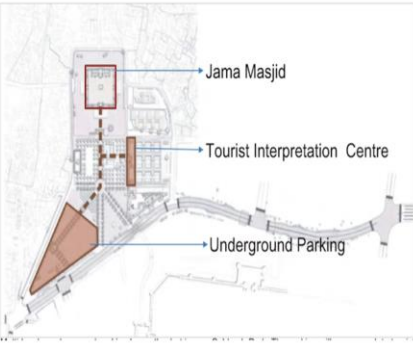
115

Further they propose to relocate Meena Bazar to the northern end of the area.

**(Refer Slide Time: 18:16)**

### Conceptual Framework

- Multi-level - underground parking beneath Subhash Park.
- The parking will accommodate tourist buses and will connect to the pedestrian spine linking Jama Masjid and Red Fort.
- A Tourist Interpretation Centre will be located off the pedestrian spine.




(PSDA, 2006)

Proposal was made to provide multi level under ground parking beneath Subhash Marg. The intention was to provide parking to accommodate tourist buses and to connect the pedestrians fine linking Jama Masjid and Red Fort. Further plans were made to locate a tourists interpretation centre of the pedestrian spine.

**(Refer Slide Time: 18:37)**

### Conceptual Framework

- Maulana Abul Kalam Azad Mazar to be made more accessible and restored.
- Dargah Sheikh Kalimullah and its surrounding shops to be redeveloped



(PSDA, 2006)

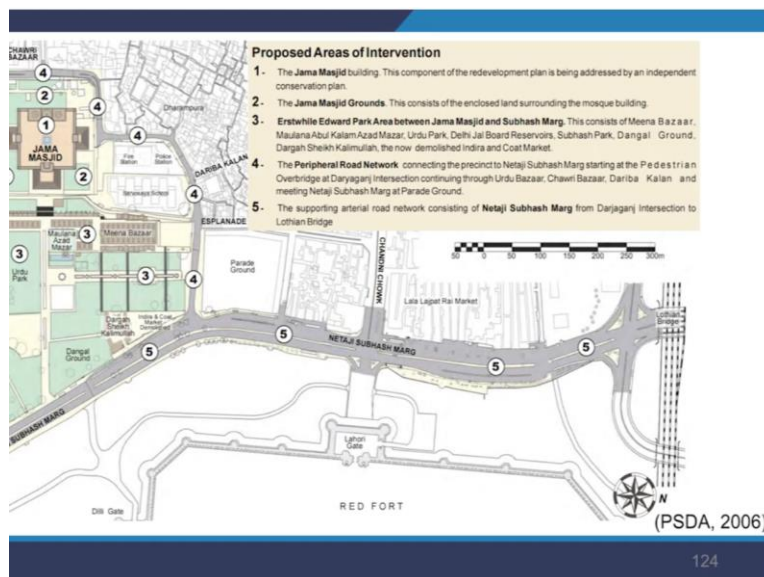
Further the decision was made to increase the access and restore Maulana Abdul Kalam Azad Mazar. Similarly Dargah Sheikh Kalimullah was to be restored and its surrounding shops were to be redeveloped. So we saw how the conceptual framework was proposed for redevelopment of Jama Masjid. You may also reconnect with the contents of the local area plan which we had seen earlier.

(Refer Slide Time: 19:16)

# Proposal and Development Strategies

Moving forward, we see that the conceptual framework for the redevelopment of Jama Masjid was further detailed down into proposal and development strategies. The proposal and development strategies clearly tell us what has to be done on ground where and how the areas identified for the interventions were first;

(Refer Slide Time: 19:33)



The Jama Masjid building, a separate independent conservation plan was prepared for the Jama Masjid building. Second we see the Jama Masjid grounds, this consists of the enclosed land surrounding the mosque building. Third, we see the rest of the area the Edward Park area between Jama Masjid and Subhash Marg. This consists of Meena bazaar, Maulana Abdul Kalam



Azad Mazhar, Urdu park Dilli jal board reservoirs, Subhash Park, dangal ground, Dargah Sheikh Kalimullah, the now demolished Indra and court market.

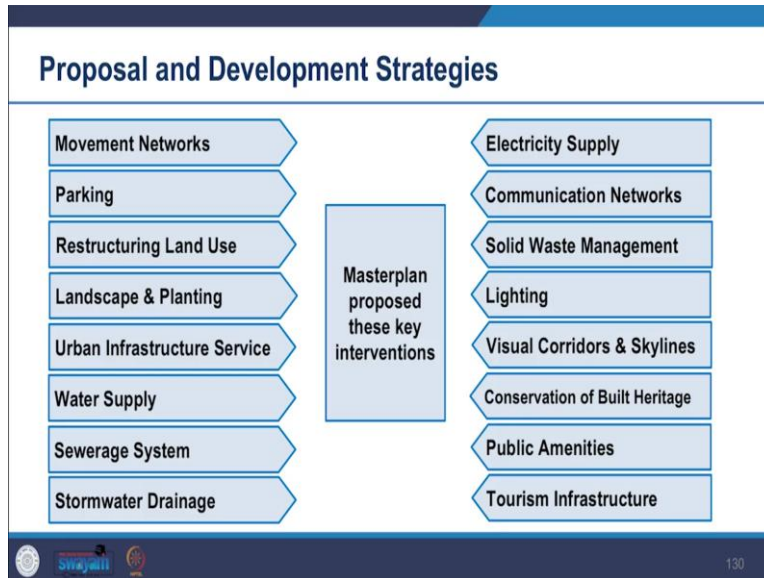
So we can see it all of them in this plan here. Further we see that interventions were planned in the peripheral road network, connecting the area to Netaji Subhash Marg starting at the pedestrian overbridge at the (( ))(20:35)) intersection continuing through Urdu bazaar, Chori Bazaar, (( ))(20:41)) and meeting Netaji Subhash Marg at parade ground. The supporting a arterial road network consisting of Netaji Subhash Marg from the jargons intersection to Lothian bridge.

**(Refer Slide Time: 20:55)**



So we saw as per the redevelopment master plan, where the intervention would be done on ground. So these were the areas where the interventions would take place. Further, we see key interventions which indicate exactly what will be done in these identified areas for interventions.

