

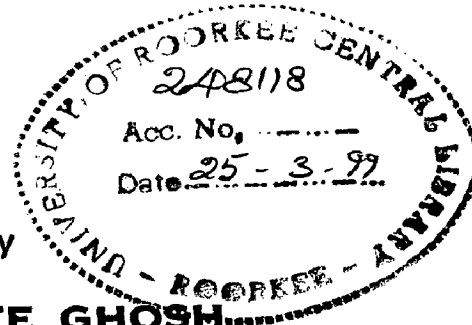
INTEGRATED CONSERVATION OF CHIRAG DELHI - A HISTORIC URBAN VILLAGE

A DISSERTATION

*submitted in partial fulfilment of the
requirements for the award of the degree*

of

MASTER OF URBAN AND RURAL PLANNING



By

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JANUARY, 1998


CANDIDATE'S DECLARATION

I hereby certify that the work which is being presented in thesis entitled. "INTEGRATED CONSERVATION OF CHIRAG DELHI - A HISTORIC URBAN VILLAGE" in partial fulfilment of the requirement for the award of the Degree of Master of Urban & Rural Planning submitted in the Department of Architecture & Planning of the University of Roorkee is an authentic record of my own work carried out during a period from July 1997 to January 1998 under the supervision of Prof. (Mrs.) Pushp Lata.

The matter embodied in this thesis has not been submitted by me for the award of any other degree.


(RAJASHREE GHOSH)

This is to certify that the above statement made by the candidate is correct to the best of my knowledge.


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Rajashree Ghosh
RAJASHREE GHOSH

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INTEGRATED CONSERVATION OF CHIRAG DELHI -

A HISTORIC URBAN VILLAGE

CHAPTER - I : INTRODUCTION

1.1 General Introduction

Until the 1940s few countries in the world appreciated the value of their older areas. In Europe, conservation was limited to concern for historical buildings of special importance, usually castles, churches, museums, & other significant public buildings. Attention was focused on individual buildings only - without considering the surroundings. During second world war, the mass destruction provided a much great awareness of the unique character of the older areas & people started to understand the need to treat them sensitively & constructively.

After lots of misconceptions & 'bulldozer' approach the ideas of urban rehabilitation and on integrated conservation has emerged. This does not mean the passive protection of an individual historical building or the complete protection of everything which is old. Rather, it means creative use of older area. Where possible, old buildings are repaired & modernised, to facilitate their continued use, especially as housing. There after includes upgrading of infrastructure services on a modest scale so that the existing urbanistic pattern & fabric is preserved. Demolition should normally be reserved for structurally unsold buildings, but may also be sometimes needed in order to provide space for

Definition based on application

essential social services, infrastructure or open space. Displacement of existing residents should be minimised. Modernisation should take place in such a way that life style of the community improves considerably while tangibles and intangibles are preserved.

However, while the concept of Integrated conservation has increased support in the developed countries, the idea is still questioned in developing countries like India. In some cases, the single minded modernisation has been carried so far that anything old or in a traditional style was considered of little value. They were either torn down or at best, ignored. The urban villages of Delhi are best examples of such outlook of the modern India's policy makers.

Rural settlements engulfed in urban limits during the process of development and also those located in the fringe areas of large cities can be termed as urban villages. These settlements are rural because they have been so in the past and urban because now they are located within the urban limits and have a majority of their workforce engaged in non-agricultural pursuits. According to an age-old policy, these villages are provided with lal dora* exemption. The village abadi comes under the lal dora exemption and no (bay-laws) are applicable here. Naturally lots of unwelcome transformation have taken place in such villages.

In the first phase of transformation, the changes in occupation come. Next, the urban village provides low rent accommodation and shops, household industrial

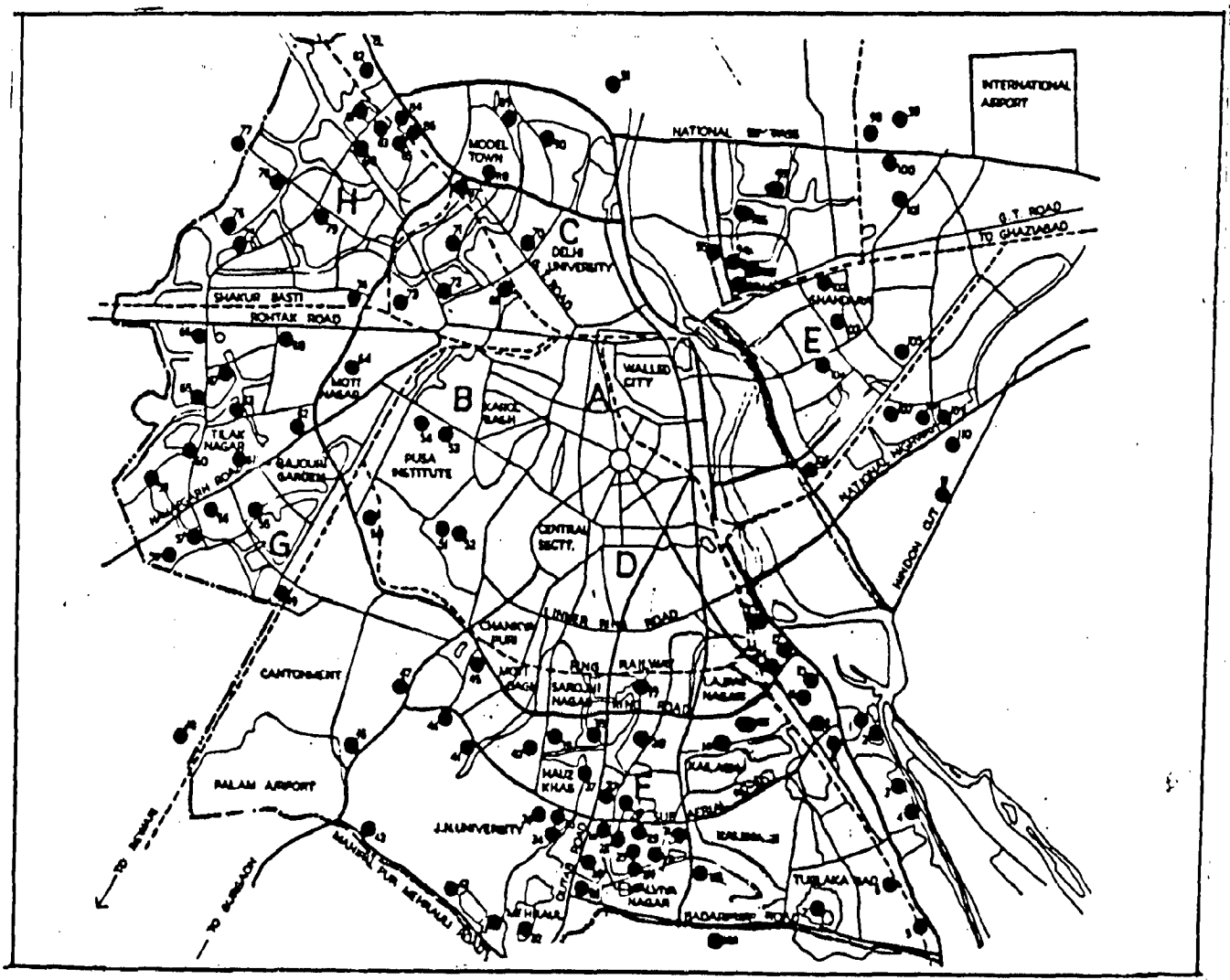
activities come into existence. And as the development in the vicinity progresses, the market forces and loopholes in the by-laws accelerate this transformation.

These unplanned transformations are particularly harmful for the historic urban villages like Chirag Delhi, Hauz Khas and few others. In the process, they have been converted into urban slums forgetting their rich heritage and traditional identity.

The level of services in such area is generally poor, the streets are narrow and growth is haphazard. Open spaces are particularly nil and social services are inadequate. The planning approach pertaining to such villages is purely physical. In most of the layouts, these villages are separated from the new development by a road or an open strip which is almost always encroached upon.

Realistically, no one argues for total preservation of everything that is old in these urban villages. Equally, no one will quarrel with attempts to improve sanitation & water supply, reduce overcrowding or other wise improve the living conditions in these villages. Our force should be on improving not only the physical environment but also the socio-cultural & economic systems which give life to the physical environment. The focus should be on whole areas, not just individual buildings & on social communities, not just the physical environment.

* Lal dora is the A badi as determined by the settlement of 1908-09. This portion is not assessed for land revenue & no bye laws are applicable here.



MAP 1 : LOCATION OF URBAN VILLAGES IN DELHI

1.2 Significance of Chirag Delhi

The general picture of urban villages in Delhi is not at all encouraging today. The destruction & transformation continues either by active policies of clearance & replacement or by passive policies of doing nothing to halt the slow deterioration & decline of such areas. Some efforts have been made in potential tourist places, otherwise we have always given the lame excuses that no redevelopment is possible due to public protest. The village Chirag Delhi is also the victim of such neglect.

The origin of the village Chirag Delhi dates back to fourteenth century. This small village not only shelters a few historical monuments, a half broken village enclosures and other interesting historical elements, it still is an good example of traditional village settlement. Though the claws of urbanisation have engulfed the village, still it has potential to be developed properly for the villagers as well as for tourists. The village is also located in posh south Delhi area & well connected to other parts of the city. The village has caught attention of many conservation institutions for its typical buildings and settlement pattern. The tomb of Bahlol Lody inside the main monument is protected by archeological survey of India. The international conservation laws demand the conservation and maintenance of the surrounding settlement also*. The monuments are not only important to religious muslims; it can also fetch other tourists if properly maintained. Once it attracts attention of people it may become an major source of income for the inhabitants.

* The Venice charter, 1964, states that the concept of a historic monuments embraces not only the single architectural work but also the urban or rural setting in which it is situated.

64-74

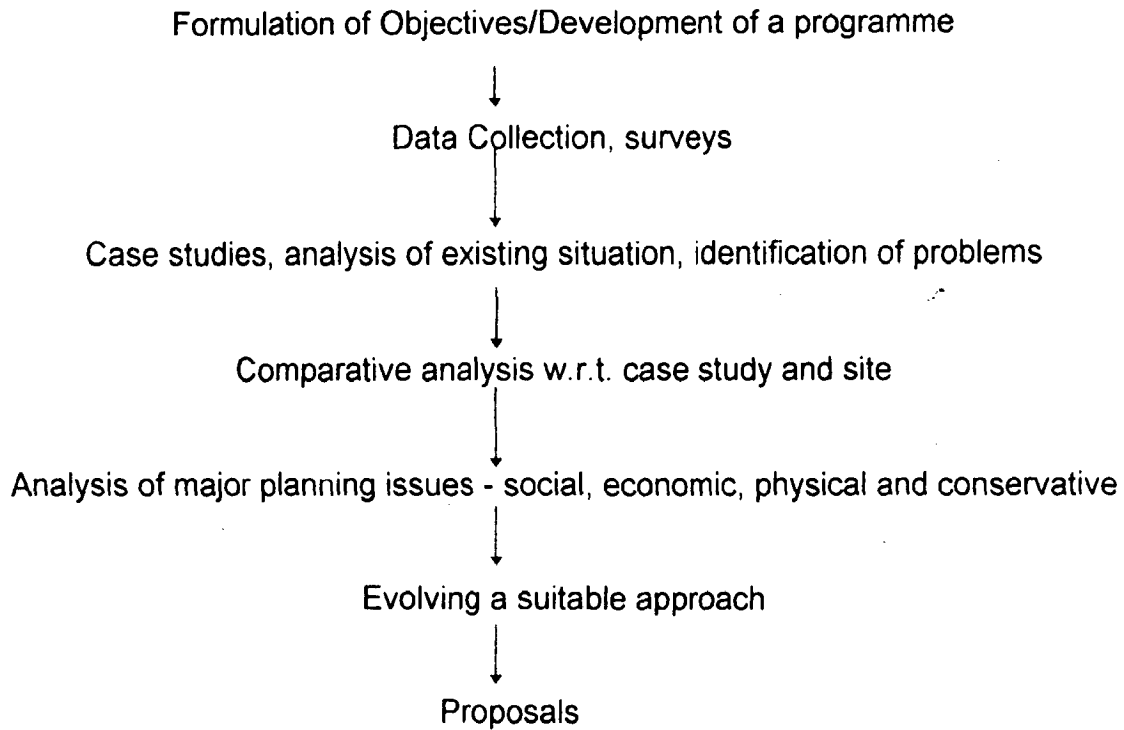
1.3 Objectives of the study

- i. To study and analyse the transforming village Chirag Delhi with respect to its heritage status and existing physical and socio-economic structures.
- ii. To study different aspects to the village which are worth conserving and subsequently formulating guidelines at village level with respect to the built mass, open spaces, circulation, public spaces and community facilities to develop the village as a distinct settlement which will not be any way contradictory to its heritage.
- iii. To workout an integrated action area plan for Chirag Delhi. This will provide guidelines for the development of the village as well as for conservation of the settlement and building characteristics.

1.4 Scope of the study

- i. The thesis will basically study the evolution of the village & reasons for its degeneration.
- ii. After comparing the existing policies for such villages and the present situation new policies will be formulated. These guidelines will be at area level as well as building level. The area will be studied in light of past and present situation and recommendations will be given so that the essence of the traditional village is preserved.
- iii. By following these guidelines, an action area plan for this village will be given. This will include development proposal as well as conservation proposal.

1.5 Methodology of the study



1.6 Limitations of the study

- i. The thesis is basically aimed for redevelopment of the village Chirag Delhi only. The proposed policy and guidelines can be used as an example while dealing with similar villages but they can not be directly applicable to them.
- ii. The proposals are given for an ideal condition.
- iii. The proposal will not include social reform or detail economic development plan.

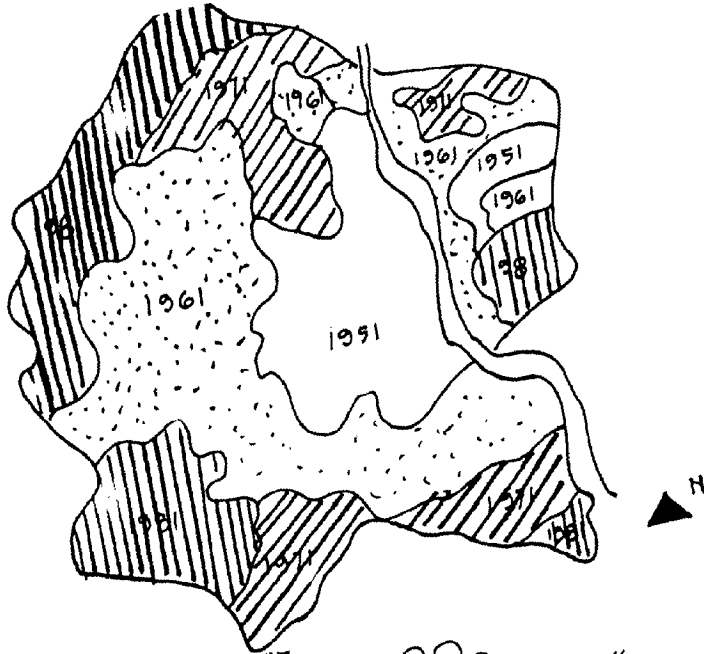
CHAPTER - 2 : LITERATURE REVIEW

This chapter gives an idea on different books and related materials referred in content with the thesis. The readings can be classified under three major headings. A brief idea on the contents of each headings is given here.

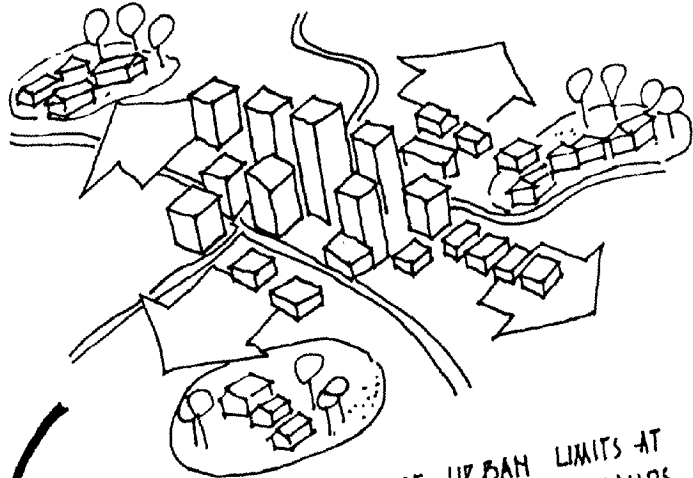
2.1 General information on Urban villages in Delhi, legal status, present condition.

The term urban village first appeared in the master plan of Delhi (1962), which was used for the village in the urban fringe where rural type of industries, together with the population engaged in such activities are to be located. This had been akin to the European concept of urban villages around the metropolitan centre, where rural kind of activities had been planned to use the mother city.

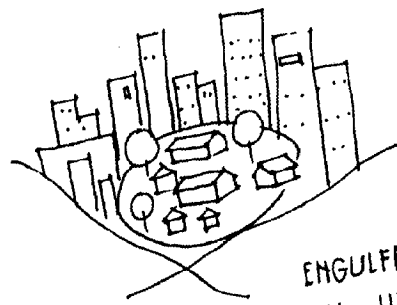
The master plan of Delhi proposed development of 23 urban villages in the rural areas which were to act as growth centres for rural development. Unfortunately, no planned development took place & the funds were diverted to the villages falling within the urbanisable limits. The master plan had proposed the relocation of village like industries such as dairies, tanneries agriculture based & other village industries which employ about 15% OF Delhi's work force, in such urban villages. However, no scheme was prepared or undertaken as such. In general, villages in Delhi are governed either by the Delhi land reforms act or by the provisions of the Punjab land revenue act, as extended to Delhi unless the village ceases to be rural, by virtue of a declaration under clause (a) of section



2. GROWTH OF DELHI AFTER INDEPENDENCE



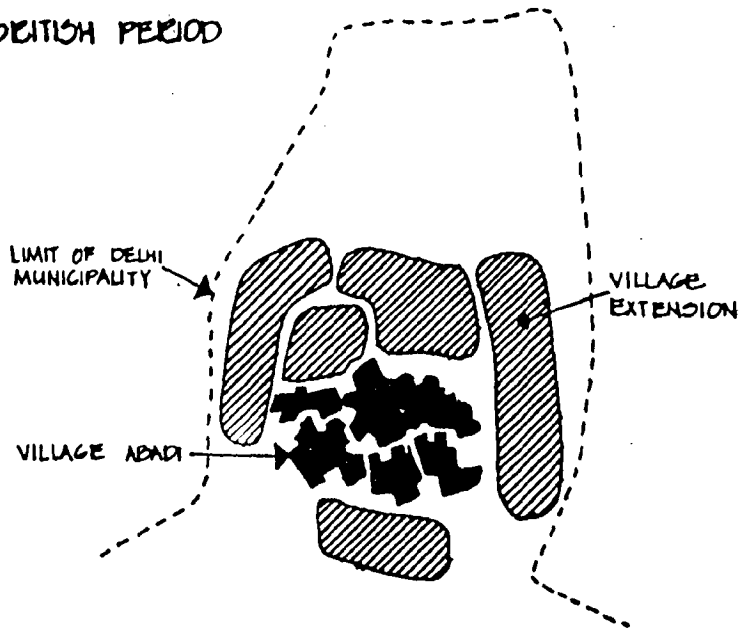
EXPANSION OF URBAN LIMITS AT THE EXPENSE OF URBAN LANDS



ENGULFED VILLAGES SURROUNDED BY URBAN DEVELOPMENTS.

FIG. 1.1 GROWTH OF URBAN DELHI

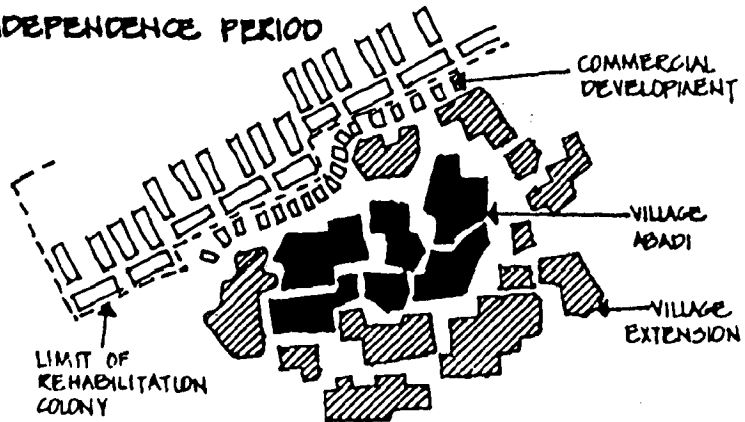
BRITISH PERIOD



REMOVAL OF VILLAGE ABADI FROM NEW DELHI MUNICIPALITY WITHOUT COMPREHENSIVE PLAN
 ⇒ FAST AND UNCONTROLLED GROWTH OF VILLAGE ON THE PERIPHERY OF DEVELOPED AREA.