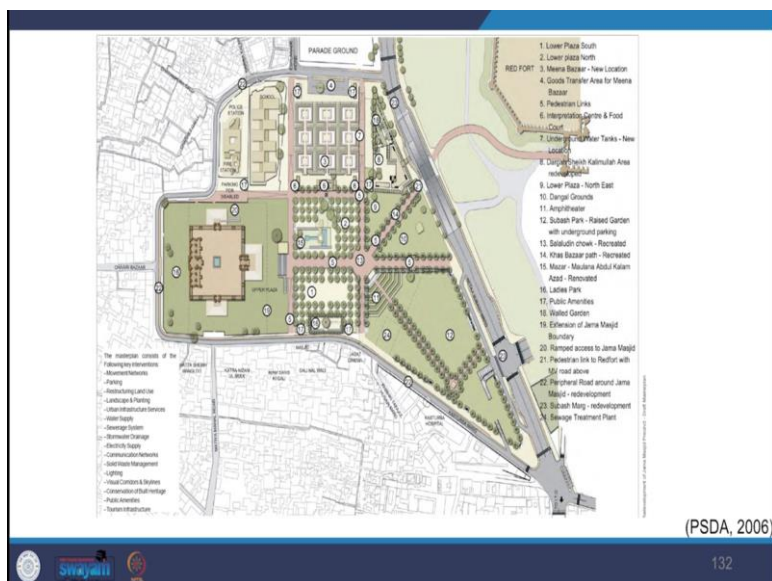
**(Refer Slide Time: 21:15)**



The master plan proposed key interventions which included movement networks, parking, restructuring, land use, landscape and planting urban infrastructure services, water supply, sewerage system, stormwater drainage, electricity supply, communication networks, solid waste management, lighting, visual corridor and skylines conservation of built heritage public amenities tourism infrastructure.

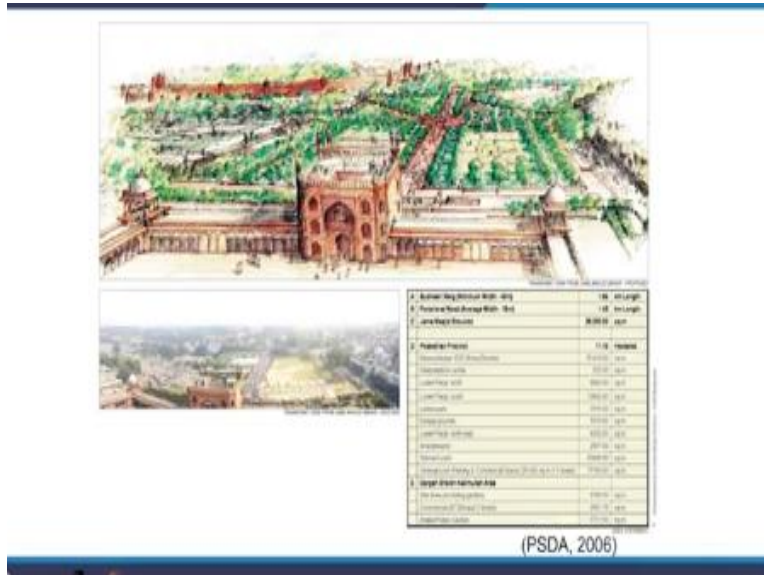
So, you see the range of interventions which have been proposed and to the detail which the interventions are being done.

**(Refer Slide Time: 21:54)**



And the master plan drawing here, we see that the key interventions and the specific areas where these interventions will be undertaken are indicated before the see that the redevelopment master plan provides the cross section, view and area statement to communicate the proposal.

**(Refer Slide Time: 22:17)**




So we also see that what kind of sets of drawings which are given in the redevelopment master plan document. Further, we see that in the proposal, in addition to the conservation of the mosque, that the amenities are also provided for the worshipers who come to pray as well. Because the Jama Masjid is not just a historic building, but an active place of worship visited by large number of worshipers. In the redevelopment master plan following facilities are proposed.

**(Refer Slide Time: 22:43)**

### Proposal and Development Strategies

#### Facilities within the Jama Masjid



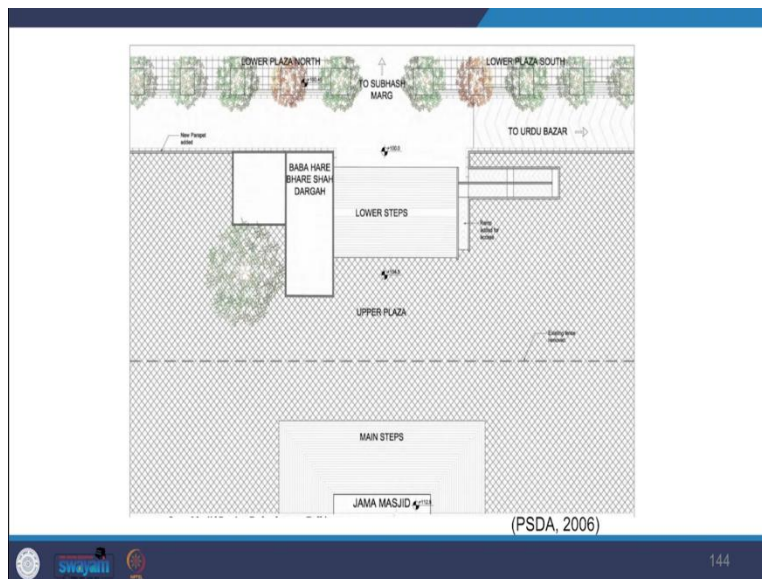
- The entrances will be redesigned to accommodate current security requirements such as metal detectors, checking areas in an aesthetic manner.
- The grounds in front of the mosque are to be extended incorporating Maulana Shaukat Ali Park and the unused green spaces in front of the mosque to accommodate the large numbers of worshipers spilling out of the mosque on Fridays and festivals.

(PSDA, 2006)

In the re development master plan following facilities are proposed for worshipers within the Jama Masjid grounds. A ramp was to be constructed at gate number three to provide access for the disabled to the mosque parking for the disabled was to be provided at gate number three. Further a ramp to connect the lower Plaza to gate number two, the redesigning of entrance to accommodate current security requirements.

Such as metal detectors, checking areas in an aesthetic manner, extension of the ground in front of the moss to incorporate the Maulana Shaukat Ali Park and the unused green spaces. This will accommodate the large number of worshippers spilling out of the mosque on Friday and festivals.

**(Refer Slide Time: 23:31)**




This plan indicates the proposed interventions for the East entry of Jama Masjid

**(Refer Slide Time: 23:38)**

## Proposal and Development Strategies

### Meena Bazaar

- The Meena Bazaar was constructed in 1976 to accommodate stalls displaced by the 1975 clearance of the area.
- Extends right across the site from Urdu Bazaar on the south to Parade Ground on the north.
- The shops sell good ranging from cloths and religious objects to junk dealers



(PSDA, 2006)


The Meena bazaar was constructed in 1976 to accommodate stalls displaced by 1975 clearance of the area. It extended right across the site from Urdu bazaar on the south to parade ground on this north. The shops sold goods ranging from clothes and religious objects to junk dealers.

**(Refer Slide Time: 24:02)**

## Proposal and Development Strategies

### Meena Bazaar

- The quality of construction was poor and temporary extensions were seen beyond shop spaces.
- Circulation spaces were encroached on and the condition as observed indicated that the market poses a serious safety threat to those in the area.



(PSDA, 2006)


The quality of construction was poor and temporary extensions were seen beyond the shop spaces. Circulation spaces were encroached on and the conditions as observed indicated that the market poses a serious safety threat to those in the area.

**(Refer Slide Time: 24:21)**

**Proposal and Development Strategies**

**Meena Bazaar**

- The unpleasant roof of the Meena Bazaar was seen to damage the view of the Maulana Abul Kakam Azad Mazar and the Red Fort from the Jama Masjid.



(PSDA, 2006)

149

Further the unpleasant roof of the Meena Bazaar was seen to damage the view of Maulana Abdul Kalam Azad Mazar and the Red Ford from the Jama Masjid.

**(Refer Slide Time: 24:34)**

**Proposal and Development Strategies**

**Meena Bazaar**

- Meena Bazaar will be reconstructed outside Jama Masjid frontage on the Northern Part of the site opposite Parade Ground.
- The new Meena Bazaar was to be built on two levels and have 523 shops.
- The upper level to be on the same level as the peripheral road opposite Parade Ground while the lower level to be on the same level as the lower plaza.

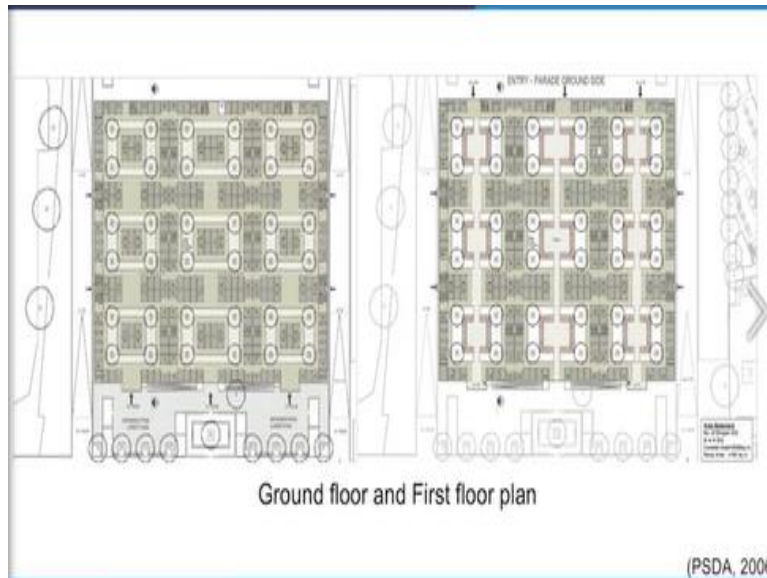


(PSDA, 2006)

150

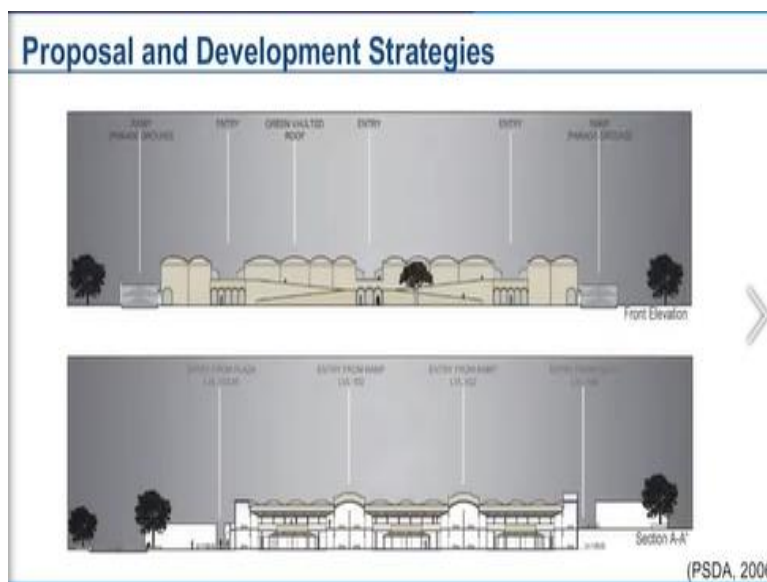
It was proposed that the existing Meena Bazaar will be constructed outside the Jama Masjid frontage on the northern part of the site opposite parade ground. The new Meena bazaar was to be built on two levels and have like nearly or about 500 shops.

**(Refer Slide Time: 24:58)**



The upper levels to be on the same level as the peripheral road opposite parade ground while level to be on the same level as the lower Plaza.

**(Refer Slide Time: 25:09)**



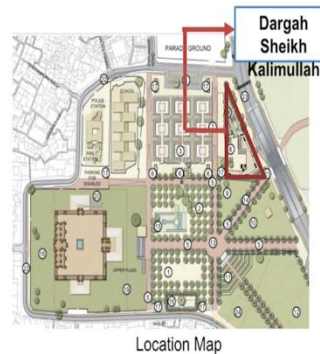
We see such similar proposals were made regarding how the green vaulted roofs will be constructed and how the plantation on the roof would be done.

**(Refer Slide Time: 25:17)**

## Proposal and Development Strategies

### Dargah Sheikh Kalimullah

- The Dargah Sheikh Kalimullah is located on Subhash Marg opposite the Delhi Gate of the Red Fort.
- While the Dargah itself dates from the Mughal period the attached mosque and the surrounding market place are more recent
- The construction of the market was suggested to be ad-hoc.



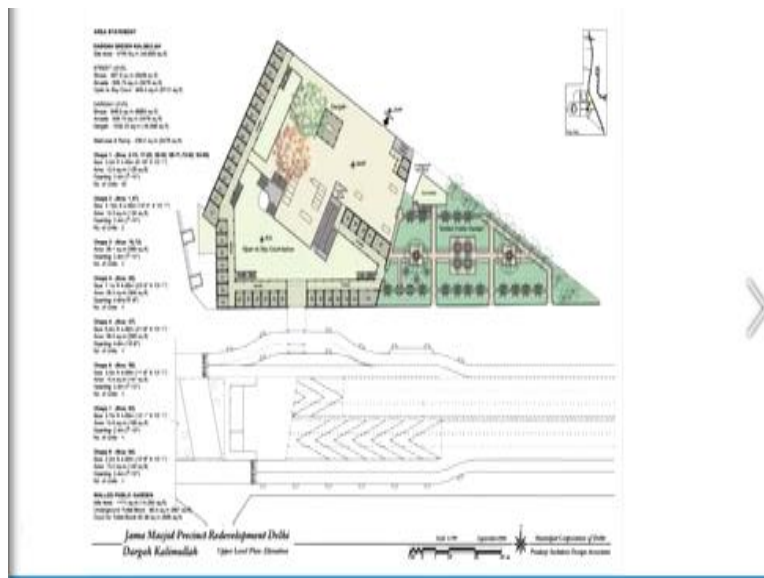
(PSDA, 2006)



155

The Dargah Sheikh Kalimullah is located on Subhash Marg opposite the Delhi gate on the Red Fort. While the Durga itself dates from the Mughal period, the attached mosque.

**(Refer Slide Time: 25:33)**



And the surrounding market place are more recent in the redevelopment master plan document. The construction of the market was suggested to be ad hoc are the places the available passages were less than three feet. There was a fire incident at the time, and the time the survey was done increasing, raising concerns for safety.