POST INDEPENDENCE PERIOD

COLONIES DEVELOPED ON AGRICULTURAL LAND ⇒ HAPHAZARD DEVELOPMENT ON LAND BETWEEN THE VILLAGE AND NEW COLONY.



PRESENT PERIOD



ENTIRE AGRICULTURAL LAND WAS NOTIFIED BUT ACQUIRED IN PHASES
 ⇒ UNAUTHORISED CONSTRUCTION IN THE ABSENCE OF PROPER ABADI PLAN.

FIG. 2 INCORPORATION OF VILLAGES WITHIN URBAN LIMITS.

Table Growth of Urban Delhi

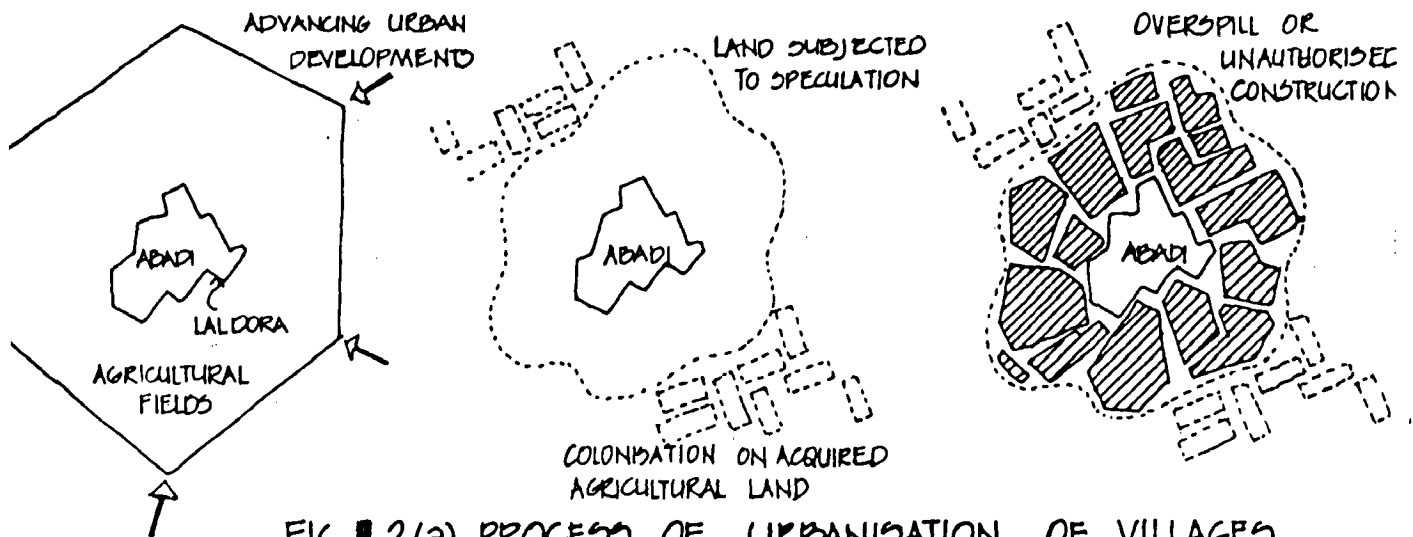
YEAR	AREA (SQ.KM.)	POPULATION (LAKHS)	URBAN VILLAGES
1901	43.25	2.14	-
1911	43.35	2.38	-
1921	168.09	3.08	-
1931	169.64	4.47	25
1941	174.31	6.96	25
1951	195.54	14.37	47
1961	326.34	25.59	95
1971	446.30	36.47	135
1981	450.56	62.00	157

Source : DDA records

Table Incorporation of Villages in Urban Limits

PERIOD	EAST	WEST	NORTH	SOUTH	TOTAL	CUMMULATIVE TOTAL	PERCENTAGE GROWTH
Before 1931	1	18	-	6	25	25	-
1931-1951	2	5	7	8	22	47	188%
1951-1961	6	13	2	27	48	95	202%
1961-1971	16	1	10	13	48	135	142%
1971-1981	7	8	3	4	22	157	116%

Note : As per legal defination 111 villeges have been declard urban. For the rest 46 villeges Delhi Administration and MCD have yet to take legal action to declare them as urban.



507 of Delhi municipal corporation act, 1957. Under this section so far 111 village have been declared as urban village in Delhi.

(In Delhi in 1981 there were 369 settlements, 111 urban & 258 rural.)

There are another 53 villages which are likely to come in the preview of urbanisation by the turn of the century. Delhi administration & MCD should modify & declare them as urban village so that they can be properly developed.

According to the report 'Integrated development for urban and rural villages of Delhi' prepared by DDA, Urban villages can be classified in many ways based on various criteria. Some of them are given under:

1. Land Ownership
2. Land use as given in Delhi Master Plan.
3. Land use as existing on the site
4. Within urban limits or outside urban or rural.
5. Jurisdiction - wise i.e. DDA, MCD and Cant Board
6. Planning division wise viz. A (Walled city and adjoining areas) b (Karol Bagh & Naraina etc.) C. (Civil Lines Area) D (New Delhi,) E (Trams Yamuna) H (New Delhi).
7. Population wise i.e. upto 500, 501-1000, 1001-2000, 2001-5000, 5001-10000 and more than 10000 etc.

All the above classification have been used while formulating policies and strategies for these village. the urban villages of Delhi have been classified under:

- i). Villages on Govt. Land
- ii). Villages in Trans Yamuna area.
- iii) Located within Rohini
- iv) Surrounding by DDA schemes
- v) Independent village with historical background (chirag Delhi) Hauz Khas, Jiasarai, Humayunpur etc.

2.2 Integrated Conservation approach

To answer a basic question "why conserve" ? I would like to quote Dr. Vikas Dilawari from one of his essay 'An approach to heritage conservation policies. He said "For preserving our skills and tradition for the quality of life, for continuing past in future, for identify, for character and appearances, for stability and continuity, for architecture and history and for tourism:

Dr. Derek Linstream suggested in 'The principles of Conservation: The York Gospel, " When I use the word conservation I mean continuity of useful life in a durable fabric, which may be achieved by various means. It may be restoration, it may be adaptation and reuse of old buildings, or it may be necessary to design new buildings in old settings", The idea is to achieve continuity through gradual change, striking a harmony between old and new, an approach of reconciling conservation with development priorities. Dr. S.P. Shorey has suggested in one of his article - Town planning strategies for the conservation of historic areas said that integrated conservation means integrating conservation requirements and town planning objectives combining the values and interest of the existing

*u should be
read at cases
which
integrated
or try to*

fabric with the general planning process at an equal status with other major factors.

2.3 INFORMATION ON CHIRAG DELHI

To get an idea on the history of Chirag Delhi I have read a early 20th century book- a history of Chirag Delhi by Darag Quli Khan. Though other books on Delhi contains bits & pieces of information on Chirag Delhi. This is the only book which gives a comprehensive idea on the old settlement.

Process for historical site development - Chirag Delhi - a report prepared by Delhi Chapter, INTACH was of immense help in case of collecting information on the present settlement. Though it is more architecturally oriented, planning aspects have not been neglected here. This report gave me an idea on how to carry on the research/study part, as well as where to get the relevant information.

CHAPTER - 3 : CASE STUDIES

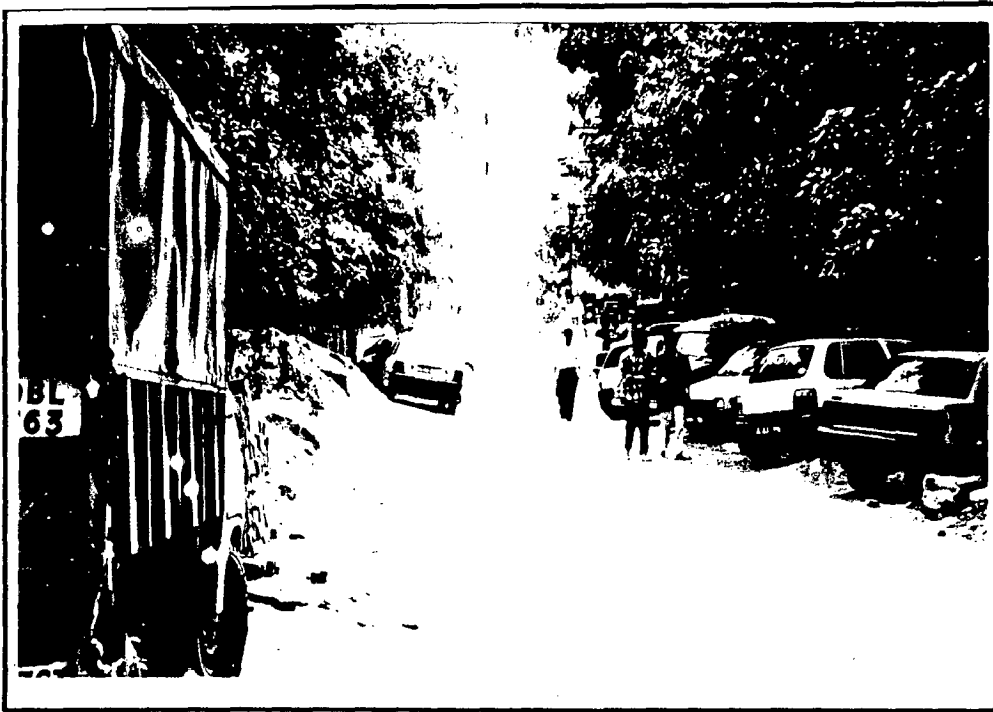
These case studies were chosen keeping in mind the status of urban village & their growth pattern. Main objective of the case studies was to find out the transformation process in historic urban villages.

3.1 CASE STUDY - JIA SARAI

3.1.1 Introduction :

Jia Sarai is surrounded on all sides by the campus of Indian Institute of Technology. A highwall separates both the areas. The only entry point into the village are either from the Panchsheel Marg through a 35-40 feet wide road or from I.I.T through / a small pedestrian entry gate. The main entry i.e. from the Panchsheel Marg has I.I.T's boundary wall on both sides. Thus the village has very hard and controlled edges. In most of the cases the development abuts the edge. Such a strong control on horizontal expansion had led to vertical expansions. Some portion of the village is composed of the I.I.T. land encroached upon by the residents. The western edge is more bound by the storm drain than the boundary wall.

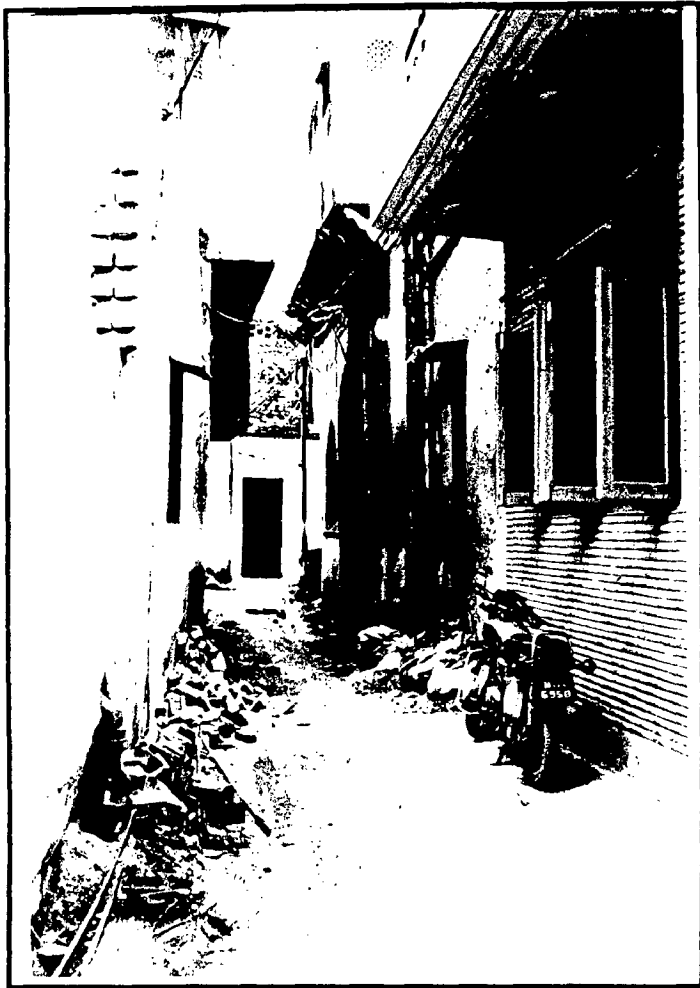
Contained within an institutional area the village has grown from 1200 in 1971 to 4500 in 1991. The nearest city level facility for the village is atleast half a kilometer away. It can be considered a well connected village with easy access. It's partial isolation has been one of the reason for it's transformation into a rental



**RELATIVELY WIDE ENTRANCE ROAD HAS
BEEN TRANSFORMED INTO PARKING &
BUILDING MATERIAL STORE.**



BALCONIES PROJECTED OVER ROAD.



**NEW & OLD
ARE COEXIST-
ING BUT FOR
HOW LONG ?**



accommodation area. With easy clientele from bachelors and students the village caters to small family, short term accommodations.

3.1.2 Street and Open Spaces :

Plan
There are two major streets running parallel to each other and connected North South by lateral streets. The layout is almost rectangular but nuances of nongeometric layout can be felt. One of the two major streets is also a connection between the two entry points to the village. It is this street which has undergone a drastic transformation from quite residential street into a commercial street with most of the shops catering to students of I.I.T. This street acquires changing spatial characteristics on its way and performs the functions from a mere connector to the main public square of the village. The other major street is still residential. Rest of the streets emanate from the major streets and are of the varying depths. Most of the streets are pedestrian. Infact, a large portion of the village is pedestrian with a large pool parking for cars in the front of the village.

The various public spaces within the village range from the personalised dead end streets converted into shared courts to the village level large open space around the well. This well at one time used for bathing cattle now lies desolate. But its presence makes the area as a public place within the entire village. The space around being used for varying purposes like vending vegetable, occasional marriages and public functions.



THE VILLAGE CHOWPAL IS NOW TRANSFORMED INTO PARKING PLACE & VEGETABLE SHOP.



DEAD END ROADS.

afford a small space in the village. The low rents have attracted a variety which is a positive aspect.

3.1.4 Transformation : Reasons & Pattern :

One of the major reasons for taking up Jia Sarai is one of the case study was the positive aspects of transformations from residential to high density mixed use district and in the process development of a qualitatively good living environment in the heart of South Delhi. The variety in the housing types are helpful in tracing the impacts of various typologies. When studying the built form characteristics Jia Sarai provides enough background to study the development of a village district within Lal Dora. The various typologies in terms of housing areas may be classified as per age and characteristics, special and volumetric characteristics.

Havelies are the traditional large courtyard house with space for cattle and agricultural tools in near the entrance. There are a very few Havelis left in the core of the village. Every Haveli is under process of transformation. If not nuclear families but the prevailing system of extended kinship within the villages has also been a major force affecting the transformations.

The newer houses are mainly of two types i.e. site x no. of floors type or courtyard type. The former without any courtyard mostly enjoy the advantage of being at the edge of the village and they may have a small forecourt or a lobby in the front. The courtyard houses have the court open or semi covered. In most of the cases it is a forecourt which gives a characteristics transition space into the

lobbies living the street give specific threshold sequences in a street. After the inclusion of small shops with the residential streets the functions at various levels with varying interactive edges have shaped the environmental qualities towards a positive side.

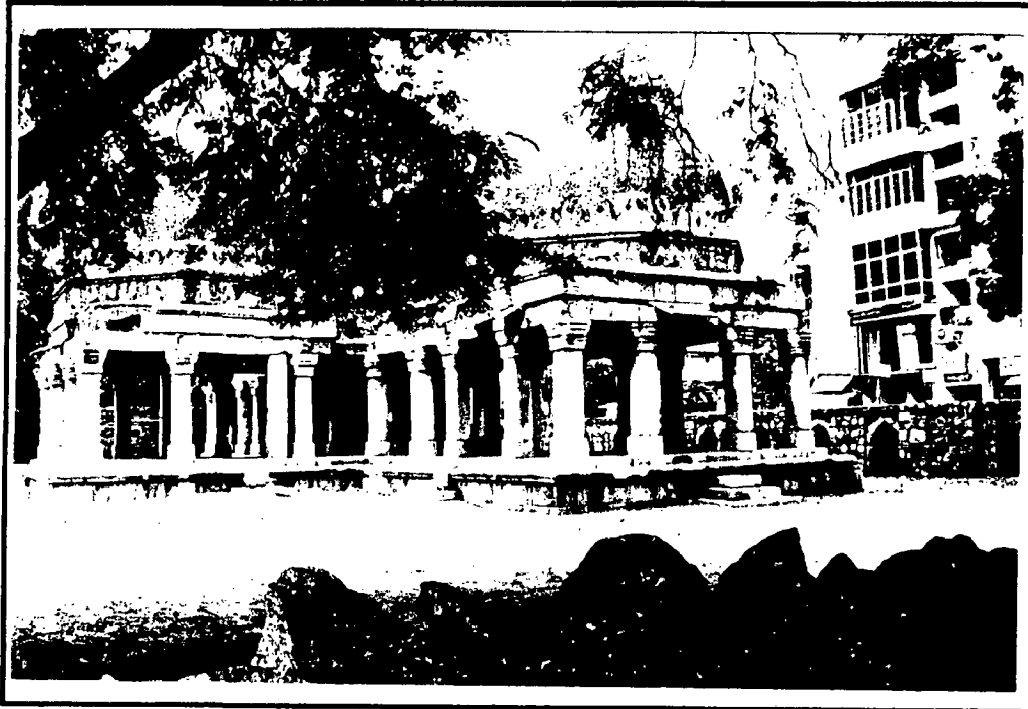
Although present in small number but equally significant are the transformations, which havelis and courtyard houses similar to the Katras. Divisions and subdivisions within the house and the sporadic expansions around the court are not conducive in every case. In some of the houses much development has created light and ventilation. So far an overall picture of the symbiotic relationship between a city and a village Jia Sarai is a very good spaces of Jia Sarai the certain good example can be picked up to be reproduced when dealing with a nascent village.

3.2 CASE STUDY - VILLAGE HAUZ KHAS

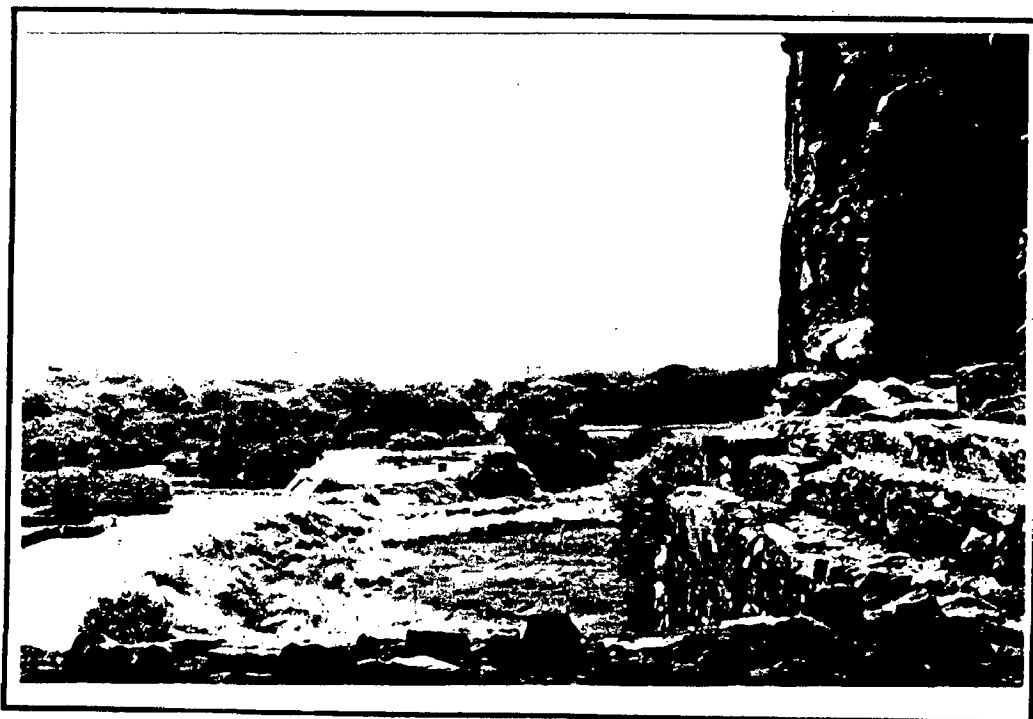
3.2.1 Introduction :

Located in South Delhi at the threshold of the Hauz Khas monument the urban village of Hauz Khas is accessible by means of an approach road from Aurobindo Marg, a major North South link in Delhi.

Being off the main thoroughfare and relatively isolated in spite of the proximity of the historic monument complex, the village remained virtually unnoticed until a few years ago when its commercial potential was recognized by an enterprising



**BUILDINGS HAVE COME WITHOUT ANY
CONSIDERATION OF MONUMENT SKYLINE.**



**HAUZ KHAS MONUMENT OVERLOOKING THE
POORLY LANDSCAPED 'TANK'.**

business community. Today in a matter of almost two short years, the village has been completely transformed.

What makes this particular village unique today is that unlike other urban villages whose abadi (population) area within the lal dora (limits) became engulfed by residential, commercial and industrial activity over a prolonged period of time, the transformation of the Hauz Khas village occurred virtually overnight. This rapid change, which became uncontrolled has raised a number of doubts about the similar solutions to the other village with similar potentials. As far as the physical conditions are concerned the village has certainly improved but what lies beneath this new look needs to be critically analysed.

The village is located in midst of a recreational area as indicated in the zonal plan. It is presently located on a raised plateau over looking the grand tank (Hauz Khan) on the one side and the green belt on the other. Delhi Development Authority is working for the simultaneous development of the Hauz Khas movement area and the Deer Park (the green belt).

3.2.2 SOCIAL STRUCTURE

The village is divided into two panas[?] the Jat, which overlooked the Hauz Khas tank, and the Muslim, which was adjacent to the monument complex, and after Partition, was taken over by refugees. This area also houses a Harijan community. All sections of the community lived amicably together and there was a sense of security. Community bonds and the joint family structure sustained them

through all exigencies. The authority of the village panchayat settles any disputes that arose.

But with the growing commercialisation properties have changed hands fast and their has been a rapid dilution of community bonds due to changing values emerging out of the contact with visitors to the place.

3.2.3 Approach and Circulation :

The access has played an important role in the transformations taking place in the village. Once desolate and quite, the village nested in the greens, offered little to the visitors who used to got to the Deer Park. It's status as an isolated pocket added to the attraction to the seekers of the exclusive.

The only vehicular approach to the village is through a 1 km long connecting road from Aurobindo Marg.

Cutting across the vast green areas of the surrounding Deer Park and Rose Garden, this shaded accessway narrows down to become the central street of the village and ends in a cul-de-sac at the entrance to the monuments.

This road is about 12 meters wide a number of encroachments have occurred at several intervals on this road. The encroachments are in from of chai-walls and panwalls which start right near the entry and establish themselves all along till some distance before the entrance to the monument. The two garbage dumps of

the village are conspicuous with their glaring presence on this road. The road can easily accommodate vehicular traffic, however the haphazard parking and off loading of construction materials on the road have made easy accessibility difficult. This road is provided with adequate street lights and side drains. The other roads of the village stem out from this major spine. The village chaupal exists at the intersection of this road with the secondary street of the Jat dominated sector. Just short of the entrance to the at the intersection of secondary road of the Muslim dominated sector and the main arterial road exists an inappropriately located garbage dump. The secondary roads have a width of about 5 M. Most houses do not open directly into the street in fact a narrow covered passage connects the house courts to the streets. The rooms that lie in front were probably used for tying the buffalo and for storing hay however, presently these rooms are being utilised for commercial purposes and are fetching the owners a phenomenal rent. The tertiary streets that pass through volumes occur perpendicular to the main street after an interval of 5 houses and have a width of about 1.5 - 2.5 meters. Most vehicular traffic is confined to the primary street, however the secondary streets can also accommodate vehicles when the need arises. The scale of the street is indicative of its use. Streets in our context are extensions of the house courts and major activity areas. During summers the scale of the streets keep them shaded for most part of the day.

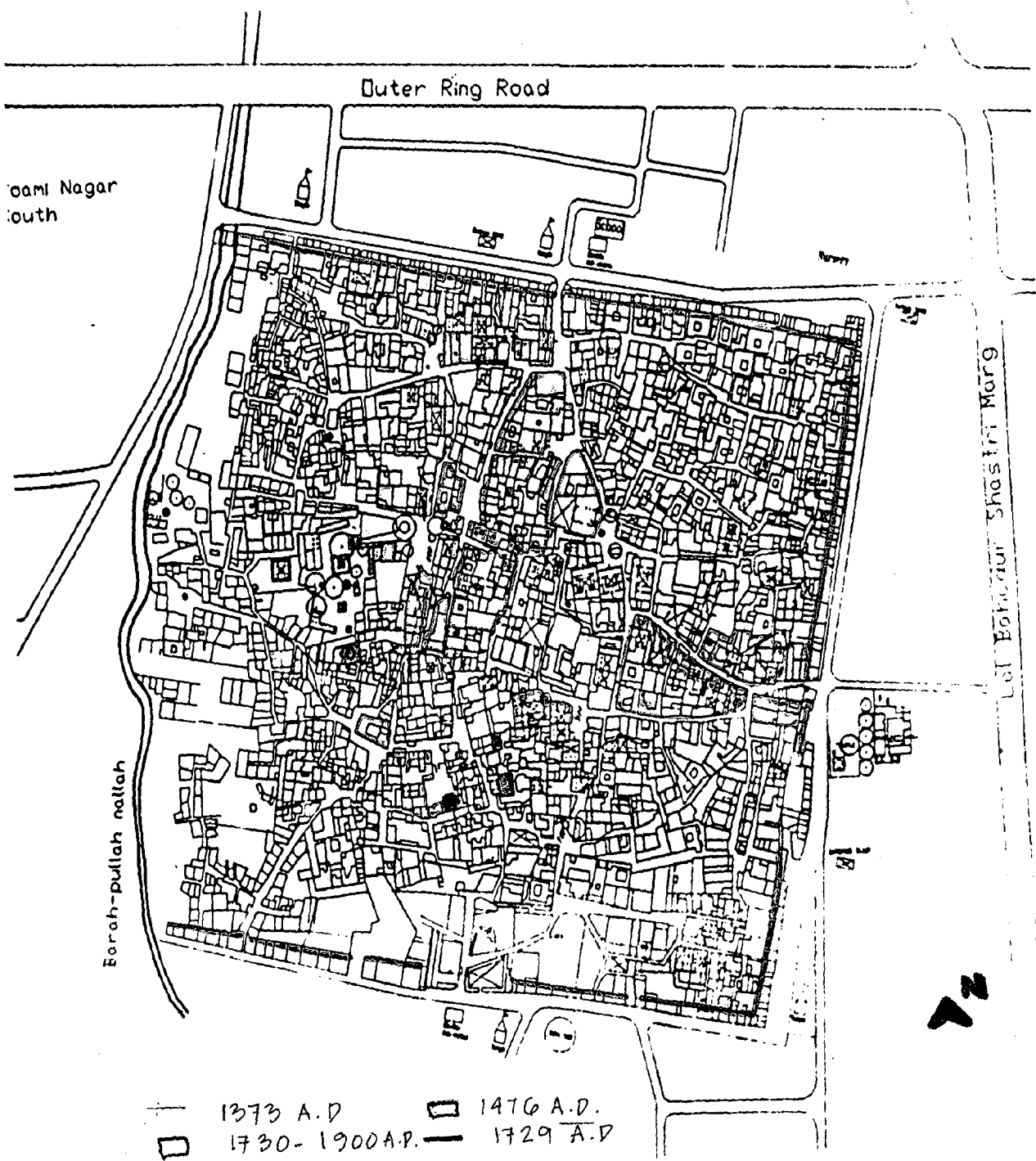
3.2.4 TRANSFORMATIONS : REASONS & PATTERN :

The village was essentially residential in character. The larger houses were haveli type units. Entry was through a high , arched doorway leading to a passage

through the cattle shed and fodder store that linked the internal courts with the outside streets. The central court was the major activity area and was surrounded by multi-purpose rooms. House facades had characteristic stone seats on either side of the wooden gate, and stone chajjas supported by decorative brackets. The dwellings were generally two floors high and the street averaged 5m in the width, both of these factors, coupled with the internal courts of the houses, proving ideal for local climatic conditions.

Whenever possible, people extended their houses both horizontally and vertically. Where the units were structurally weak or in a poor state of maintenance, they were razed to the ground and new multi-storied units erected to be further sold as floor space. Some constructions soar above the monuments skyline with total disregard for the sanctity of these historic structures. Besides this, land adjacent to the monuments is also being sold for residential purposes. Initially, the villager rented out the two front rooms which were used to store fodder. These were marginally renovated and used as retail outlets. However, as the demand grew the internal courts of the houses began to be covered and the villager moved further back into the rear rooms of his house. Residences no longer played an integral part in the street. Street facades are now loaded with the advertising graphics and signboards. Each being louder than the neighboring one. The relationship between the monuments and the village being a symbiotic one, the future of this complex has a vital role to play in the development of the village. The Archaeological Survey of India has expressed concern about the general deterioration of the environment around the monuments. It is also

severely worried about the intensity of encroachment on ASI land. The sudden windfall of money has affected the values and attitudes of the once small, well knit community. Family structures are being affected and people are selling off their ancestral properties and moving out to settle elsewhere. The village panchayat, the embodiment of the norms of a village society is not surprisingly, for very soon the village will be occupied by a completely new set of inhabitants, to the total oblivion of its original character and profile.



I. EVOLUTION OF CHIRAG DELHI

CHAPTER - 4 : CHIRAG DELHI - TODAY

This chapter contains a comprehensive statistics and relevant information on present Chirag Delhi.

4.1 Origin of Chirag Delhi

The village is named after Sheikh Nasseruddin Mohammed or 'Roshan Chirag E Delhi' (light of Delhi). He was the chief deciple of Nizamuddin Aulia & came here on 1325 A.D. from Audh. The Durgah was established by Feroz Shah Tuglaq in 1373 A.D. Mohammad Shah Rangilla built the walled enclosure around the village on 1729 A.D. The transformation of the village started rapidly when DDA took the agricultural land of the village in 1960.

4.2 Location

This village is located in south Delhi near Swami Nagar. The area of the village is 1Sq. Km. and present population is around 20,000.

4.3 Demographic Pattern

59.3% of the population are in the productive age group (i.e. 18-60 years) though 25% of them are unemployed. There are 48% nuclear households and 9% of the familics have female head.

4.4 SOCIO-ECONOMIC STRUCTURE

4.4.1 Social Stratification

More than 90.9% people are Hindu. Caste wise distribution is : Brahmins 40%, Jats 28%, Banias 9%, Kumhars 7%, Thakurs & Sunars each 3%, Jatavs 2% & others 6%.

4.4.2 Education

There are only two nursery schools in this area. Level of education depends on the economic status though most of the people recognise the need for good schools, specially English medium schools.

4.4.3 Occupational Structure

65% of the residents have regular work. 4% is retired and 1% of the population depends on the daily wages. 13% of the population have side income mainly from rent and small business Since income from rent is not taxable it is quite substantial. 25% of the population is unemployed. Rakhee making, diya making, dou making are major searonas activities.

Per capita income varies. 47.6% people earn Rs. 5,000 - Rs. 10,000 per month, while 23.8% earn Rs. 2,500 - Rs. 5,000, % earn less than Rs. 1000 & 9.3% people earn more than Rs. 10,000. 25% people own property Among then 48% people own property in Chirag Delhi

FIG. 3.

OCCUPATIONAL STRUCTURE - 1991
SOURCE: CENSUS

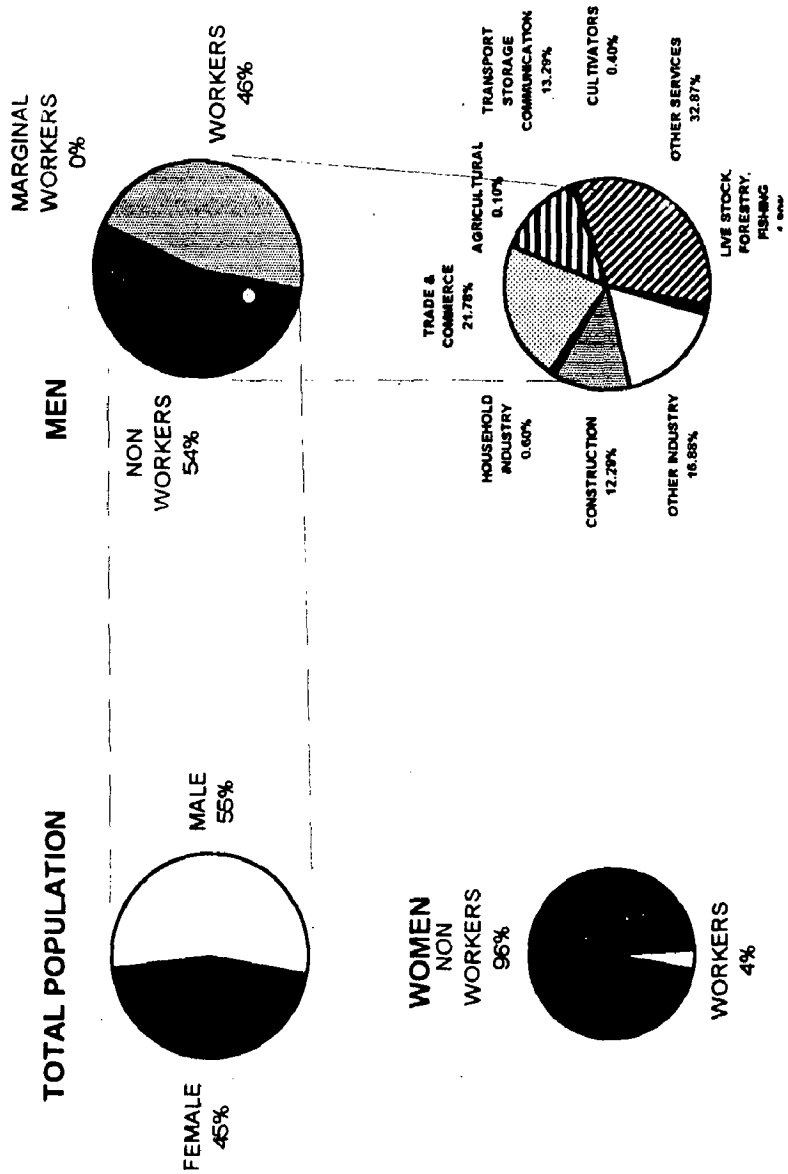
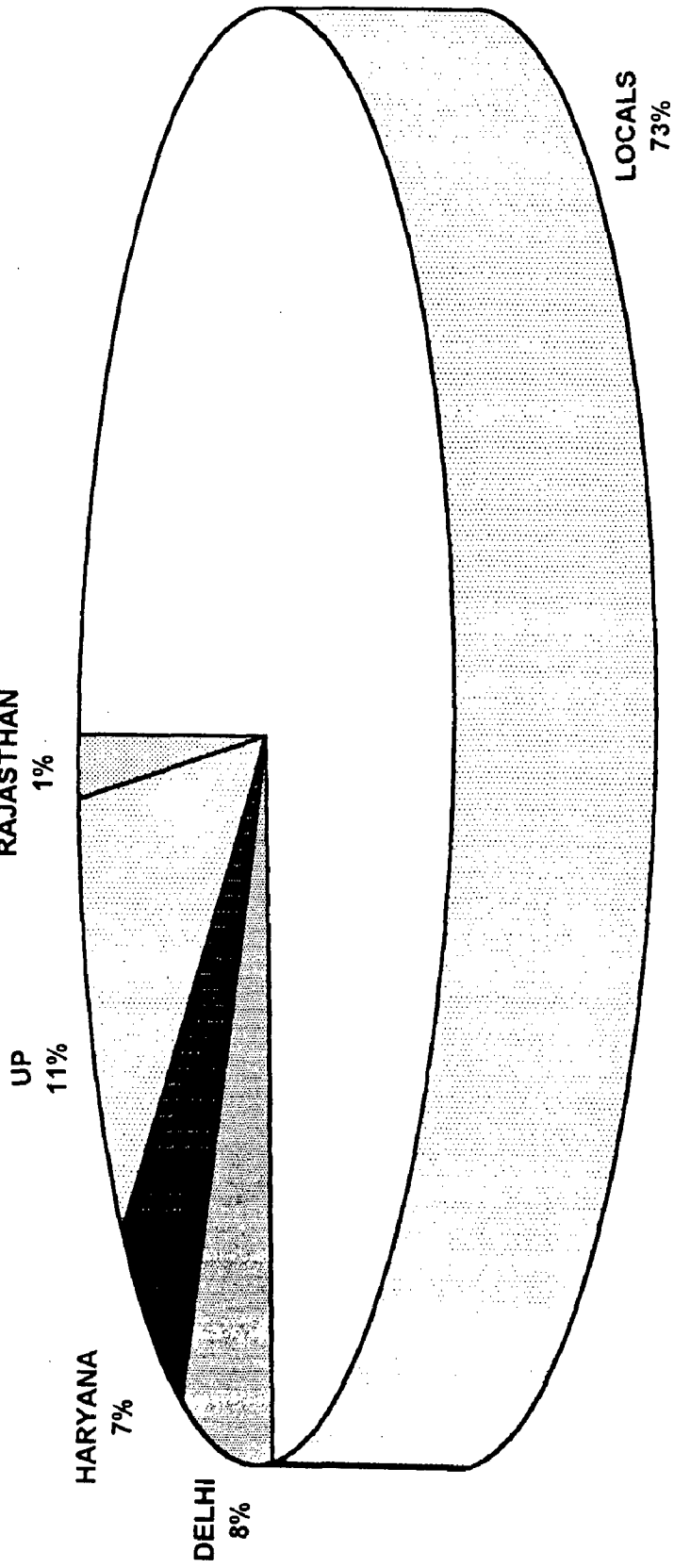
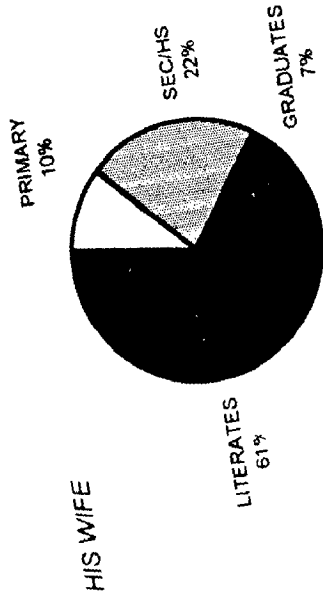
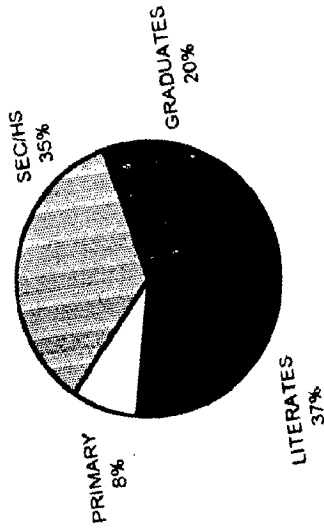


FIG. 4 MIGRATION OF RESIDENTS
RAJASTHAN



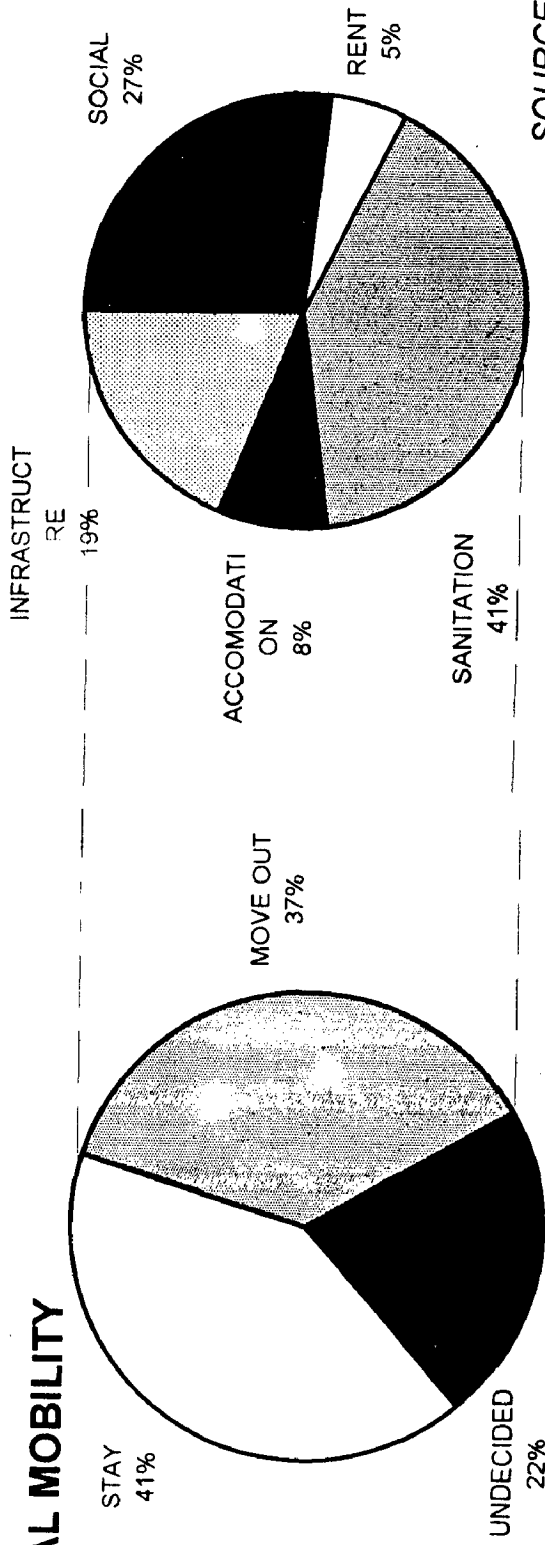
SOURCE: INTACH

FIG. 5.
EDUCATION OF RESIDENTS
HEAD OF



SOURCE: INTACH

FIG. 6.
PHYSICAL MOBILITY



SOURCE: INTACH

FIG. 7.