**(Refer Slide Time: 25:52)**



## Proposal and Development Strategies

### Dargah Sheikh Kalimullah

The existing market consists of shops

- Poultry
- Clothes and suitcases
- Dhabas and restaurants
- Guest houses



Dargah Sheikh Kalimullah - Existing View

The market then consisted of shops selling poultry, clothes and suitcases, Dhabas and restaurants, and guest houses were located. The Dargah Sheikh Kalimullah area was planned to be redeveloped.

**(Refer Slide Time: 26:10)**

## Proposal and Development Strategies



Accommodating 97 shops arranged an inward looking courtyard.

**(Refer Slide Time: 26:15)**

## Proposal and Development Strategies

### Dargah Sheikh Kalimullah



The Dargah was proposed to be renovated through ramps to give barrier free access to their guard and so on. We can see the detailed drawings provided for the proposal.

(Refer Slide Time: 26:25)

## Proposal and Development Strategies

### Maulana Abul Kalam Mazar

- Located just across the Gate No.2 of the Jama Masjid, the Maulana Abul Kalam Mazar commemorates the life of a **prominent freedom fighter and a great leader of India.**



Maulana Abul Kalam



Entrance to the Mazar

(PSDA, 2006)

Located just across the gate number 2 of Jama Masjid the Maulana Abdul Kalam Mazar commemorates the life of prominent freedom fighter and great leader of India.

(Refer Slide Time: 26:38)

## Proposal and Development Strategies

### Maulana Abul Kalam Mazar

The following interventions are proposed to restore Maulana Abul Kalam Azad's Mazar and draw visitors to this space.

1. The existing steps are to be dismantled and replaced with a ramp linked to the plaza below. The ramps will provide barrier-free access to the monument.
2. A second ramp from the accessed from the Jama Masjid side is proposed. The multiple access points to the mazar will help bring in more visitors.



View of the mazar from jama masjid

(PSDA, 2006)

Observations from Mazars were made and the proposals were prepared.

(Refer Slide Time: 26:43)

MAULANA ABUL KALAM AZAD MAZAR

Located just across the Gate No. 2 of the Jama Masjid, the Maulana Abul Kalam Mazar commemorates the life of a prominent freedom fighter and a great leader of the India.

Raised above the lower level plaza, the Mazar is at the same level as the Jama Masjid. An arched doorway on one side of the mazar opens leads to a flight of steps climbing up to the upper level. At present the Mazar is kept locked most of the time.

Visitors approaching the Jama Masjid do not register the Mazar as the directly located entrance does not register. Upon reaching the upper level one sees the Mazar but it is very difficult to determine how to access it.

The following interventions are proposed to restore Maulana Abul Kalam Azad's Mazar and draw visitors to this space.

- The existing steps are to be dismantled and replaced with a ramp linked to the plaza below. The ramps will provide barrier free access to the monument.
- A second ramp from the accessed from the Jama Masjid side is proposed. The multiple access points to the mazar will help bring in more visitors.
- Repair and Restoration of the Mazar Structure
- Landscaping of the site area and reinforcing the mazar walls.
- Providing signage informing visitors about the life of Maulana Abul Kalam Azad.

133

The interventions included to restore Maulana Abul Kalam Azad Mazar and draw visitors to this space. It also included dismantling of the existing steps and replaced with a ramp link to the plaza below to provide barrier free access to the monument. Similarly, interventions like multiple access points to Mazar.

(Refer Slide Time: 27:06)

## Proposal and Development Strategies

### Maulana Abul Kalam Mazar

3. Repair and Restoration of the Mazar Structure.
4. Landscaping of the soft areas and revitalising the water bodies
5. Providing signage informing visitors about the life of Maulana Abul Kalam Azad.



View from Mazar to jama masjid

(PSDA, 2006)

And repair and restoration of the Mazhar structure, landscaping of the soft areas are revitalising the water bodies, provision of signages were proposed. Further we see interventions done for movement network. We see that for the street network, the area were broadly divided into following zones.

**(Refer Slide Time: 27:25)**

## Proposal and Development Strategies

### Street Network Area

The street network the area were broadly divided into following zones:

- Subhash Marg
- Peripheral Street Network
- Pedestrian Paths



Traffic congestion at Daryaganj intersection

(PSDA, 2006)

Subhash Marg, Peripheral Street Network, Pedestrian Path.

**(Refer Slide Time: 27:31)**

## Proposal and Development Strategies

### Street Network Area

The range of users on these streets were observed to be diverse and include:

- Large motor vehicles such as buses and trucks.
- Smaller motor vehicles such as cars and autorickshaws.
- Non-motorised modes such as cycle-rickshaws and hand-carts.
- Pedestrians.



On street parking on ansari road

(PSDA, 2006)

The range of uses on these streets were observed to be diverse and include large motor vehicles such as buses and trucks, smaller motor vehicles such as cars and autorickshaw, non-motorised mods such as cycle, rickshaws, hand carts, and pedestrians. These users operated at diverse speeds and compete with space with not just each other, but also with hawkers and vendors.

(Refer Slide Time: 27:59)

### MOVEMENT NETWORKS

**TRAFFIC CONGESTION AT DAMPANAAN INTERSECTION**  
The street network in the present may be broadly divided into the following zones:  
• Subhash Marg  
• Peripheral Street Network  
• Pedestrian Paths  
The range of users on these streets is diverse and include:  
• Large motor vehicles such as buses and trucks.  
• Smaller motor vehicles such as cars and autorickshaws.  
• Non-motorised modes such as cycle-rickshaws and hand-carts.  
• Pedestrians  
These users operate at diverse speeds and compete for space with not just each other, but also with hawkers and vendors.

**SHUBHASHMARG**  
The road runs parallel to the Road 3 and is an important arterial road of the city, terminating at Kachinwar Gate where the New State Bus Terminal and Metro Station are located.  
The road also provides access to the Old Delhi Railway Station. The road has a minimum sight of way of 40 meters.  
The road is an important Public Transport Corridor. Bus routes connecting Old Delhi Railway Station and Kachinwar Gate to different parts of the city use this road. Apart from the bus service a shared tax service called Phai Phai Seva also operates from the area.  
Bottlenecks on Subhash Marg exist at Darangap Intersection and Chandni Chowk. Traffic movement also slows down because of Police Buses stop away from the Bus Shelter blocking vehicles behind.

**PERIPHERAL STREET NETWORK**  
This street has an average width of 15 meters forms a loop starting at Nakhai Fazi Bazaar (Darangap Intersection) on Subhash Marg and continues along Subhash Park, Unka Bazaar behind Jama Masjid, Daria Kutan, meeting Subhash Marg again at Parade Ground.  
The road acts as a feeder to the dense commercial and residential areas beyond the precinct.  
It is also used to distribute urban infrastructure services including water supply, sewerage, electricity and telephone services.  
The extension of commercial activity from shops to street and large numbers of hawkers, vendors restricts movement.  
Major bottlenecks in this stretch are at Malviya Khabal Road Intersection opposite Gate No. 2 and the Stretch between Upland and Subhash Marg.  
Traffic movement is also hindered by board boats.  
The stretch street width cannot accommodate these large vehicles.