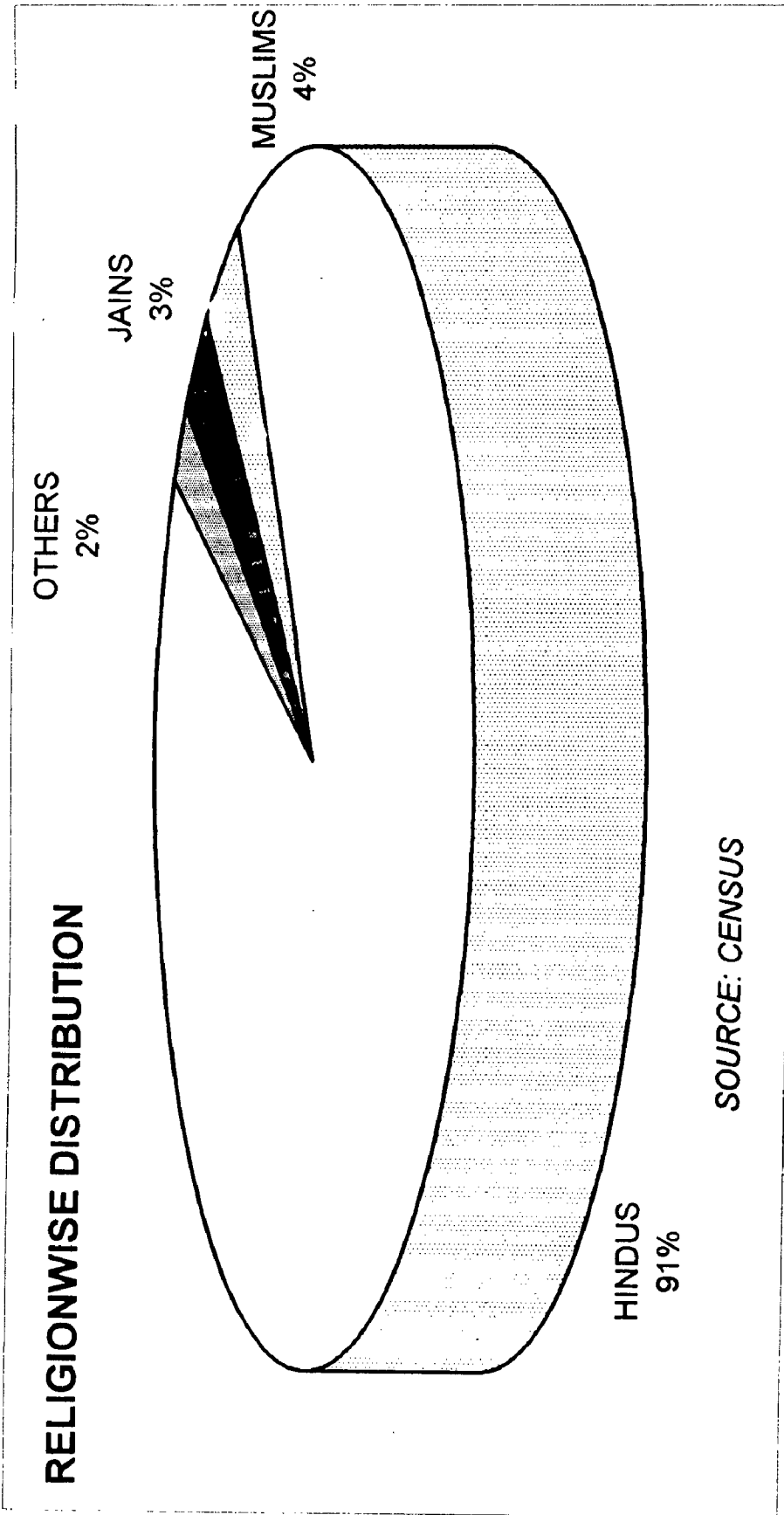
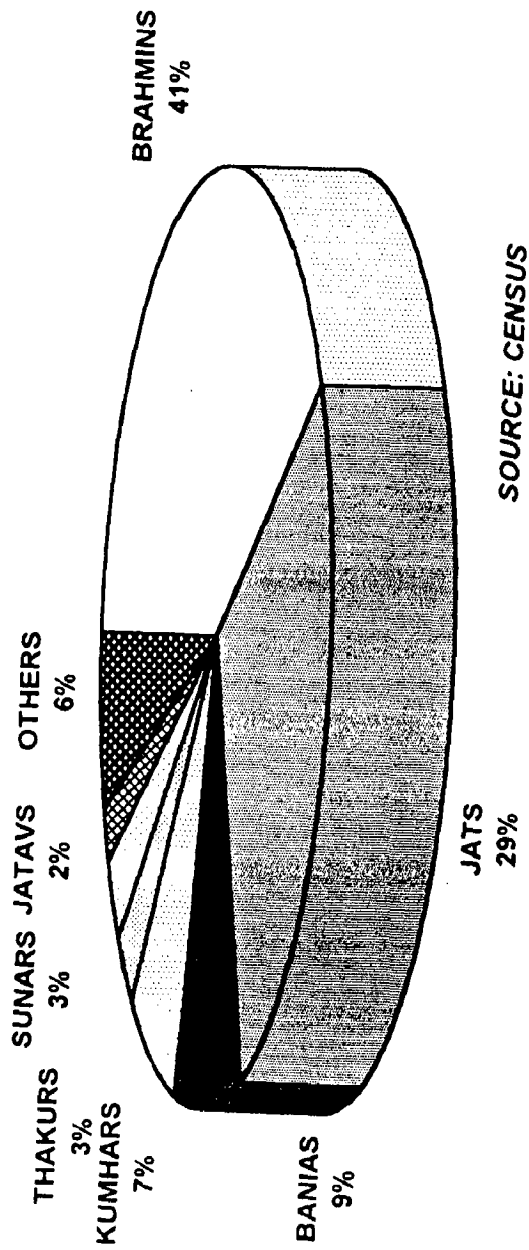


FIG. 8

CASTE WISE DISTRIBUTION



4.5 EXISTING PHYSICAL PATTERN

4.5.1 Physical condition :

This flat site is gently sloping towards the nallah. Mostly ground water is used for drinking purpose. Major species of trees seen here are Neem, Kikar, peepal etc.

4.5.2 Built Form

The builtform is essentially organic evolving through a period of 650 years. Buildings are mostly pukka. Within the last few years some of the old buildings have been destroyed to built new apartments.

4.5.3 Street form and open spaces :

Primary Roads :

There are two such roads-the north-south road and the East-west road, both culminating into the Dargah. These are 3-4 M. wide mettalled roads sometimes opening into wider chowks.

Secondary Roads :

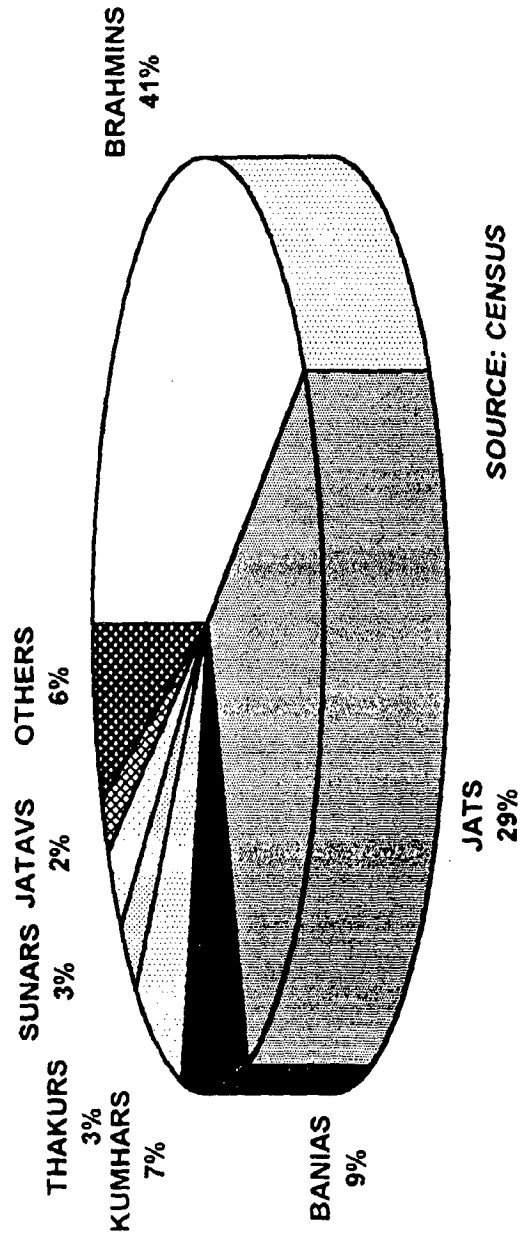
These are 2-3M wide residential roads. Only two wheelers or pedestrians can access these roads and they often has dead ends.

Tertiary Roads :

These are very narrow lanes, mostly internal passages within a groups of buildings.

FIG. 8

CASTE WISE DISTRIBUTION



4.4.4 Livestock

Buffaloes & cows are owned by upper caste people whereas muslims keep goats before Id.

4.4.5 Mobility :

Both in migration & out migration are largely prevalent in this area Young & financially sound family members are being replaced by economically weaker, male labour population who pour in from neighbouring states to seek jobs. This has led to increasing criminal activities in this area.

4.4.6 Social practices

Each caste have their own mohalla. There is no apparent discord between the different communities. If the financial position is similar then there is no problem in mixing. Though caste exogamy is absent, village exogamy is prevalent. By the way of marriage chirag Delhi gets connected with other places.

4.4.7 Festivals :

Besides the typical Hindu festivals e.g. Rakhee, Dewali, Dasera etc. Jatavs celebrate Dr. Ambedkar's birthday. Urs, Id, and other Islamic festivals attracts lots of pilgrims to this place. If properly managed, it can be turned into a good tourism potential.

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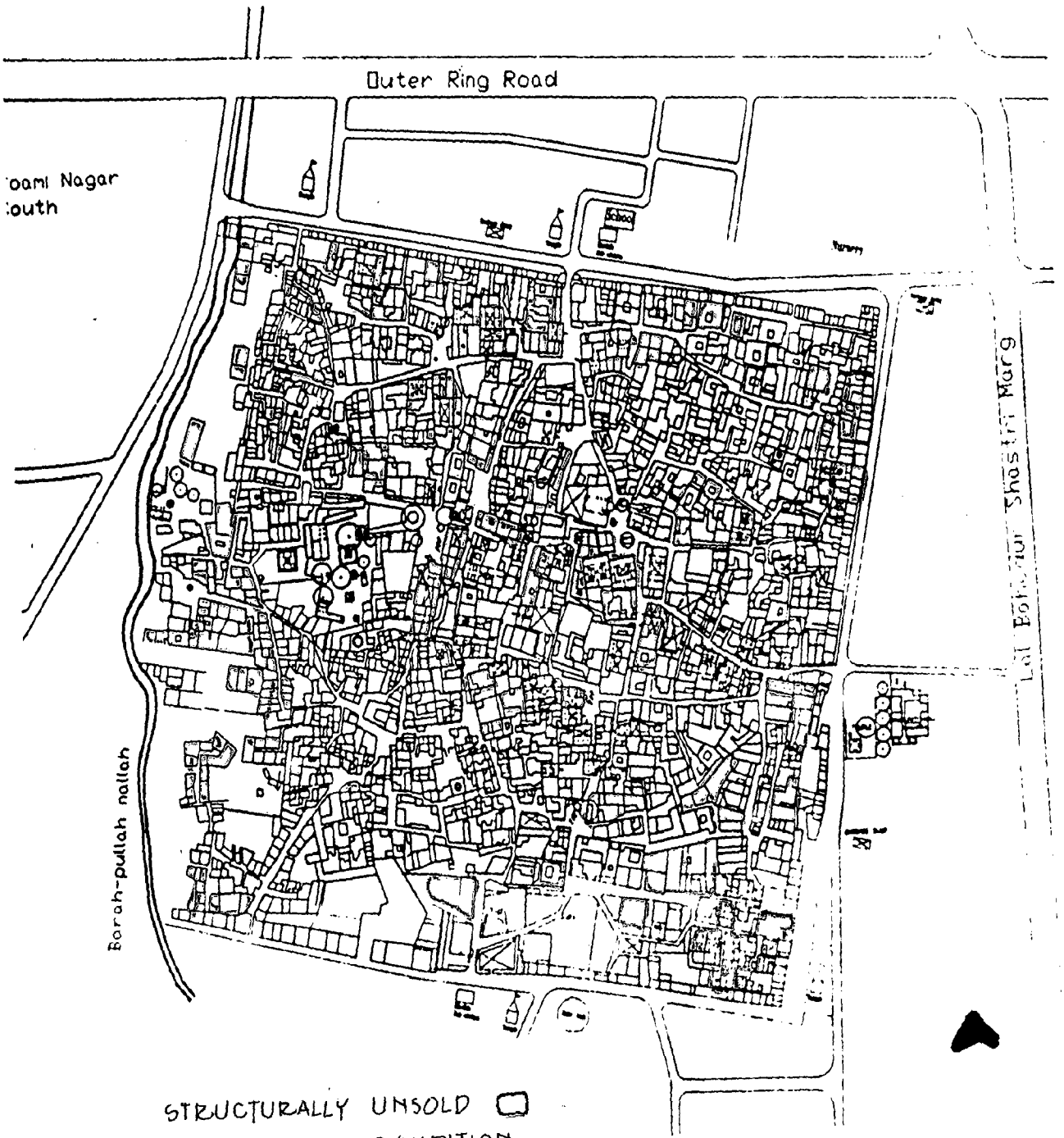
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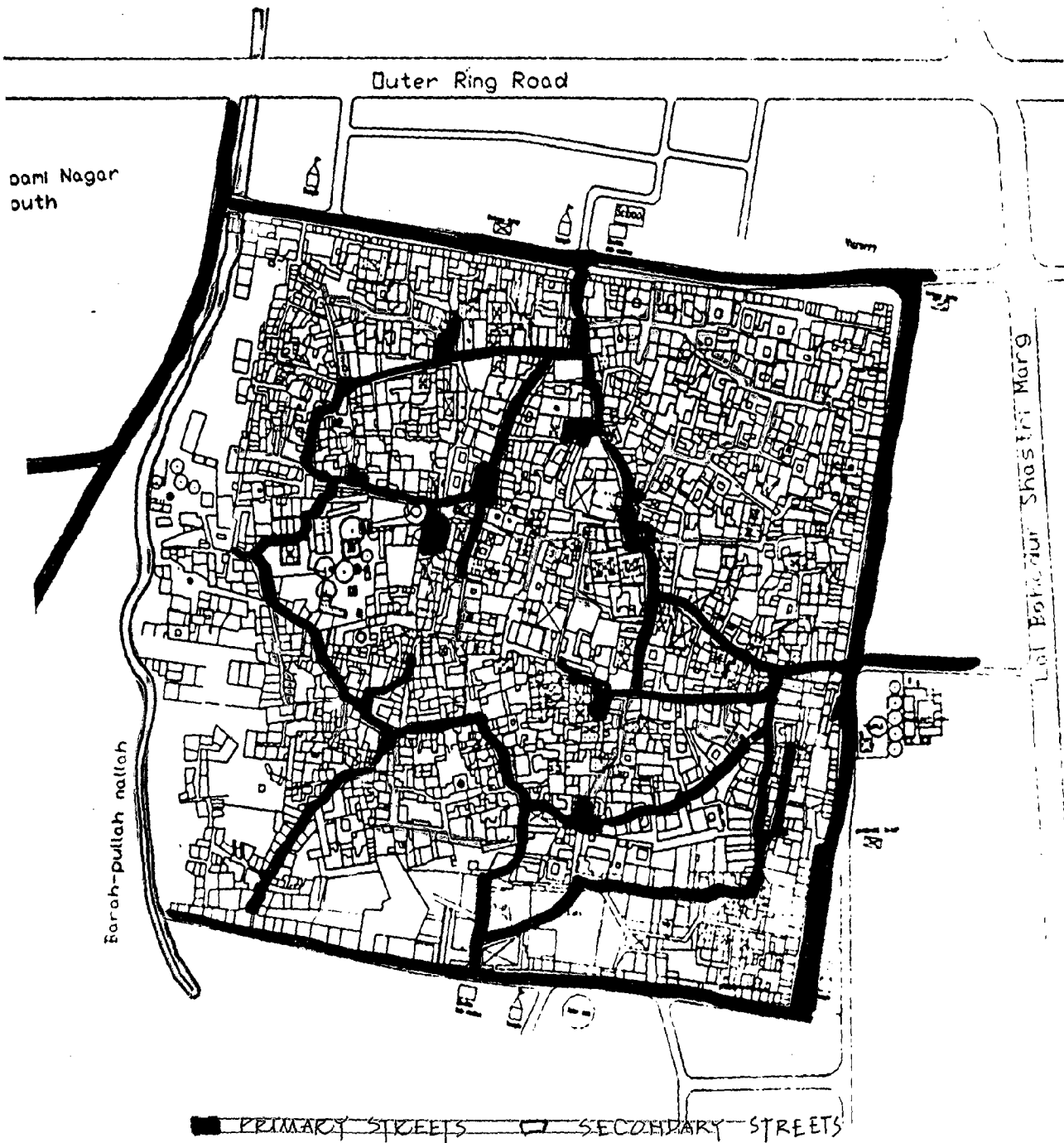


STRUCTURALLY UNSOLD
 REST IN FAIR CONDITION

CONDITION OF STRUCTURES



SIGNIFICANT STRUCTURES



HIERARCHY OF STREETS

Chowpal :

Each community has their own meeting place called chowpal. These are consist of open space with a community hall.

Chowk :

This type of open space is characterized by a well and tree. Earlier, ladies used to come here to fetch water. Now the well has dried up and the open space has been converted into a parking lot or garbage dump.

Other open spaces :

Though there are internal open spaces with the buildings in form of courtyard, there are no proper play ground for the children. There is a green park in the east of the village which can be used as a playground.

4.5.4 Dwelling units :

Majority of the buildings are 100 years old. Harmony between the traditional houses is disturbed by the new constructions. Often the plots are subdivided into one room dwelling units with/without adding toilet on kitchen for rent. There are 100 havelis still surviving, Among them 12 are in good condition, 75 are of architectural importance.

4.5.5 LAND USE PATTERN

Land uses :

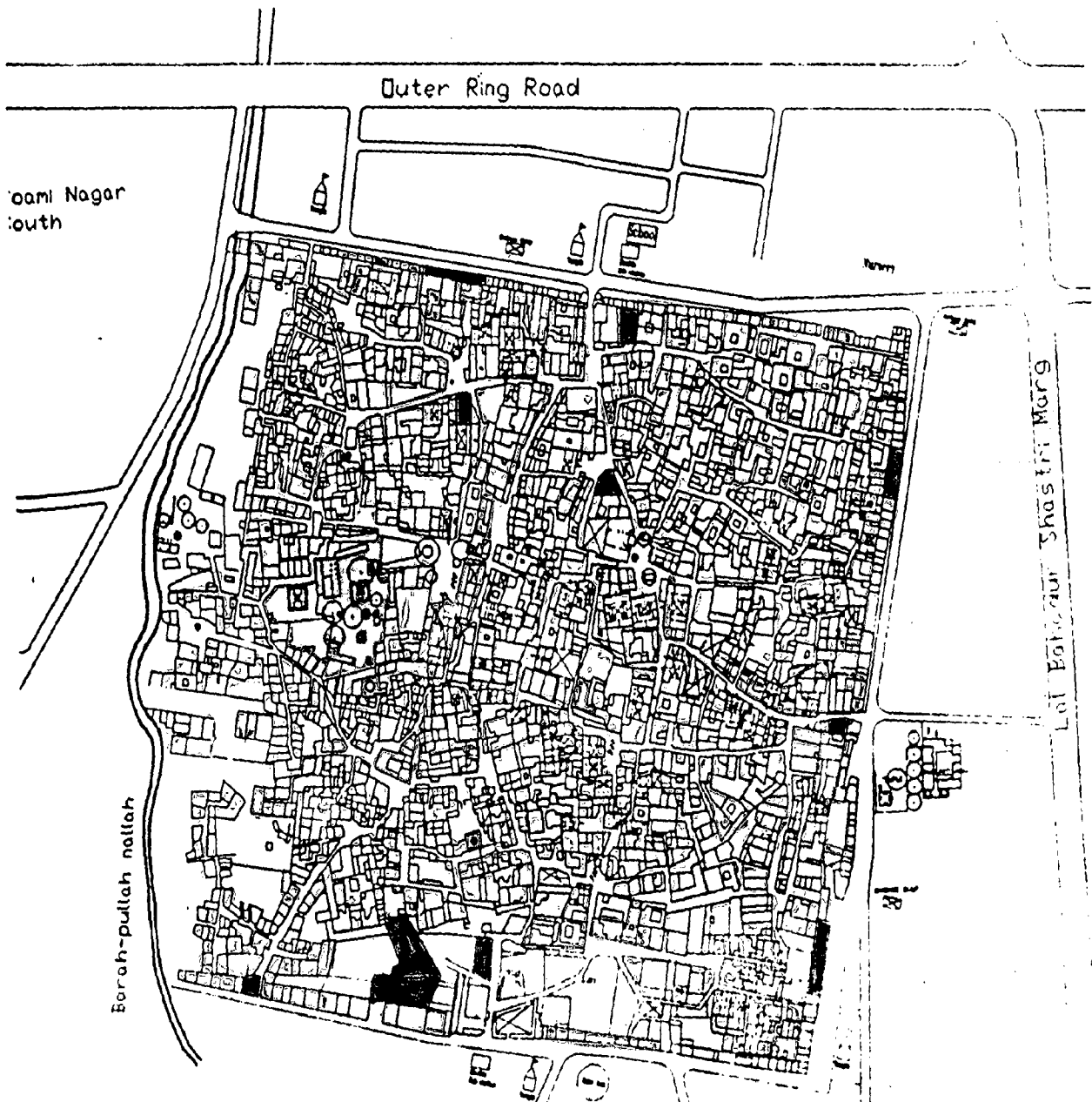
S. No.	Land uses	Present %	Standard %
1.	Residential	72%	55-60%
2.	Commercial + industrial	13%	3-4%
3.	Transportation		20%
4.	Open space	10%	10-12%
5.	Public & Semi Public uses	5%	10-12%

Number of Community facilities :

S.No.	Facilities	Present	Required (as Delhi master plan)
1.	Nursery School	3	10
2.	Secondary School	0	04
3.	Senior Secondary	0	02
4.	community room	5	20
5.	Milk booth	0	10
6.	Convenience shopping	0	
7.	Housing area park	0	10
8.	Housing area play ground	0	02
9.	community hall & library	1	01
10.	Local shopping	0	01
11.	Three Wheeler stand	01	01
12.	Neighborhood park	0	01
13.	Neighborhood play area	0	01

In Chirag Delhi although the predominant land use continues to be residential, the commercial component has increased noticeably. Most houses along the primary streets and some on the secondary and tertiary streets have been converted from purely residential to mixed use. The nature of use has changed from residences to tenanted units much smaller in size and more in number.

To meet the needs of the growing population, the number of shops have increased by converting parts of residential units into commercial spaces. The



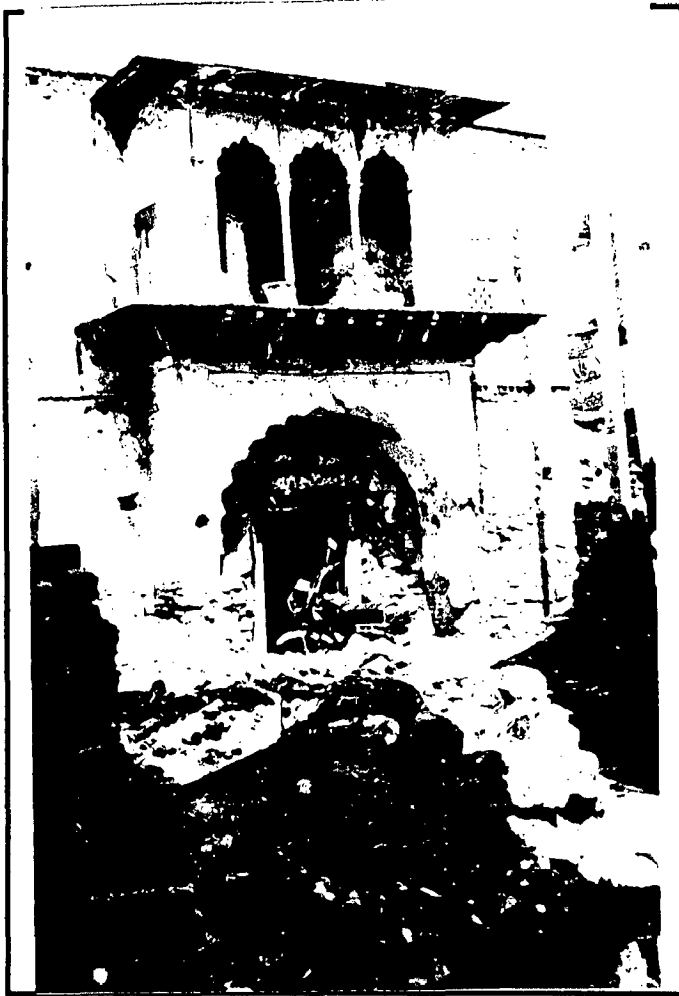
- RESIDENTIAL
- ▤ RES/COMMERCIAL
- ▥ PUBLIC/SEMI PUBLIC
- ▧ COMMERCIAL
- INSTITUTIONAL

EXISTING LANDUSE MAP

street leading from the north gate to the Dargah as well as other primary streets in Chirag have been transformed into commercial areas. This has been made possible by encroaching onto the street to build an extra room or conversion of the room abutting the street into a shop; in both cases reducing the width of the road. These shops are run by the residents and cater primarily to the population of Chirag.

The northern, southern and eastern ends are mainly commercial, with a large number of building material shops and other related shops and offices. This activity invites large number of transport vehicles which, along with building material littering the street, creates congestion. These shops cater mainly to the surrounding areas and are detached from the community.

The Delhi Master Plan allows 131 types of small-scale industries in urban villages. Amongst other industries in Chirag, the garment industry is dominant. These industries rent space in Chirag as the rents are low, and high density occupation makes it feasible for both the owner and the tenant. Saw mills, although not permitted, operate on the license provided for flour mills. Cloth dyeing industries which are not permitted also function in Chirag. Other industries in Chirag are steel fabrication units, carpentry and wood carving, assembly and repair of electronic goods, and sewing machines, embroidery, screen-printing, pottery, flour mills, repair of small domestic appliances and automobile repair workshops as well as a few traditional crafts such as making rakhis.



**HAVELIES
IN POOR
CONDITION.
IMMEDIATE
ACTION MIGHT
IMPROVE
THEM.**

**BUILDINGS IN
STRUCTURALLY
UNSOLD
CONDITION
SHOULD BE
DEMOLISHED
TO MAKE WAY
FOR COMMUNITY
FACILITIES.**



These industries attract a large number of labour who prefer to reside in Chirag itself. Community facilities are very few and are spread over the village. There are also a few community facilities outside the settlement, in the extended *Lal Dora* area.

4.5.6 ENCROACHMENT

In Chirag Delhi much as 100 people are living in a single haveli. Now-a-days Internal courtyard acts as chowks as multiple families live in surrounding rooms. Earlier, the buildings used to start after a plinth. New buildings are constructed without any set back, directly abutting the road. Tendency to obtain as many as single room is prevalent to fetch more income from rent. Since horizontal expansion in limited vertical expansion has taken place.

4.6 PHYSICAL INFRASTRUCTURE :

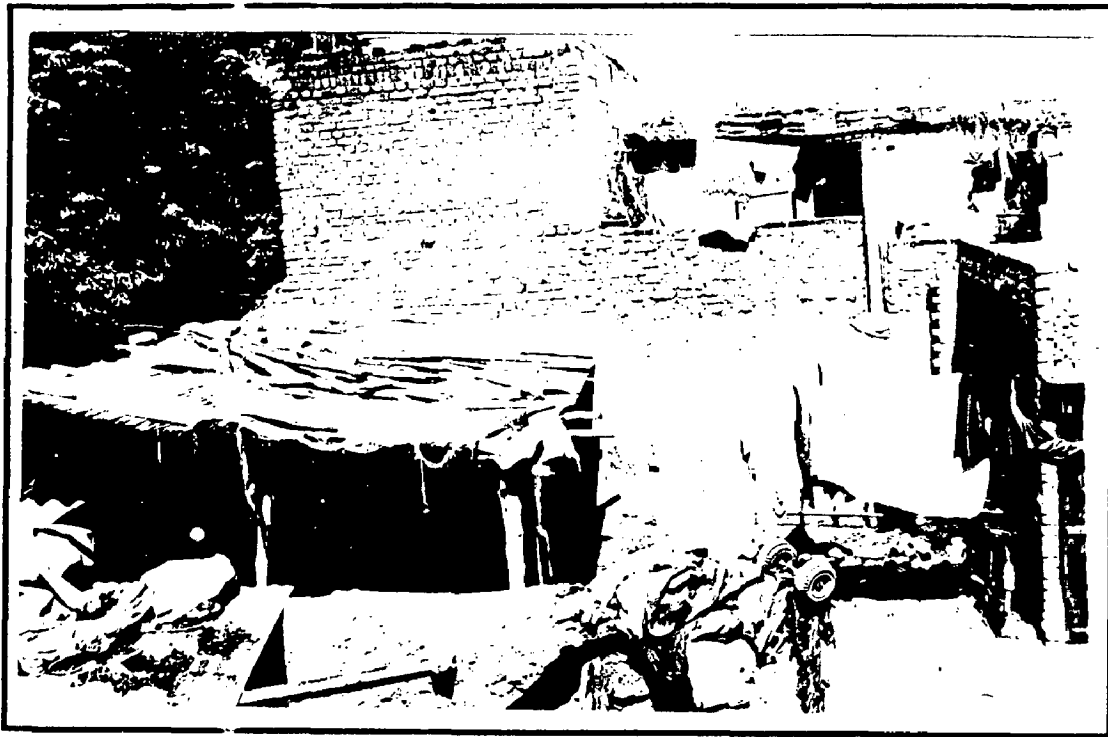
Water Supply :

The water shortage is acute municipal water supply is irregular. There is a tube - well in the N-W and the west is low lying so this area has better water supply. Mostly people depend on ground water which is not potable.

GARBAGE :

People has built small garbage bins outside there houses which are cause of pollution. Though there are municipal sweepers, overall situation of garbage collection is poor.

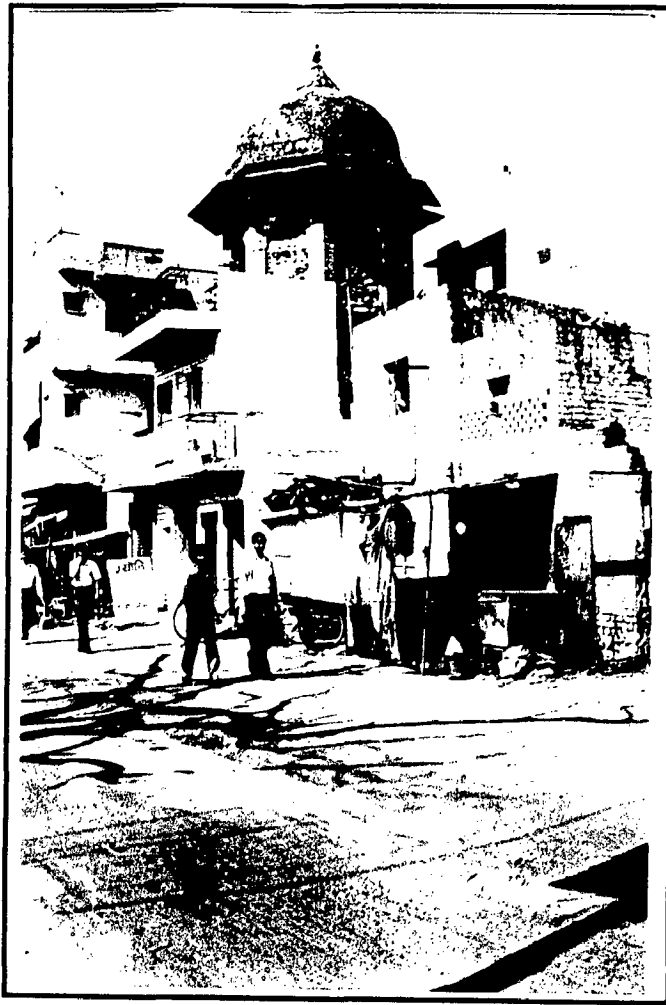




**UNAUTHORISED CONSTRUCTION ALONG
THE DEAD CANAL.**



**SARJI MANDI (MOSTLY TEMPORARY
CONSTRUCTIONS).**



**BASTIONS
HAVE BEEN
TRANSFORMED
INTO STORES.**

**THE VILLAGE
ENCLOSURE IS
HARDLY
VISIBLE SINCE
SHOPS HAVE
COME IN FRONT
OR ADJOINING
TO IT.**



DRAINAGE :

Sewers are inadequate given the increasing population and the combination of storm water drainage with sewerage. For surface drainage, there are grates provided on the streets for storm water drains. The street slopes have been altered by the residents while extending their houses.

HEALTH & SANITATION :

As a result of poor environment and living condition occurrence of disease in the area is very high.

4.7 SOCIAL INFRASTRUCTURE :

Schools :

There are two nursery school in chirag and one primary school in Swami Nagar.

Child care :

There are 11 anganwadis in chirag. They are not well maintained. They don't have enough space and they do not function for long hours, so they are practically useless.

Community hall :

There is one hall outside the wall which is very poorly maintained by the MCD.

Banks :

There is a branch of Punjab National bank in Swami Nagar which is used by the Chirag resident also.

Play Areas :

There are no appropriate play ground.

Vocational training institute:

There is one such institute which imparts training in homebased vocations,

Medical facilities :

In addition to a Govt dispensary, there are about 20 private doctors in chirag Delhi. A veterinary hospital is required too.

4.8 LEGAL STATUS AND PRESENT PLANNING POLICIES**4.8.1 Legal status**

The village of Chirag Delhi was incorporated into the urban limits of Delhi in the decade 1951-61 to fulfill demands for residential accommodation. When the village was urbanized its legal status changed. The village panchayats constituted under the Delhi Land Reforms Act, ceased to exist and Chirag Delhi then came under the purview of development bodies such as the DDA (Delhi Development Authority) and MCD.

The emphasis of the AMASARA Act is on protection of an individual building or groups of buildings, which require their isolation from the community in order to be protected. The provisions of this act have to be suitably amended to be in consonance with the widely accepted terms and process of conservation. The Venice Charter, 1964, states that the concept of a historic monuments embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or a historic event. The term 'monument' is defined in the status of ICOMOS as one which shall include all structures (together with their settings and pertinent fixtures and contents) which are of value from the historical, artistic, architectural, scientific or ethnological point of view. The approach of ASI Act needs to be amended for effective conservation of cultural properties especially in an area like Chirag Delhi.

4.8.2 Mini master plan for integrated development of urban and rural villages of Delhi - 1985.

This is the latest document available prepared by DDA for integrated development of urban and rural villages of Delhi. Some important points are mentioned here :

1. This report gives a list of villages with their classification. This also gives the policy framework regarding :-
 - Permission of commercial use in urban village.
 - Permission of industrial use in urban village.

In Chirag Delhi (which is 'Lal Dora' or 'abadi' land) building bye-laws regarding setbacks are not applicable. At present the MCD is sanctioning building plans of the plots falling in the built-up abadi area without any consideration of the special character of such villages and independent of any development plans.

While the village of Chirag Delhi contains several monuments of historical importance, including remains of fortification wall and four gates, ruins of an ancient bridge, tombs including the Tomb of Haji Khannam and mosques, the only monument protected by the ASI (Archaeological Survey of India) is the Tomb of Bahlol Lodi dating 1988 AD. It is indeed unfortunate that several monuments which merit similar protection are becoming moribund due to sheer lack of resources or inclination by the concerned authorities, and the public at large.

There is a strong case for making the residents conscious of their great heritage, both in the form of the physical manifestation (monuments, buildings, etc.) as well as in the intangibles (customs, festivals peculiar to the area), but for this active State support is a must. It is the Fundamental Duty of every citizen of India to value and preserve the rich heritage of our composite culture', as enshrined in Article 51(f) of our Constitution.

At present, the protection of the historic heritage of Delhi falls within the parameters of the Ancient Monuments and Archaeological Sites and Remains Act 1958 and the Delhi Urban Arts Commission Act, 1973.

- Use of large properties more than 500 sqm.
 - Sanction of building plans.
 - Sale of plots.
 - Concept of lal dora.
 - Collection of development charges.
2. Besides this the report gives an idea on the level of development in the urban villages upto 1985.
 3. It also contains broad line case studies as strategies for development of typical urban villages.

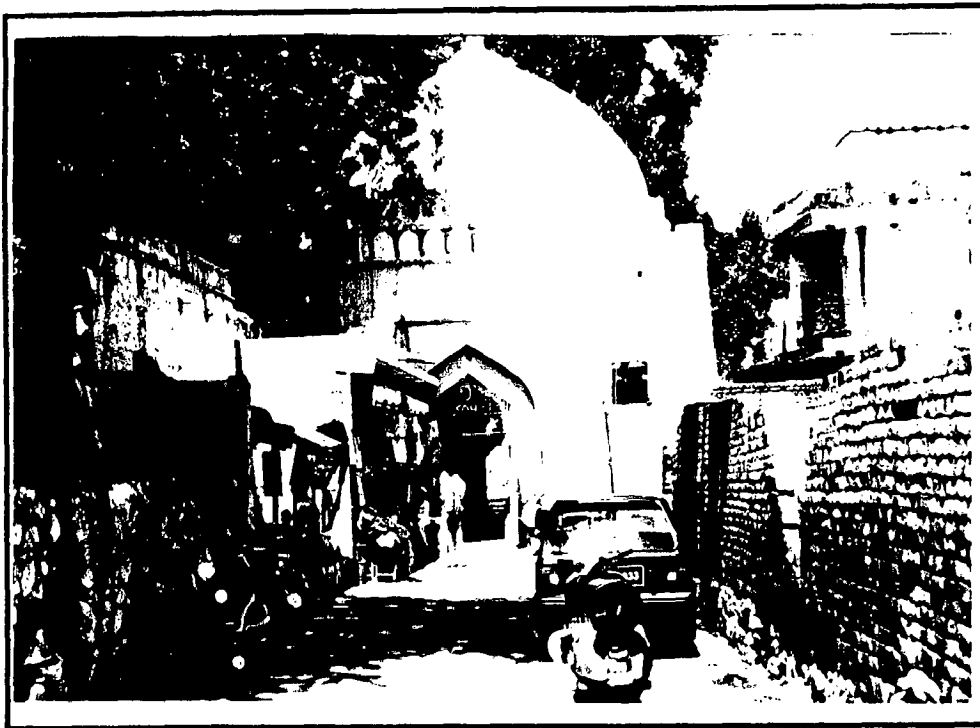


BUILDING MATERIAL SHOPS, UNRELATED TO THE SETTLEMENT POSE MAJOR PROBLEMS.

UGLY HOARDINGS ARE INCONSISTENT WITH VILLAGE CHARACTER.



CHOWKS ARE ENCROACHED BY UNAUTHORISED SHOPS.



THE ENTRANCE ROAD TO THE DARGAH IS VISUALLY UNIMPRESSIVE.