**PEDESTRIAN PATHS**  
The central area is at present a pedestrian zone. A major pedestrian spine links Gate No. 2 of the Jama Masjid to Subhash Marg. Transverse Paths are the spine through Meera Bazaar to the peripheral street network.  
The pedestrian paths are used by large volumes of people. The hawkers on this path are not functional and are prone to misuse.  
At present there is some vehicular ingress on to the central spine from Subhash Marg due to vehicles parking on the path.  
Level differences on the pedestrian paths are connected with steps. There are no ramps to facilitate barrier free movement.  
**PARKING**  
There is a chronic parking shortage of parking space in the area.  
At present parking on Subhash Marg is mostly restricted to the Parking lot of Parade Ground and Lala Lajpat Rai Market.  
On-street parking of vehicles up to three to four cars deep is observed on Anand Road of the Darangap Intersection.  
On the peripheral road on-street parking takes place on the inner side of the street along Lala Bazaar, the Jama Masjid boundary and the Police and Fire Stations. There is a parking lot at Meera Bazaar opposite Police Ground. Two smaller parking lots exist at Unka Bazaar and Gate No. 3 of the Jama Masjid.

The significant role of each road was observed and accordingly, proposals were prepared for intervention.

(Refer Slide Time: 28:06)

## Proposal and Development Strategies

### Public Transport Stoppage, Parking, Commercial Activity



Provisions were also made for the parking requirements. As observations were made that there was a chronic parking shortage of parking space in the area and how the arrangement was at that time, including usage of ground and on street parking in the area. Accordingly, the interventions were proposed, which included bi directional cycle lanes, one way loop restricted two way movement in certain blocks.

**(Refer Slide Time: 28:40)**

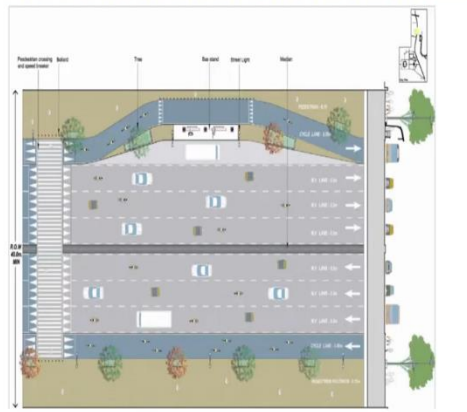


Restriction on movement of goods to non peak hours, and Plaza for transfer of goods to avoid interference with the traffic movement.

**(Refer Slide Time: 28:48)**

## Proposal and Development Strategies

### Interventions

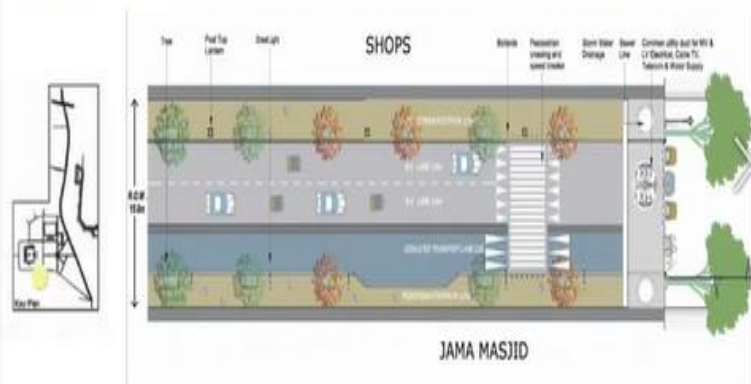


(PSDA, 2006)

Additional pedestrian provision ramps to connect the various levels and pedestrian path,  
(Refer Slide Time: 28:53)

## Proposal and Development Strategies

### Interventions



(PSDA, 2006)

Retractable bollards for emergency vehicles onto the pedestrian area.

(Refer Slide Time: 28:58)

## Proposal and Development Strategies

### Interventions



Restriction on street parking provision for intermediate modes of public transport such as auto rickshaw multi-storeyed underground parking lot.

**(Refer Slide Time: 29:08)**

## Proposal and Development Strategies

### Interventions

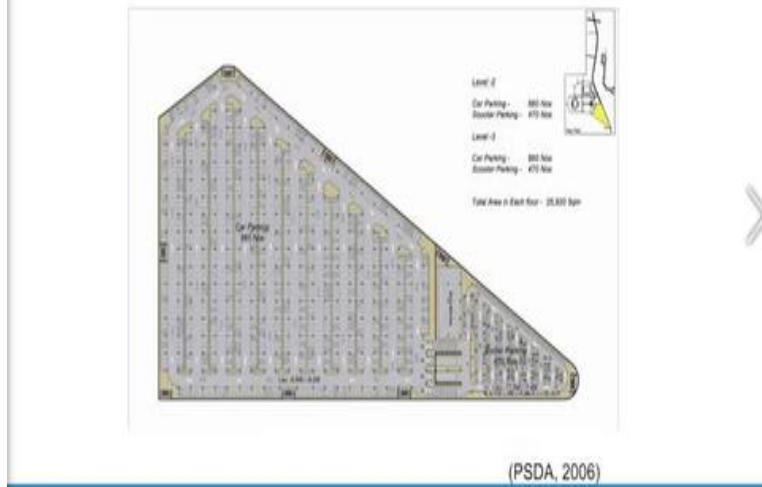


All these interventions were suggested for the mechanism was also developed to,

**(Refer Slide Time: 29:14)**



## Proposal and Development Strategies



Offset the cost of the project. Before this a traffic management plan for festivals we see that interventions were also proposed to manage traffic on festivals including restricted motorised traffic within the area for short period of time during peak hours, differential parking structure, free parking at remote location with shuttle service and strategies to discourage usage of private vehicles.

We now see how urban infrastructure services were proposed? What interventions were proposed? The peripheral streets surrounding the precinct act as a feeder for urban infrastructure services in the area. The service infrastructure was overloaded, the observation was made that it was overloaded was in poor condition and needed to be upgraded and augmented.

**(Refer Slide Time: 30:10)**

**URBAN INFRASTRUCTURE SERVICES**



The peripheral street surrounding the precinct acts as a hub for urban infrastructure services in the area. The service infrastructure is embedded in poor condition and needs to be upgraded and implemented. Key criteria in the design of Urban Infrastructure services in the precinct are that Environmentally Friendly.

**WATER SUPPLY**  
Underground water supply tanks of Delhi Jal Board are located right in the middle of the precinct between Subhash Park & Lulu Park. These have a capacity of 15 lakh gallons of water and supply water via a booster system to DSI Delhi.

The water tanks occupy prime location on site which needs to be used to more appropriate uses. It is proposed to locate these tanks to a more discreet location between the new Fibrose Bazaar and Gurgaon Street Kurambal.