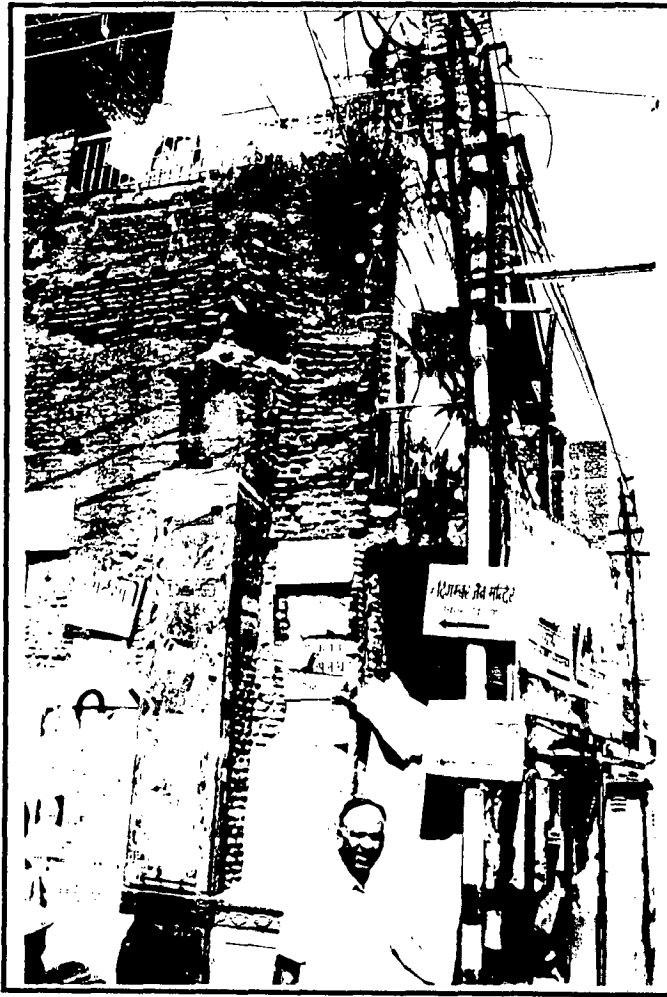
HAVELIES ARE BEING TRANSFORMED WITHOUT ANY CONSIDERATION OF TRADITIONAL CHARACTERISTICS.



**INDUSTRIES,
SOME OF
THEM ARE
POLLUTING,
SMOOTHLY
CONDUCTING
THEIR
BUSINESS.**

**NEGLECTED
GATWAYS HAVE
BECOME ABODE
OF SHOE
POLISHER.**





**PORTION OF
VILLAGE
ENCLOSURE
WALL.**

**NORTHERN
GATEWAY IS
ALMOST
INVISIBLE BY
SHOPS & THEIR
HOARDINGS.**



CHAPTER - 5 : PROBLEMS & ANALYSIS

This chapter will contain specific identification of problems in the area which need to be looked after and an analysis to find out the source of the problems and their possible solution. A brief idea under each sub heading is given below :

5.1 Identification of problems in Chirag Delhi at a glance :

5.1.1 Social

Alcoholism, Gambling, ill treatment of the aged, domestic abuse, high rate of unemployment, very high density of population due to immigration of labour which is also led to degeneration of social environment.

5.1.2 Infrastructural

Mismanagement of water supply, lack of sanitation, Water logging due to construction, overflowing of sewer lines, Scarcity of good quality school, lack of proper child care facilities, absence of vocational training institute relevant to trades practiced in Chirag.

5.1.3 Environmental

Reduced light and ventilation on the streets as well as houses, health hazards created by industries (like tailoring, dairy products, tool and dye making), Cattle set free on the streets or some time sharing the same room as the residents, pollution in uncovered drains, accidents due to condition of roads.

5.1.4 Physical

Encroachment on public land, Severe parking problems, restricted vehicular and pedestrian movement, inaccessibility for fire tenders and ambulance, changing character of the periphery, neglect and misuse use of unprotected movements, vandalism of fortification walls, redevelopment and insensitive transformation of havelies, presence of unauthorised industries and commercial activities.

5.2 Analysis

5.2.1 Analysis of factors for degradation

The above said problems presented in points have some origin. An analysis of the factors for degradation will help to find out the remedial measures.

The factors for degradation can be shortlisted as :

- Passive policy of Govt.
- Rapid changes in land use due to pressure of population.
- Changing economic status of the residents

All these factors together have contributed into transforming the historical village into an urban slum. The huge pressure of population on land & increasing land value have transformed the purely residential landuses to a mixed one. Similarly, the novel rich younger section of the residents have separated themselves from the settlement. While they are ready to earn a few bucks from renting their ancestral houses, they themselves are not prepared to stay in the area because

of the poor living condition. As the original dwellers are drifting away, there is very few people left to be concerned about protecting the heritage. For attracting the original dwellers the living condition should be developed upto a certain level so that they can again think of living here.

In Chirag Delhi although the predominant land use continues to be residential, the commercial component has increased noticeably. Most houses along the primary streets and some on the secondary and tertiary streets have been converted from purely residential to mixed use. The nature of use has changed from residences to tenanted units much smaller in size and more in number.

To meet the needs of the growing population, the number of shops have increased by converting parts of residential units into commercial spaces. The street leading from the north gate to the Dargah as well as other primary streets in Chirag have been transformed into commercial areas. This has been made possible by encroaching onto the street to build an extra room or conversion of the room abutting the street into a shop; in both cases reducing the width of the road. These shops are run by the residents and cater primarily to the population of Chirag.

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These industries attract a large number of labour who prefer to reside in Chirag itself. Community facilities are very few and are spread over the village. There are also a few community facilities outside the settlement, in the extended *Lal Dora* area.

All these have contributed to social & physical deterioration of Chirag Delhi. While we can not suddenly change the existing land use pattern, we can always organise the distribution of different activities. For example, shifting of the polluting industries will help to improve the living environment, as well as the extra population associated with them will be reduced. The building material &

other unrelated shops along the periphery should be shifted. This way the village fortification wall (which is a prominent feature in the history of the settlement) can be rebuilt and as well the traffic & garbage problem can be minimised.

All the above said factors have been strengthened by the passive policy of our Govt. of doing nothing.

5.2.2 Analysis of Policies

The Mini master plan for urban and rural villages of Delhi suggests that there are three methods for the planning and development of urban villages. Curative, method preventive method, development method. Application of these three methods in planning of urban villages has been given here.

Curative Method :

Comprehensive survey of the area should be conducted for this method of planning and pockets which are beyond repairs should be earmarked. Improvements and development be carried out after demolishing structures, and vacant pockets should be used for community facilities to the extent possible. This method is very difficult to implement as the resistance is faced from the public residing in the area.

Preventive method :

For the preventive method of development, zoning regulations, building bye-laws, land acquisition act, Urban Land Ceiling and regulations Act, P.P. Act, charging of

heavy damages, unauthorised constructions as a cognisable offense, collection of development charges as arrears of land revenue, Municipal Act, etc. should be applied to stop illegal and unauthorised construction.

Development Method :

For development method, supply of residential, commercial, and community facility spaces should match the demand from time to time for different sections of the society.

Proposals by the project report by DDA are based on the 2nd and 3rd method. If any concrete results is expected we have to follow some extreme method, because the conditions of Chirag Delhi is extreme. Since the area has almost 100% built up area (except few roads) any provision of bye-laws will not be fruitful. It may in controlling further expansion, but it will not be useful in improving present situation. So we have to follow all the three methods strategically, especially, the curative method. It is true that this method is very difficult to implement as resistance is faced from the public residing in the area; but we have to identify some incentives so that this method is easily accepted by the people. We have to find space for widening f road and community facilities as well as we have to given some mode of compensation so that people themselves show there interest in conserving historical elements. This many either be in the form of tax exemption, advantage in FAR or ground coverage or financial compensation.

The mini master plan also shows that there is no bye laws except for - FAR - 150 and no. of stories - 2.

A complete set of bye-laws including set backs, development charges should be prepared. These bye-laws should be specific for each villages according to its character. For Chirag Delhi, special attention should be given so that the heritage character is preserved by controlling elevation, set back building form etc. Since the road network is very important in case of such villages, proper attention should be given to preserve the road character, image scales and level of pedestrianisation.

You should have been up on such

5.2.3 Comparative analysis of past & contemporary spaces & related activities :

Before reorganising the land use pattern or setting up development guidelines for the area, an comparative analysis of past & contemporary spaces & related activities should be done. This analysis will help us to decide whether any particular space/element is still needed in the contemporary situation or whether it has become obsolete. Since, life style of people has changed a lot, we can only preserve or add things which are actually required & used by people. Then only they will be accepted by people. since our aim is to integrate conservation values with development policies, we must find out a balance between conservation and new development only after comparing this spaces & activities we can decide whether a particular element or space has any relevance in to day's life or not.

A. Macro Space Comparison :

Explain the implications of this

S.No.	Spaces	Traditional	Contemporary
1	Mohalla & neighbour hood	Earlier the unit for neighbour hood design was mohalla. These mohallas were designed on caste basis. Generally the upper class mohallas are situated near the centre (near the dargah) & the lower class ones at the periphery.	The need for such strictly caste based mohallas are not needed any more. Still the mohallas can be used as planning module for purely physical need i.e. for distributing services & community facilities etc.
2.	Street System	<p>Proper order is present in the street system. Width is decided according to the orders.</p> <p>a. First order : Straight & wide roads more than 10 M wide.</p> <p>b) Second order curved gently. 5 M wide</p> <p>c) Third order : Winding & narrow kind, 3-4 M wide.</p> <p>d) Fourth order : Dead ends 2-3 M wide. The first order streets are found around the settlement which mainly carry the heavy traffic. The accessibility of the vehicles reduces & residential activities i.... along with the increasing order of streets. The second order streets are mainly two, starting from the entrance gates & both culminating on the Dargah Complex.</p> <p>Both the third & fourth order of streets are arrow & winding type. Third order streets are often widen up into chowks & chowpals. These notches are very important for the character & functional aspect of the streets.</p> <p>These was a sense of flow along the roads, broken by sharp angular</p>	<p>Still the hierarchy of street system is present but the concept of relating the street width with the built form is a forgotten chapter. Newer apartment blocks, mostly constructed illegally, usually have attained greater height than blocking the light plane of surrounding buildings.</p> <p>Often vehicles, some time cattle are parked on the streets thus disturbing the street flow.</p> <p>Streets do not act as a place for social interaction. Older folks do not come out to chat & sit there. Children do not find it safe to play on the street. The streets are fen littered with garbage. Heavy commercial activity has started along the first & second order streets thus attracting traffic more than they can carry. Sense of flow has been broken thus making it difficult for the newcomers to find destination. Use of varied structural material for construction purpose is prevalent, hence harmony to the total mass is absent. New</p>

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*You should take
up one such*

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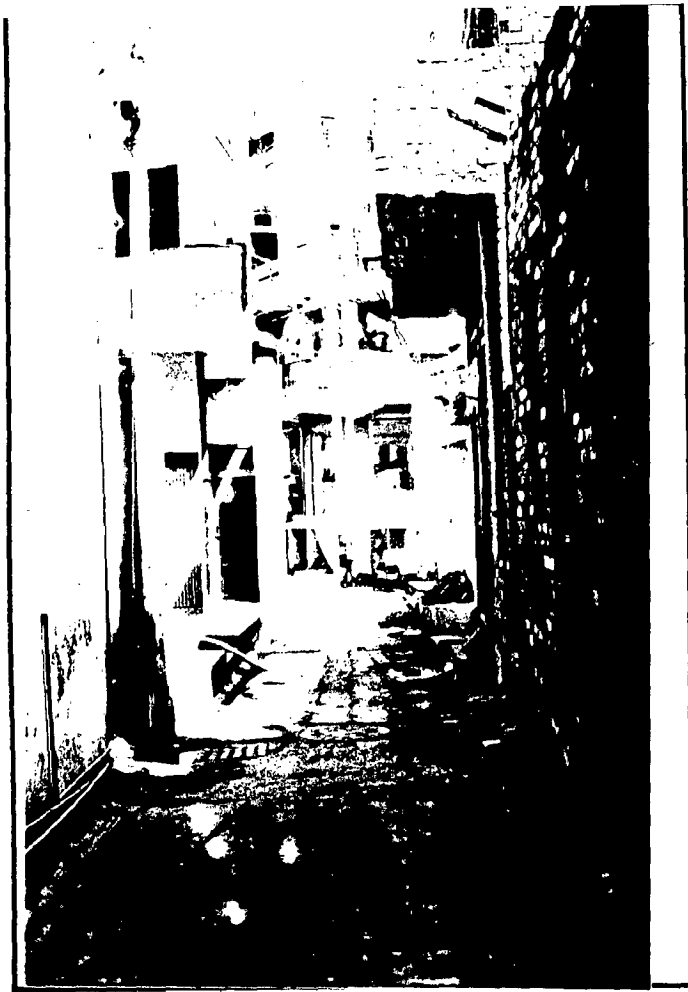
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**FIRST ORDER
STREETS.**

**THIRD ORDER
STREETS.**





**SECOND
ORDER
ROADS**

DEAD ENDS.

**TRADITIONAL
BUILDING HAD
GIVEN AWAY
TO NEW
SENSELESS
CONSTRUCTIONS**



A. Macro Space Comparison :

Explain the implications of these

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**CHOWKS & CHOWPALS NO MORE ACT AS A
SOCIAL INTERACTION PLACE**



bends, sudden shifts of directions & sudden widening up into chowks. Certain trees acting as land mark gave a use of belonging to the dwellers. Irregular pattern of streets blocked the dust storm of Delhi. Third & fourth order streets were meant for pedestrians & cyclists only. Narrow streets remained self shaded & five to seven degree cooler in summers. No building started directly from the street. The front platform acted as a transition space as well as sitting & playing area for older folk & children respectively.

houses & other buildings have been designed more as a personal expression which shows no respect to the rich heritage of this area.

An established relation of built form to the street is found. Most of the older buildings do not exceed a height of two stories. Height relation to the street width of Chirag Delhi was :

- a) 5 M wide streets : Maximum three storied building
- b) 3M - 4 M wide streets : two or two & half stories building.

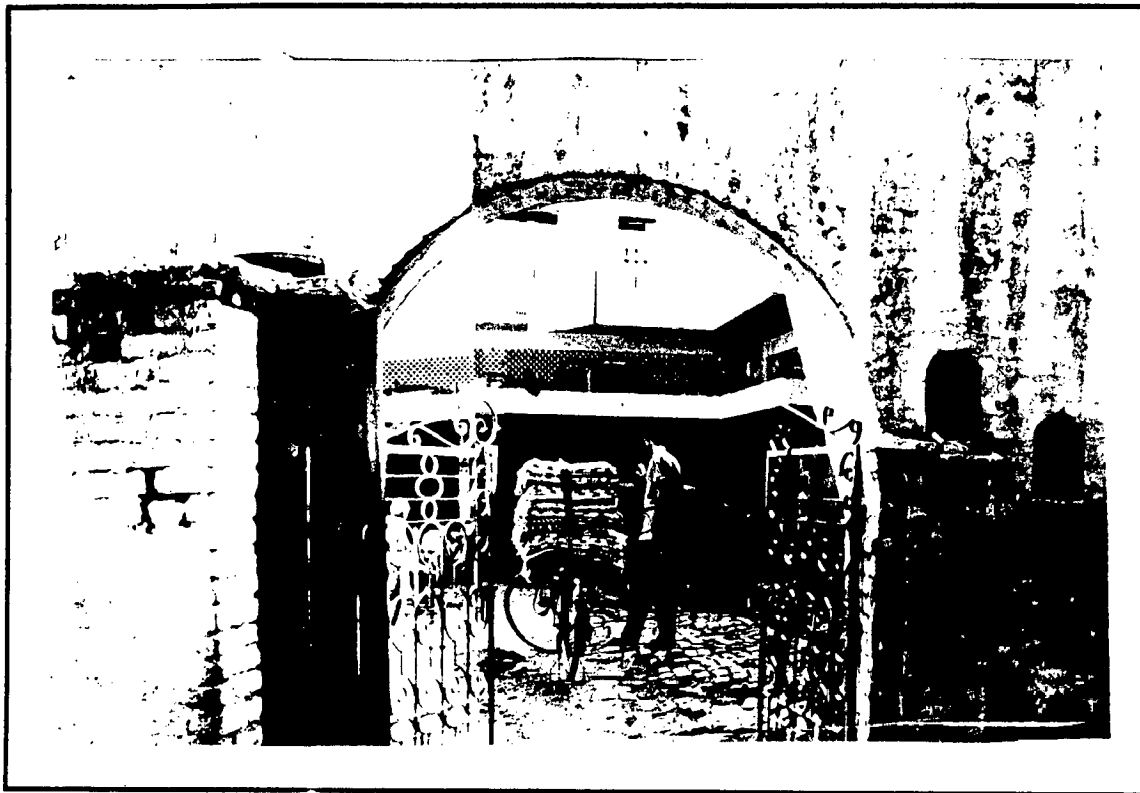
Brick & wood used as structural material given unity & harmony to the total mass.

Repeated use of certain architectural elements also presented a harmonious street visual.

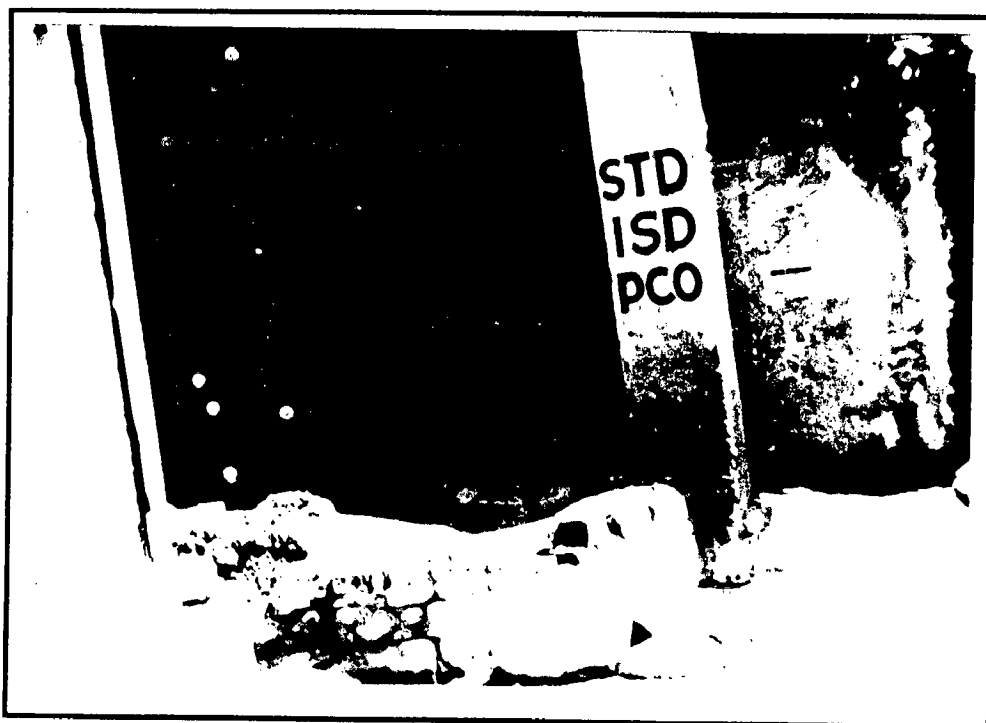
3. Chowks & Chowpals :

Chowpals are consist of open space with a community hall/common room. They acted as a meeting place for each community & generally located on the intersection of two streets in each higher class mohallas. Whereas chowks are characterised by a well & tree. This acted as a social place for people & had an air of spaciousness.