The primary source of water for facilities in the precinct will be the Delhi Jal Board. Water saving taps and flushing systems will be used in the project to economise on water consumption.

It is proposed that sewage be recycled and the water be reused for flushing and irrigation.

**LANDSCAPE IRRIGATION**  
It is proposed to irrigate the green spaces in the precinct using a network of drip irrigation and spray irrigation. These systems utilise much less water than conventional watering systems and are more efficient.

**SEWAGE TREATMENT AND WATER RECYCLING**  
A fully underground Sewage Treatment Plant is proposed next to the underground parking at Subhash Park. The plant will have a capacity of 500 KLD and will be fully resource free adopting CAMCO technology patented by the Central Leather Research Institute, Chennai.

The sewage treatment plant will treat sewage generated by the project to be reused for flushing and irrigation. (Overfalls in replacement of sewage will be met by sewage being generated in the neighbourhood).

**STORM WATER DRAINAGE AND RAINWATER HARVESTING**  
A new underground stormwater drainage system will be introduced to collect stormwater generated in the precinct. The stormwater will be used to recharge groundwater levels through recharge pits.

**ELECTRICITY SUPPLY**  
At present electricity is distributed through overhead cables from substations at Lulu Bazaar and Gurgaon Kolan.

An underground common utility duct will be provided for electricity and telephone cables on the peripheral street. Service providers will be expected to shift to the edge of these underground ducts of their own expense. The will also be expected to replace the existing substations and transformers with underground substations that are more appropriate for this area.

It is estimated that the power requirements of the

precinct would be 100kVA. The underground Parking and Fibrose Bazaar would have the facility of 100% green building.

**SOLID WASTE MANAGEMENT**  
All general garbage is collected by sanitation workers using wheel barrows. There is no segregation of the garbage done at source and the collected garbage is dumped at Ghosia's bazaar Kasutika Gaudha Hospital and on Eplanade Road.

It is proposed that dustbins be fixed all over the precinct. At present they have not been provided and the area is prone to littering.

It is also recommended that organic waste be segregated at source and be used for making compost that can be used for the maintenance planting in the precinct.

\*Details of existing services as verified by service providers has been provided in Annexure C.



153

Key criteria in the design of urban infrastructure service in this area considered was an environmentally friendly approach.

(Refer Slide Time: 30:18)

**Proposal and Development Strategies**

**Urban Infrastructure Services**

**Water Supply**  
The interventions included:

- **Underground water supply tanks** of Delhi Jal board .
- **Water saving taps** and flushing systems to **economise** on water consumption.
- **Sewage Recycling and Resuse of water** for flushing and irrigation.

**Landscape Irrigation**  
The interventions included:

- To irrigate the **green spaces** in the precinct using a network of drip irrigation and spray irrigation.
- These systems utilise much less water than conventional watering systems and are more efficient.

190

For water supply the interventions included underground water supply tank of Delhi Jal. Then we see water saving taps and flushing system to economise on water consumption. Sewage recycling and reuse of water for flushing and irrigation. Before the sea proposals for landscape irrigation included for how to irrigate the green spaces in the area using a network of drip irrigation and spray irrigation.

This system utilise much less water than conventional water system and are more efficient. We further look at how the sewage treatment and water recycling was proposed.

**(Refer Slide Time: 31:04)**

## Proposal and Development Strategies

### Urban Infrastructure Services:

#### Sewage Treatment and Water Recycling

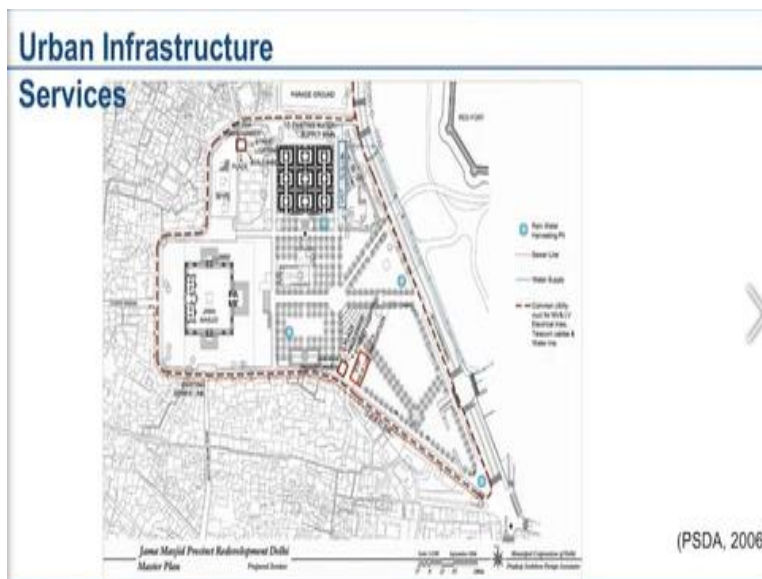
- A fully underground Sewage Treatment Plant was proposed.
- Plan to use sewage generated in the neighborhood.

#### Storm Water Drainage And Rainwater Harvesting

- A new underground storm water drainage system was proposed for construction to collect storm water generated in the area.
- The storm water would be used to recharge groundwater levels through recharge pits.

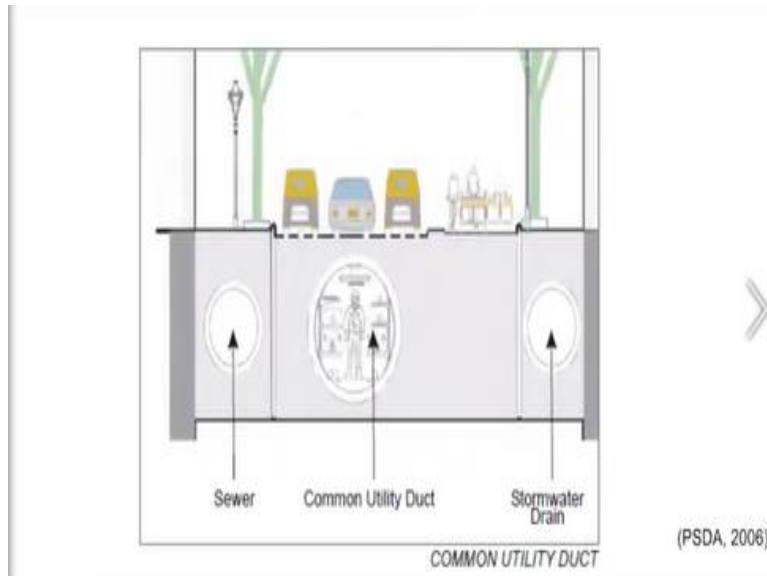
A fully underground Sewage treatment plant was proposed. A plan was prepared to use sewage generated in the neighbourhood as well.

**(Refer Slide Time: 31:12)**



Likewise, we see that the proposal was also prepared for storm water drainage and rainwater harvesting. Our new underground storm water drainage system was proposed for construction to collect storm water generated in the area;

**(Refer Slide Time: 31:28)**



The storm water would be used to recharge groundwater levels through recharge pits.