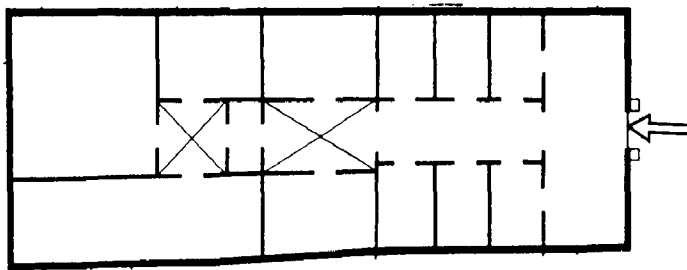
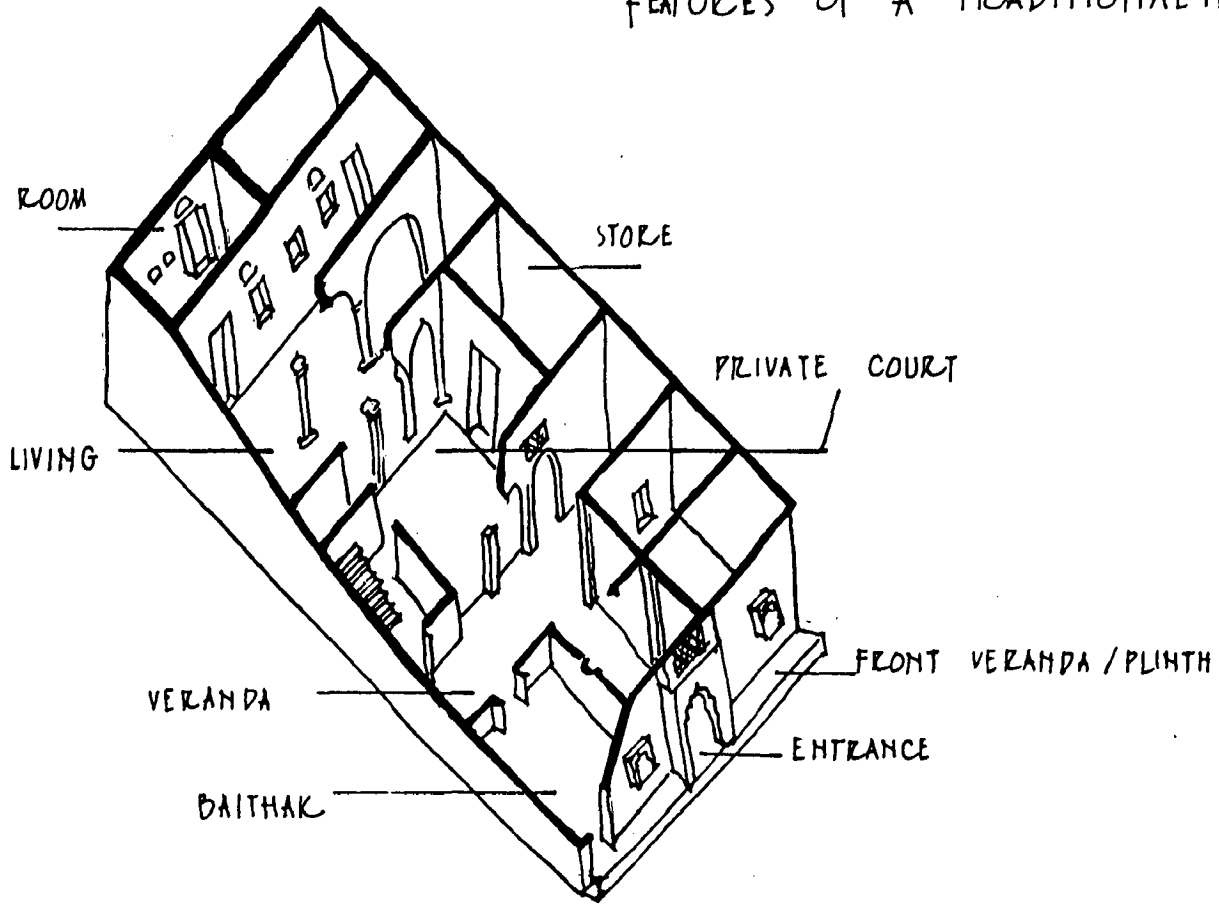
Chowks & Chowpals have been merely reduced to parking or garbage dumping space. Wells have dried off. People can not congregate here anymore due to lack of maintenance. These open spaces has lost there well identified function. Moreover, an additional one or two



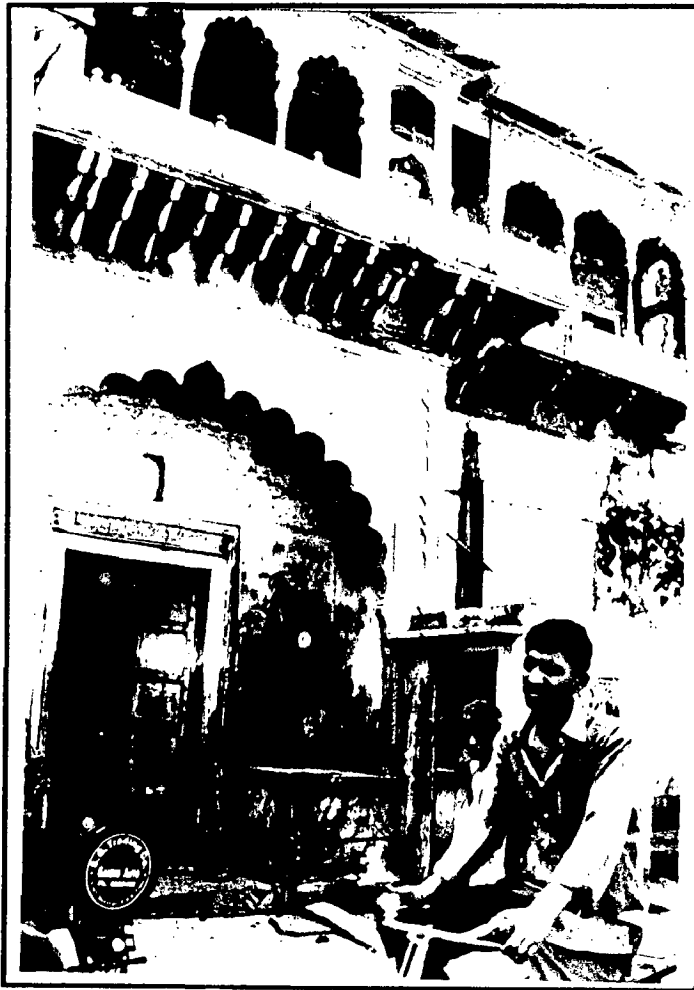
**HOUSE COURTYARD - INTERNAL / EXTERNAL
OFTEN SHARED WITH ANIMALS.**



FEATURES OF A TRADITIONAL HOUSE

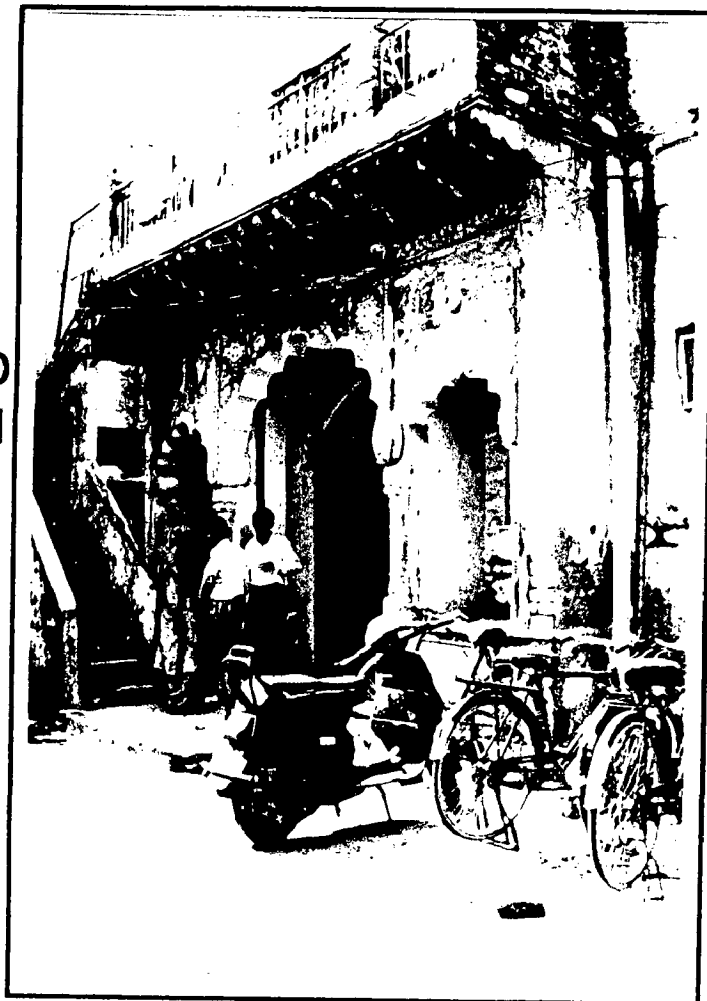


PLAN OF A TRADITIONAL HOUSE
(PROPORTIONATE SCALE)



A TYPICAL
HAVELI IN
RELATIVELY
GOOD
CONDITION.
ARCHED
DOORWAY,
NICHES &
BRACKETED
BALCONIES ARE
COMMON
FEATURES.
THE BALCONY
HAS BEEN
TRANS-
FORMED INTO
CONTEMPORARY
ONE.

ANOTHER GOOD
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BYGONE ERA.



stories in the surrounding buildings have reduced the sense of openness in most of the chowks & Chowpals.

B. Micro - Space Comparison :

S.No.	Space	Traditional	Contemporary
1.	Entrance	Marked with arched doorway & have a strong visual impact. Generally separated from the street by a platform.	Mostly starting directly from the road. The entrance is no more magnificently worked out. Some times its difficult to find out the entry point.
2.	Baithak	Act as a reception & separated from the private areas of the house, generally meant for the men folk only.	Liberisation of the female sex has eliminated the need for such as room any more.
3.	Living	It was a formal sitting area & usually the most decorated one.	Only the well to do families of these area can afford to separate a room as a living room.
4.	Dining	Concept of a separate eating area was absent. Generally the veranda or courtyard were used as eating spaces.	Today, though the idea of separate eating room is recognised, very few can actually afford it.
5.	Bedroom	This area is not strongly demarcated since our society did not have an individualistic approach. Mostly, the sleeping areas, were the shared ones or in the day time used for domestic purposes & during night got converted into sleeping areas.	The richer section can afford a private bed room whereas for the poorer ones the only room is used for every purpose.
6.	Kitchen	Generally the courtyard was used for cooking. Even if there was a separate kitchen, its was not equipped with modern gadgets.	Though modern gadgets have been introduced, the shared havelies can hardly give a separate kitchen to each family. Naturally unauthorised rooms have been constructed in odd places to serve

as kitchen.

- | | | | |
|-----|---------------------|---|--|
| 7. | Bathroom/
Toilet | Usually neglected & located in a distant corner of the house, often roofless or temporary structure. Sewage is disposed in the open drain, carried away by conservation system. | With the increasing need of proper sanitary system, streets have been encroached to make bathrooms for the increasing population. |
| 8. | Store | Storage is largely for cattle feed or yearly stock of grain were stored in a large room. Otherwise small niches in the wall are used. But use of cupboards or wardrobe is nil since trunks are used for keeping cloths & valuables. | Large grain store are hardly needed. Instead, small niches in the wall cupboards & wardrobes are used for keeping cloths & other objects. |
| 9. | Staircase | Staircase was not merely used as a mean for vertical circulation. They never started at the ground floor & lead straight to the terrace. They always changed their positions at various levels. Stair case when started from courtyard. Served a cosy sit out for adults. | Staircase is now reduced to a feature projected to improve the elevation of building & of course, basic function being the vertical transportation. |
| 10. | Courtyard | They were used as multipurpose spaces for Cooking, sleeping, playing etc. Climates logically also the courtyard type houses are best suitable for this area. | Most of the cases there is no internal court yard. |
| 11. | Parking | Due to less use of vehicles, proper parking space is absent. | Need for parking has increased manifold. Naturally, the streets or limited open spaces are used for alternative parking. |
| 12. | Shops | Few shops were required. They used to be of domestic kind, so they never created problems for parking or garbage. They used to merge in the residences. | Lots of building material shops & other types of shops have come over around the periphery. They don't serve any purpose for the residents and they create parking & garbage problems. |

CHAPTER - 6 : PROPOSED ACTION AREA PLAN

Action area plan will guide the comprehensive planning of the area in which act is to commence within ten years. They are, in fact the core of the proposals for change in short term. Action will involve new development, redevelopment, improvement and a combination of these. In addition, it will put forward proposals for restoration, in establishing the details of major road networks & associated development in built-up areas & in presenting the policies & proposals required to improve the environment of conservation areas.

6.1 Policies & Strategies

The first set of proposals will be regarding the modification of policies for both conservation and development.

6.1.1 Modification of present conservation Acts

1. HADC or historic area development corporation should be set up to look after special historic area like Chirag Delhi. This corporation will consist of planners, architects, economist, environment consultant & other professionals. Representative of different concerned NGO & will also be member of this corporation. Moreover, an appropriate member of local residents will be in the advisory & decision making committee of HADC. The main function of HADC will be to protect the interest of the historic area. It should prepare specific proposals regarding conservation of buildings, monuments as well as new construction required for improvement. It will also have the power to accept or reject any new

*Is action
not possible
under
DDO
Act*

*Naksha pass
karne ha Kase !*

construction or renovation, demolition proposal in the area. HADC will also maintain a data bank on significant elements, buildings of the area, their status & possible measures to preserve them dynamically. Any social renovation / construction project in this area should also be monitored by HADC.

2. HADC will be supported by the department of Archeology, Delhi Administration. The Havelies & other significant buildings in Chirag Delhi should come under the protection of this department.

3. The Ancient Monuments & Archeological sites remains act (AMASARA ACT, 1958) should be amended to ensure action over a wider area around the monuments. Instead of older concept about heritage buildings, the traditional settlement alongwith festivals, customs peculiar to the area should be considered for conservation.

*Delhi Act
It doesn't
work*

6.1.2 Development policies

For any kind of future development in urban villages, system of lal dora should be to abolished.

i. The first job for the development of such urban villages will be leveling dressing, laying of internal, peripheral & trunk infrastructure like water lines, sewer lines, electric line & storm water drains, construction of roads, development of sites for parks, play grounds, open spaces & for public & semi public buildings for health, education, social security, social justice, employment, housing, shopping centres, facilities, etc.

*As this
has
been*

Very prescriptive - the whole work

- ii. Due to the acute shortage of space, master plan standards are not possible to follow. So for community facilities a new set of standards should be used. For roads, existing road widths should be followed with a condition that no primary street shall have less than 5 M R/W. 5
- iii. Since there is no formal market place, lots of informal shops has been developed especially in the periphery. Formal shopping centre should be developed & these kinds of shops should be shifted to it as much as possible.
- iv. Enough Housing for aged & economically poor should be provided.
- v. Open areas or breathing space should be given as much as possible. ?
- vi. Development of parking site is extremely important. Since in villages like Chirag Delhi, private parking space is almost impossible, community garages should be built as much as possible.
- vii. Pedestrianisation should be encouraged as much as possible, inside the villages.
- viii. Obnoxious industries like tailoring & others should be shifted in one particular location instead of being dispersed inside the residential areas.
- ix. The buildings with very poor conditions & adverse to the environment should be acquired by competent authority or be broken & built up according to the new action area plan and following new set of bye laws. ?
- x. For this either financial compensation, suitable tax reduction, advantage in FAR & ground coverage will be given to the owner of the building depending upon the individual cases.
- xi. The function of such buildings may be as the prior one or may be modified according to the present need. In any case the income potential of the owner from the building should be kept in mind. /

S N

- a. Housing for aged.
- b. Housing for those whose houses have been demolished to make place for open areas & public facilities.
- c. Housing to accommodate the extra outside population (mostly single member families).

The space for such housing shall be created along side the canal.

6.2.2 Design restriction & Guidelines & use of buildings :

Monuments :

- i. Traditional techniques & materials & specialised labour are all to be used as much as possible in the restoration of monumental buildings.
- ii. Traditional designs & materials are to be used as widely as possible in all typological restoration & rehabilitation work.
- iii. Before beginning of any restoration or rehabilitation work, the owners should be able to reach agreement with HADC (historic area development corporation) as to how the work should be done & how the rules are to be applied.

Transformed Building & replacement :

- i. New & reconstructed building shall conform as much as possible to historical patterns of ownership, every residential building shall contain a court yard.
- ii. Material to be used shall be those appropriate to modern techniques.
- iii. Height should be in conformity with the width of street.

Plot Size :

Minimum plot area will be 35 sqm (for an average five membered family) where as maximum should be 60 sqm. (for multi-family residents).

Open space or set backs :

1. Every room intended for human habitation in a residential building shall abut an interior or interior open space, or a verandah.
2. Every building shall have a front set back not less than 3 M wide.
3. Habitable room not abutting on either the front, rear or side open spaces shall abut an interior open space whose minimum width shall be 3 M.

Building Heights :

Building heights shall be controlled according to the hierarchy of street. For this the traditional system should be followed.

- i) Height of building for more than 5 M wide streets = Three story.
- ii) Height of building for 3 M to 5 M wide streets (3rd order streets) = two and half story.
- iii) Height of building for less than 3 M wide road = maximum 1-1/2 storied

Floor area ratio :

Floor area for different type of buildings shall be as follows :

<u>Sl. No.</u>	<u>Building</u>	<u>FAR in %</u>
1.	Residential	150
2.	Area convenient shopping centre	75
3.	Educational	100
4.	Institutional	150
5.	Assembly	150

THIS AREA SHOULD BE EXCLUSIVELY DEVELOPED AS COMMERCIAL / INDUSTRIAL AREA



A NEW BRIDGE WILL CONNECT THIS SIDE



PEDESTRIAN ZONE

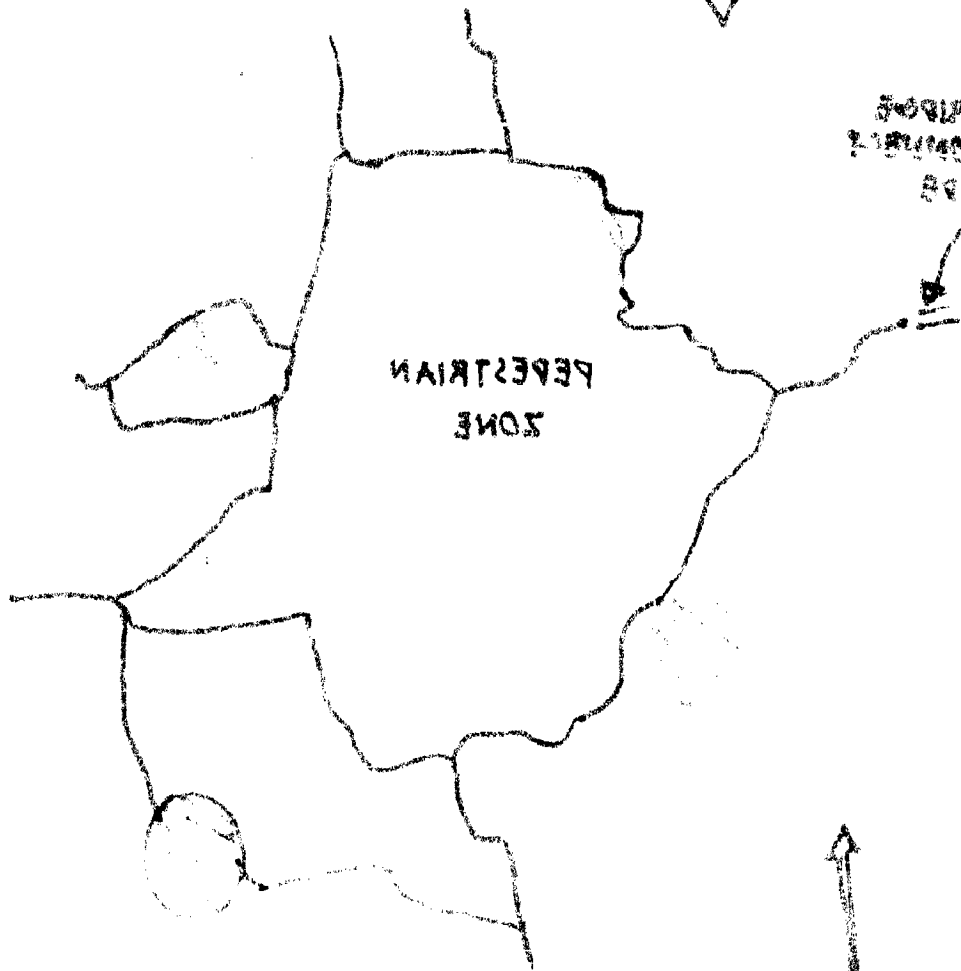
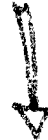


THIS AREA WILL BE DEVELOPED AS THE NEW HOUSING AREA WHERE PEOPLE SHIFTED FROM THEIR POOR COND. HOMES WILL BE RELOCATED / ALSO HOUSING FOR AGED, NBBDY