**(Refer Slide Time: 31:33)**

<b>Proposal and Development Strategies</b>	
<b>Urban Infrastructure Services: Electricity Supply</b>	
<b>Electricity Supply</b>	
<ul style="list-style-type: none"> <li>• An underground common utility duct was proposed for electricity and telephone cables on the peripheral street.</li> </ul>	
<b>Solid Waste Management</b>	
<ul style="list-style-type: none"> <li>• Garbage was collected by sanitation workers using wheel-barrows.</li> <li>• No segregation of the garbage done at source</li> <li>• Proposed that dustbins be fixed all over the precinct.</li> <li>• Recommended that organic waste be separated at source and be used for making compost</li> </ul>	

Likewise, we see for electricity provision, and underground common utility duct was proposed for electricity and telephone cable on the peripheral Street. Further we see for solid waste management. The observation during the survey was made that the garbage was collected by sanitation workers using wheelbarrows. There was no segregation of garbage that it was proposed that the dustbin be fixed all over the precinct.

It was also recommended that organic waste be separated at the source and be used for making compost that can be used for maintenance the plantation in the area. The street and the

environmental lighting for the area was desert designed with the objective of creating a sense of security,

**(Refer Slide Time: 32:26)**

**Proposal and Development Strategies**

**Urban Infrastructure Services**

**Lighting**  
The street and environmental lighting for the precinct was designed with the objective

- Creating a **sense of security**.
- Improve the night time **aesthetic experience** of the area.
- Economise on **energy consumption**.
- Prevent **light pollution**.

**In Jama Masjid**

- The exterior is to be lit through a non-obtrusive and energy efficient lighting system.
- Visualized through a combination of ground burial as well as flood lights.

203

Improving the night time aesthetic experience of the area, economise on energy consumption and prevent light pollution. We see that for Jama Masjid, the exterior is proposed to be lit through a non obtrusive and energy efficient lighting system. This was visualised through a combination of ground burial as well as floodlights. A specialist lighting form would plan the lighting details before they seek interventions which were proposed to improve the visual corridors investors.

**(Refer Slide Time: 33:03)**

**Proposal and Development Strategies**

**Visual Corridors and Vistas: Key Interventions**

- Clear all obstructions including unauthorized construction on the street, projecting signage and hoardings on key access routes.
- All structures, trees and level differences proposed within the plaza were to have their tops below the Jama Masjid's plinth so that the view of the Red Fort from the Jama Masjid's front steps.

206

Clear all obstructions including unauthorised construction on the street projecting signages and holdings on key access routes. These include Matea Mahal Road, Chori bazaar and peripheral street network. All structures streets and level differences proposed within the plazas were to have their tops below the Jama Masjid plinth, so that the view of Red Fort from the Jama Masjid front steps.

**(Refer Slide Time: 33:34)**

## Proposal and Development Strategies

### Visual Corridors and Vistas: Key Interventions

- The Bazaar was proposed to be demolished away from the Jama Masjid frontage on one side of the site.
- The new Meena Bazaar was proposed with Green Roof that will merge with the treescape framing the Lahori Gate of the Red Fort beyond the site.

208

Meena bazaar during the survey was visual aberration marring the view of the red foot from the front steps of Jama Masjid. The bazaar was proposed to be demolished away from the Jama Masjid frontage on one side of the site.

**(Refer Slide Time: 33:49)**

## Proposal and Development Strategies

### Conservation of Built Heritage



Existing Building Vocabulary - Typical Detail's  
(PSDA, 2006)

211


Further looking at the conservation of the built heritage, what proposals were made? It was recommended that it was important to involve an institution with expertise in the subject of heritage conservation such as intact to take care of the conservation of the built heritage.

(Refer Slide Time: 34:08)

## Proposal and Development Strategies


### Public Amenities

- Large number of people worked and visited the area.
- Required **Toilets, Drinking water, Public Telephones and Assistance booths.**
- The advantage : Easier to **Monitor and Manage** these facilities and gives more security to the users.



Proposed Distribution Of Public Amenities

(PSDA, 2006)


214

We further see as for the survey, large number of people worked and visited the area. They required toilets, drinking water, public telephones and assistance booths. It was proposed that these amenities be consolidated in public convenience blocks that would be distributed all over the area. The advantage of this system was that was easier to monitor and manage these facilities and gave more security to the users.

(Refer Slide Time: 34:42)

### INTERPRETATION CENTRE FOR TOURISTS



The first floor and second floor are visited by lots of tourists every year. The tourism sector supports a number of handicrafts in the area and also generates revenue.

An Interpretation Centre for tourists is proposed in front of Khana Bazaar on the North Plaza. The interpretation centre will cater to not just the present but all of the future tourists. The Interpretation Centre will consist of the following:

- An exhibition space arranged around a landscaped plot.
- A Tourist Information Centre to provide assistance to tourists.
- A Souvenir Shop.
- Photo Booth.
- Food Courts on either side of the Interpretation Centre shall serve the necessary cuisine of Old Delhi.

The concept for the Interpretation Centre has been prepared by Design Fold and is available Annexure 7 of this document.

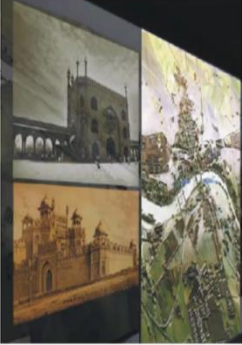
Likewise, we see further that as per the survey, the Red Fort and Jama Masjid were visited by lakhs of tourists every year.

**(Refer Slide Time: 34:51)**

## Proposal and Development Strategies

### Interpretation Centre for Tourists

- The tourism sector supported a number of livelihoods in the area and also stimulated the local trade.
- An Interpretation Centre for tourists was proposed in front of Meena Bazaar on the North Plaza.
- The interpretation centre would cater to not just the precinct but all of Shahjahanabad.



(PSDA, 2006)

216

The tourism sector supported a number of livelihoods in the area and also stimulated the local trade. So therefore, an interpretation centre for the tourist was proposed in front of the Meena Bazaar on the north Plaza. The interpretation centre would cater to not just the present but all the Shahjahanabad area.

**(Refer Slide Time: 35:15)**

## Proposal and Development Strategies

### Interpretation Centre for Tourists

The interpretation Centre would contain –

- **An exhibition space**
- **Tourist Information Centre**
- **Souvenir Shop**
- **Public Toilet**
- **Food Courts**



(PSDA, 2006)

218

The interpretation centre would contain An Exhibition space, Tourist Information Centre, Souvenir Shop, Public Toilet, Food Courts to serve the renowned cuisine of Old Delhi.



(Refer Slide Time: 35:27)

## Proposal and Development Strategies

### Signage

The guidelines were developed to control the proliferation of commercial signage in the area:



Reference - Signage  
(PSDA, 2006)

220

So, further the guidelines were developed to control the proliferation of commercial signage in the area.

(Refer Slide Time: 35:34)

## Proposal and Development Strategies

### Landscape & Planting

- Keeping in view the large number of users and visitors expected to use the area as well as the
- Complex and varied activities at different times of the year, it was proposed to have a rugged and easy to maintain planting.



(PSDA, 2006)

Likewise, we see keeping in view the large number of users and visitors expected to use the area as well as the complex and varied activity at different times of the year, it was proposed to have a rugged and easy to maintain planting.

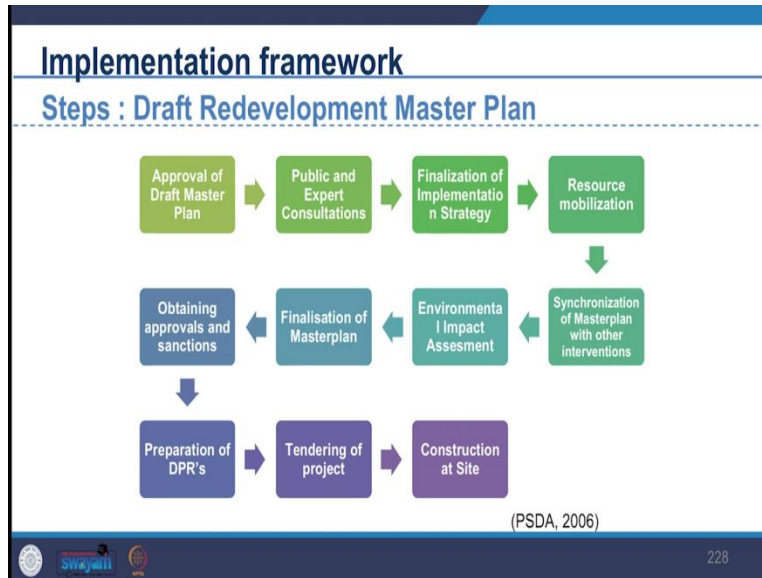
(Refer Slide Time: 35:49)



Now looking at the proposal made for implementation of the redevelopment master plan. For any master plan, it is important to have a good understanding of how that proposal is going to be implemented. Looking at the severe constraints of the administration framework for implementation in the plan, it was proposed that a special purpose vehicle SPV would be set up for the implementation of the project.

Private investment was proposed to be brought into the project against the projected earnings from the shops, parkings and advertising over a fixed number of years. The government was suggested to subsidise the deficit that cannot be recovered from the operations and maintenance activities while reducing the dependency on the government funds. Investment by direct beneficiaries was also suggested in the plan.

**(Refer Slide Time: 36:46)**




Further, we see that after the draft proposal, post draft steps were to be followed. Which involves approval of the Draft Master Plan by the government of Delhi, public and expert consultation where you and me would give the feedback. A finalisation of the implementation strategy how it is really going to be implemented on ground, how the resources will be mobilised for this redevelopment.

And then synchronisation of master plan with the other interventions and Shajhanabad. Further, the environmental impact assessment would be undertaken, finalisation of the master plan would be done and then it would further other activities like obtaining approvals and sanctions from the required civic agencies would be processed preparation of the DPR would be done following this. Now, you can connect like how the architectural work would come in tendering of the project would be done and construction on site will be done.

So, we see that how the urban redevelopment plan helps us to connect the larger goals in the redevelopment plan with the zonal plan and then bring it on ground and level of details, what are involved in it, and the kind of surveys and kind of work which are done in this particular plan and how it is integrated with the larger goal.

**(Refer Slide Time: 38:22)**

Summary	
①	Hierarchy of Land use Plan in Delhi
②	Statutory Provisions for Zonal Plan and Redevelopment Plan
③	Understanding of Special Zone
④	Planning Methodology Involved
⑤	Site Background and Analysis
⑥	Conceptual framework proposed
⑦	Proposal and Development Strategies
⑧	Implementation Framework

 231

So, summarising what we saw? In this particular section, we saw the hierarchy of land use plan which is followed in Delhi. We also saw the statutory provision for the zonal plan and the redevelopment plan. We try to understand how these special zones are identified, what planning methodologies were involved in this particular case. We also saw how the site background and analysis was done for the redevelopment plan.

We also saw the conceptual framework involves how it was created and what was created and the conceptual framework. We further saw what kind of proposal and development strategies were prepared and then also the kind of implementation framework which was suggested and the what further steps will be followed after this particular stage. So, that was what we covered today in this particular session.

I hope it helps you to understand the different levels of plans today we saw a particular type of plan and how it connects to the different level of plants and what it constitutes.

**(Refer Slide Time: 39:34)**

## References

- Jama Masjid Precinct Redevelopment Delhi, Pradeep Sach Deva Associates, 2006, <http://www.psdain/jama-masjid.asp>
- Delhi Master Plan, 2041, DDA, <https://dda.org.in/planning.aspx>
- URDPFI Guidelines, 2015, <http://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I.pdf>
- Jama Masjid Precinct Redevelopment Delhi, Master Plan - Draft (Revision 1), 2006 Prepared for Municipal Corporation of Delhi, [http://web.delhi.gov.in/wps/wcm/connect/DoIT\\_Shahjahanabad/doit\\_shahjahanabad/home/ongoing+projects/redevelopment+of+jama+masjid+precinct](http://web.delhi.gov.in/wps/wcm/connect/DoIT_Shahjahanabad/doit_shahjahanabad/home/ongoing+projects/redevelopment+of+jama+masjid+precinct)



232

So, we use the following references we use the URDPFI guideline and then the Jama Masjid precinct redevelopment plan.

**(Refer Slide Time: 39:44)**

## Suggested Watch

(to contemplate the making of Shahjahanabad, all the stories around it, the plunder and its fall,)

- <https://www.youtube.com/watch?v=myfEDRaVUR8>
- <https://www.youtube.com/watch?v=Pgm3ty3u8o>
- <https://www.youtube.com/watch?v=pCHYugLVKcE>
- <https://www.youtube.com/watch?v=quvN6P6khIQ>
- <https://www.youtube.com/watch?v=f0zodGRh-TM>
- <https://www.youtube.com/watch?v=GBG9TpbXJ1g>
- <https://www.youtube.com/watch?v=Eel9fB6xzag>
- <https://www.youtube.com/watch?v=NQNA4DAEvck>



233

Today, our coverage was limited with the scope to make you aware of the topic there are enormous readings and movies available to explore. Few are suggested here. This is not an extensive list; you may feel free to suggest more from your experience.

**(Refer Slide Time: 39:59)**

 Please feel free to ask Questions. 

Let us know about any Concerns you have .

 Do share your Opinions, Experiences and Suggestions.

Looking forward to Interacting and  >

Co-learning with you while exploring Cities and Urban Planning. 

Please feel free to ask questions. Let us know about your concerns you have to share your opinion experiences and suggestions looking forward to interacting and co learning with you while exploring cities and urban planning. So, that was todays work. Thank you.