COMMUNITY PARKING / GREEN PARKS

PROPOSED CIRCULATION MAP

THIS AREA SHOULD BE
EXCLUSIVELY DEVELOPED
AS COMMERCIAL / INDUSTRIAL
AREA



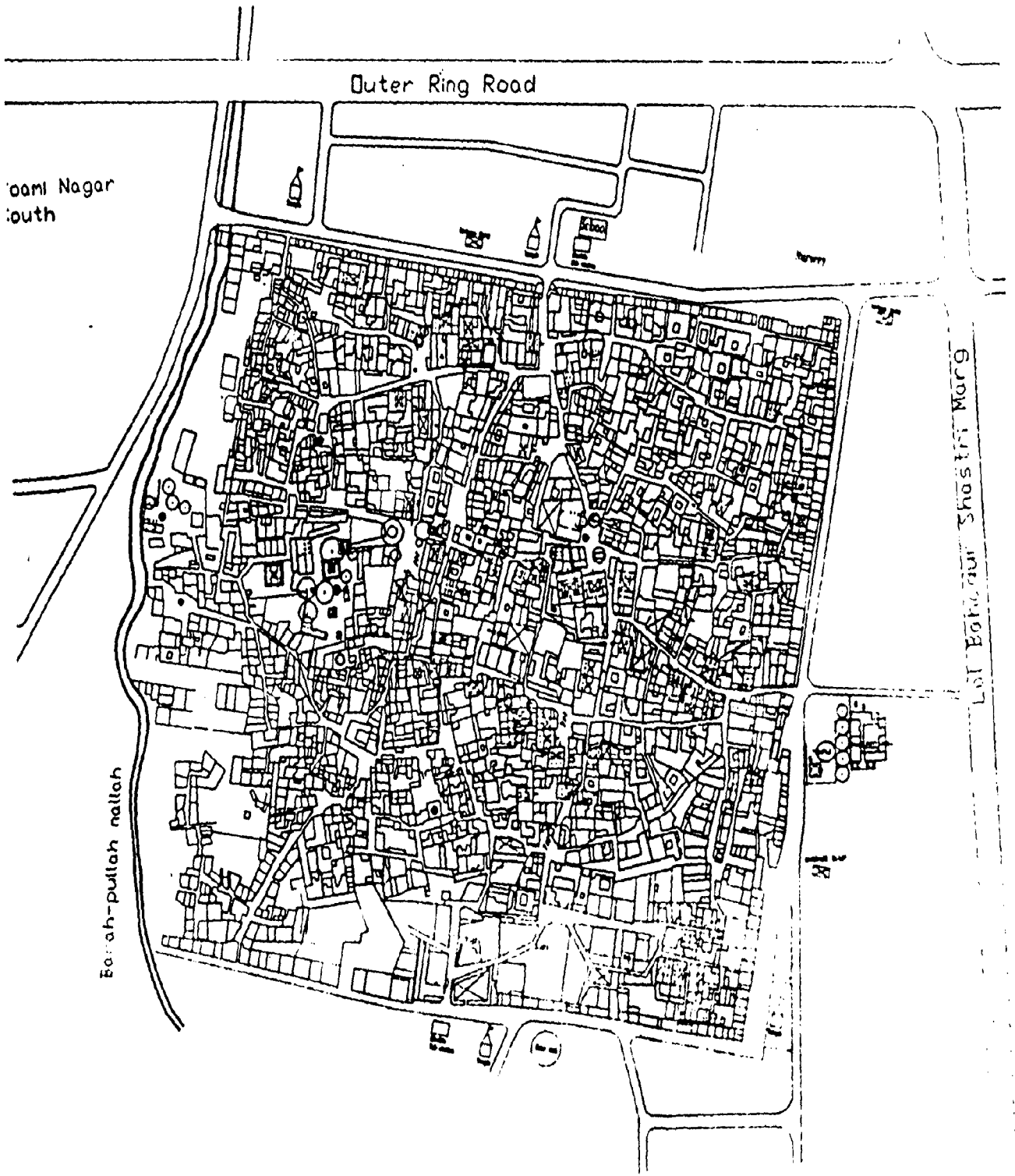
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THIS AREA WILL BE DEVELOPED
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THEIR BOOR COMB. HOMES WILL
BE RELOCATED / ALSO HOUSING
FOR AGED, MARRY

COMMUNITY
PARKING /
GREEN PARKS

PROPOSED CIRCULATION MAP



Outer Ring Road

Dharm Nagar South

Borah-pullah nallah

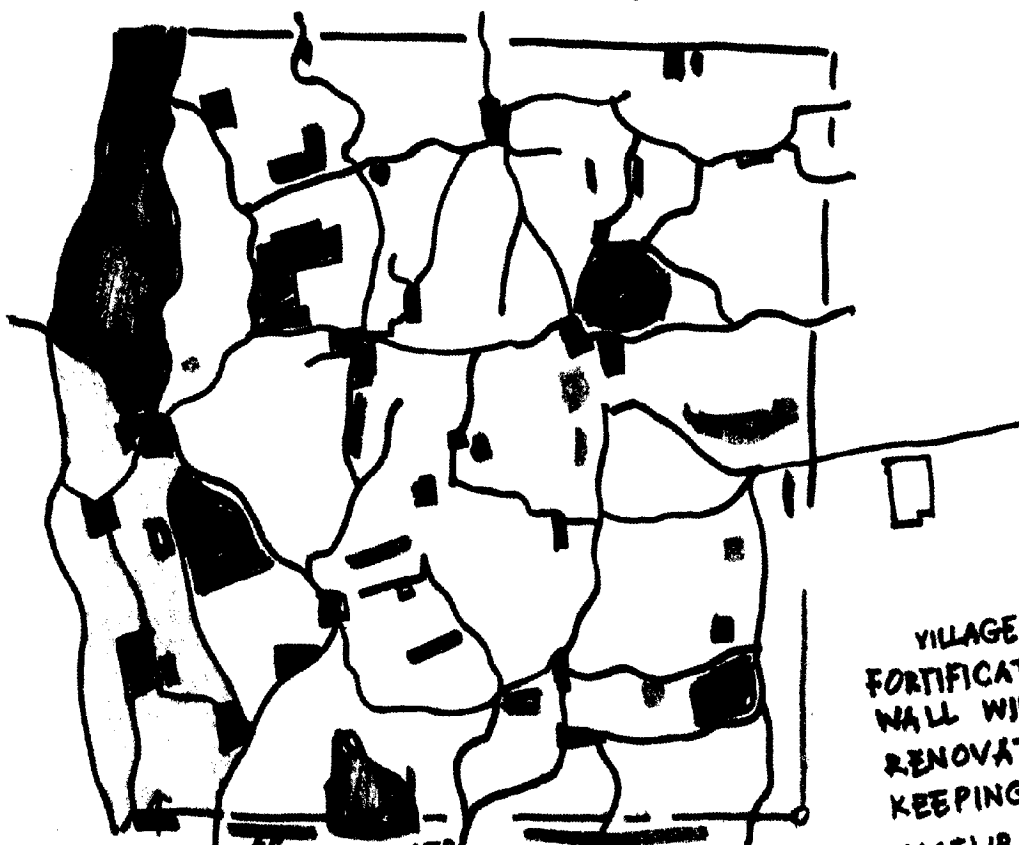
Lal Bahadur Shastri Marg

School

Market

PROPOSED LAND USE MAP

THESE TWO ROADS WILL
EXTENDED UPTO THE WI
(GAINING ONE LANE)
THEY ARE MOST LOA



VILLAGE
FORTIFICATION
WALL WILL BE
RENOVATED
KEEPING THE
NATURAL ENTRY
POINTS FREE

TOTAL NO. OF
40M² PLOTS AVAILABLE = 150

- RESIDENTIAL / COMMERCIAL
- SEMI BASEMENT PARKING / GREEN AREA / PLAY GR.
- COMMERCIAL
- SCHOOLS
- CHOWKS WITH PERMANENT KIOSKS FOR SHOPS & COM. HALL
- VILLAGE FORTIFICATION WALL
- PROPOSED RESIDENTIAL
- BEST IS EXISTING RESIDENTIAL

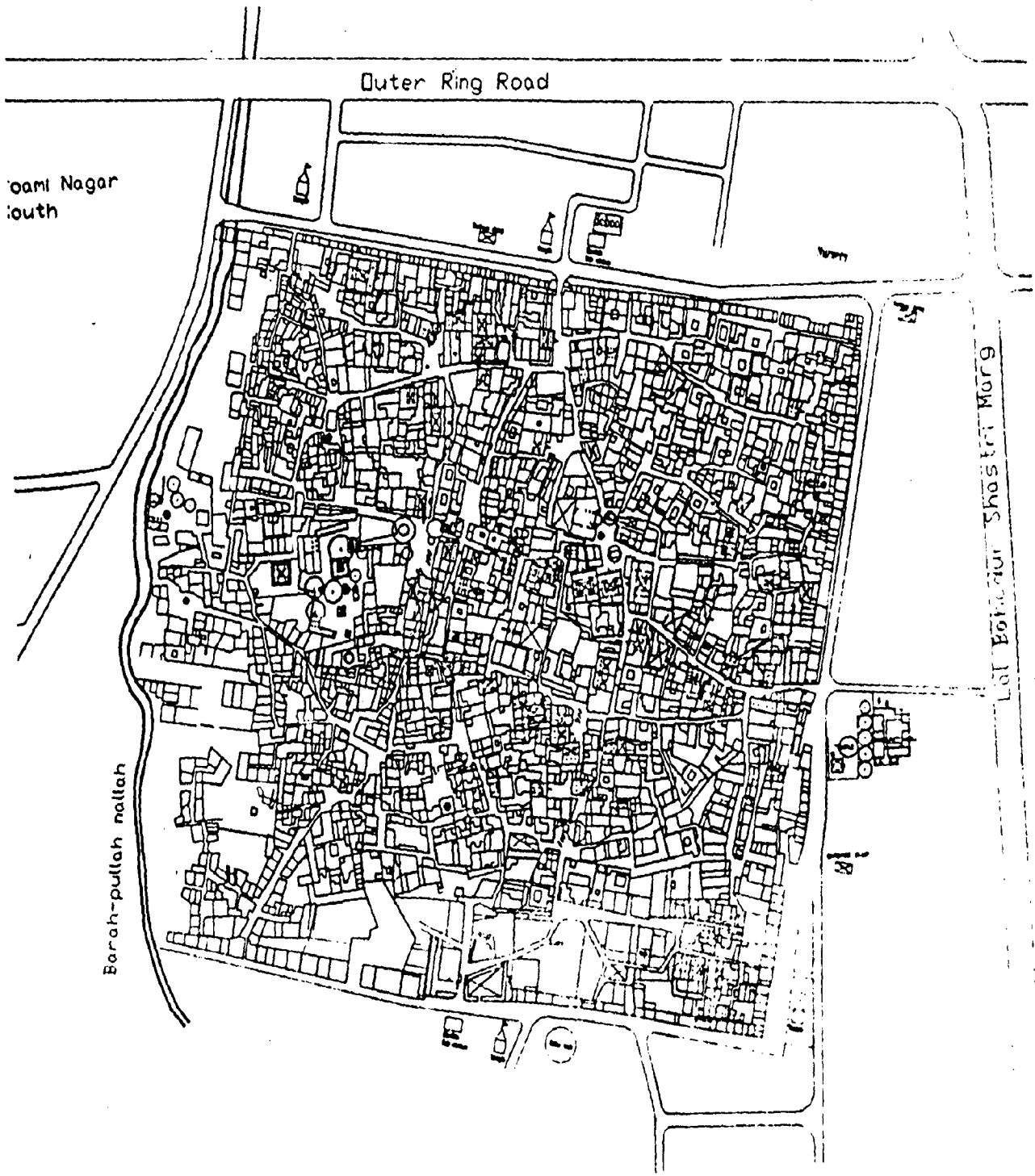
PROPOSED LAND USE MAP

THESE TWO ROADS WILL
EXTEND INTO THE MAP
(GAINING ONE LANE)
THEY ARE NOT TO A



VILLAGE
FORTIFICATION
WALL WILL BE
REMOVED
KEEPING THE
NATURAL ENTRY
POINTS FREE

- ADJ. PLOTS AVAILABLE = 120
- PROPOSED RESIDENTIAL
 - BEST IS EXISTING RESIDENTIAL
 - VILLAGE FORTIFICATION WALL FOR PLOTS 1 COM. HALL
 - CHOWKS WITH PERMANENT KIOSKS
 - SCHOOLS
 - COMMERCIAL
 - GREEN AREA / PLAY GR.
 - SEMI BASEMENT PARKING
 - RESIDENTIAL / COMMERCIAL
- TOTAL NO. OF



Dhami Nagar
South

Outer Ring Road

Borah-pullah nallah

Lal Bahadur Shastri Marg

Parking for building :

1. Residential One parking space for every 2 00 sqm. carpet area.
2. Business One parking for every 100 sqm. carpet area.
3. Institutional One parking space for every 20 persons.

In addition to the parking spaces provided above, 100% additional parking space should be provided for scooters, bicycles etc.

vi. **Commercial Establishments :**

- a. The hazardous shops which have no relation with the settlement should be shifted as much as possible. They can be located in one corner in the organised complex with proper loading facilities.
- b. No residential house will be allowed to have shops unless marked in the action area plan.
- c. A commercial centre should be provided to serve the purpose of the settlement.

6.2.3 Traffic proposals :

Streets :

The traditional street pattern should be maintained to preserve the character of the village. Since there is an acute shortage of open space, higher order streets should be again revived as usable social spaces. The entry of vehicle should be restricted upto only 2nd order streets. They should be at least 5 M wide. Other roads should not be disturbed since widening may change the image & scale of

the space. The hierarchy of streets should be maintained. The condition of the streets should be improved.

Circulation :

Once the shops are removed from the eastern & northern periphery the problem of heavy vehicles will be reduced. An alternative entry for the Dargah should be given after constructing a new bridge over the canal.

The shops can be shifted to this side in one single shopping centre with organised loading & unloading area. This way, external traffic will be completely diverted from the village.

Parking :

Parking is one of the biggest problem of the residents. Not a single house has a proper garage though ownership of car is increasing day by day. Since all the streets can not be widen, penetration of cars must be stopped after a certain limit. For this a hierarchy of streets should be maintained.

- a) First order streets shall have free traffic.
- b) Second order streets will have community parking pockets.
- c) Third order streets will be only for pedestrians & cyclists.

Underground parking shall be built so that the ground area can be used as open space.

Conservation of Historic/significant buildings :

Historic area development corporation (HADC) will be set up which will look after the historic buildings along with the settlement. A certain degree of open space must be maintained around all the historic buildings. For this a data base should be prepared to keep the records of the building status. Restoration work of such buildings will involve --

Integral restoration :

- The restoration of facades, structures, interiors.
- The restoration of architectural elements
- The philosophical reconstruction of parts which have collapsed or are irreparable.
- The elimination of elements which are not an organic part of building.

Typological restoration :

The term typological restoration is used here to mean a programme of building operation which aims to ensure that a given building functions in accordance with its fundamental typological & formal character.

In case of court-yard house, even transformation work as will ensure that the building may meet modern qualitative standards (bathrooms, kitchens etc.) is permitted, so long as the typological organisation of the building is inspected.

Aesthetic control :

Aesthetic in terms of building & overall settlement should be strictly controlled. Before starting any new construction or rehabilitation, restoration work, every proposal should be passed by the HADC (Historic area development corporation). Certain characteristic features like ornate arches, bracketed balconies, jalis should be used cleverly to get back the old settlement image.

Use of hoarding, banners or any other signage which is inconsistent with the area should be prohibited.

6.2.6 Economic Development

- i. Since there is no employment opportunity in the settlement, we have to encourage the vocational professions like rakhee making, Diya making etc.
- ii. Educated women of the village can be appointed in the new established schools & other public facilities.
- iii. Tourism potential of the area should be considered which will help to increase the income potential of the dwellers.

6.2.7 Phasing, financing & implementing authorities :

- i. The first job will be to form the HADC (historic area development corporation) for Chirag Delhi.
- ii. In the first phase, infrastructure improvement include sewage & sanitary condition, water supply, & road condition should be improved.

- iii. Simultaneously the shopping centre & new housing should be developed alongside the canal.
- iv. The canal should be revived & the new bridge should make a new entry to the Dargah. This phase will take at least three years to be completed.
- v. Once the shops are shifted to the new commercial centre & people shifts to the new housing, demolition of irreparable & inconsistent building should be started.
- vi. Repairing of monuments & significant buildings should be done simultaneously. This will take another 6 months.
- vii. New community facilities as proposed in the action area plan should be developed along side.

This part will take at least four years to be completed.

A list of projects along with possible cost is given below :

A. First phase projects :

S. No.	Name of Project	Approx. cost	Implementating Organisation
1.	Cleaning of sewer lines, drainage	Rs. 40 per household per month	MCD
2.	Improvement of water supply		MCD
3.	Improvement & widening of roads	Rs. 10 per household per month	
4.	Conservation of Gates	Rs. 3 lacs/gate	HADC
5.	Conservation of enclosure	Rs. 7 lacs	HADC
6.	conservation of monuments	Varies	HADC
7.	conservation of significant buildings	Varies	HADC
8.	Prevention & removal of encroachments		Delhi Administration

9.	Construction of housing	Rs. 50,000 per resident	MCD
10.	Construction of commercial centre	Rs. 10 lacs	MCD
11.	Construction of new bridge	Rs. 10 lacs	MCD

B. Second Phase Projects

S. No.	Name of Project	Approx. cost	Implementation Organisation
1.	Demolition of poor buildings after paying compensation	Varies	MCD
2.	Construction of parking pockets	Rs. 7 lacs per pocket	MCD
3.	Construction of community buildings	Varies	MCD
4.	Improvement of chowks & Chowpals	Rs. 50,000 per chowk	MDC, NGO
5.	Plantation	----	NGO's
6.	Generation of employment	----	Delhi Administration , NGO's

For all these expenses budgetary allocation should be given to MCD as well as to HADC.

CHAPTER - 7 : CONCLUSION

In my humble effort, a certain no. of projects have been identified to develop the village Chirag Delhi while keeping in mind its heritage value. These projects will include a certain degree of renewal & rehabilitation. Its likely that there will be great opposition to such changes towards renewal & rehabilitation. Land owners, land lords, speculators, Govt. administrators, bid construction companies, public agencies who all have vested interests which they will fight to protect. These groups have their political allies as well. And worse, people yet have not developed a sufficient sense of self-identify & community purpose to allow them to fight back. This must change if anything is to be done.

People must also understand that for the betterment of the community a certain degree of individual sacrifice is must. Finance won't be a problem because these days a lot of national & international agencies are prepared to fund conservation oriented projects. If Govt. can not fund the projects fully, this agencies will be helpful for financing as well as monitoring. But before anything is to be done, the residents must understand their duties & should be willing to participate actively.

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DATA BASE FOR HERITAGE IDENTIFIED**APPENDIX - A****Status & condition of Historic monuments :
(Source : INTACH listing)**

No.	Name	Date	Style	Builder	Past Usage	Present Usage	Condition
1.	Outer enclosure walls of the village	1719-1748	Late Mughal	Muhammad Shah Rangila	Protection of the village	Bastions : residential; Walls: supporting shops	Encroaching shops use the walls as support and bastions are used for residential purposes.
2.	Southern and eastern gateway of enclosure wall	1719-1748	Late Mughal	Muhammad Shah Rangila	Gateway	Gateway	It stands in ruinous condition, housing squatters and shops.
3.	North-east bastion and chhatri of enclosure wall	1719-1748	Late Mughal	Muhammad Shah Rangila	Gateway	Lower floor of bastion used as storehouse for cattle feed	New construction (shops) abutting the lower floor being used as storehouse for cattle feed, painted.
4.	Northern Gateway of enclosure wall	1719-1748	Late Mughal	Muhammad Shah Rangila	Gateway to Dargah area	Gateway	It stands in ruinous condition
5.	Eastern Gateway of inner enclosure of the Dargah of Chiragh Delhi	1373	Tughlaq	Feroz Shah Tughlaq	Religious, Funerary	Gateway to Dargah area	It is in fair state of preservation with adequate maintenance. The walls have been whitewashed

and the entrance has been painted.

6.	Tomb of Roshan Chirgah-e-Delhi	1373	Tughlaq	Feroz Shah Tughlaq	Religious	Religious, Funerary	Contemporary finishes (walls, floor and roof) have been incorporated with modern electric fittings and new concrete jaalis have replaced the old ones. The pillars have been painted and the flooring is new.
7.	Mosque of Farrukhsiyar	1719-1748	Mughal	Farrukhsiyar	Living quarters	Abandoned Mosque	The mosque stands in ruins. It is now looked after by the Dargah authorities in its present state. It has been lime washed and a part of the floor is grassed over. The roof has fallen.
8.	Majilis Khana	1707-1719	Late Mughal		Religious	Abandoned	It stands in a poor state of maintenance. Though structurally sound. It shows signs of neglect.
9.	Mosque (Nameless)	1451-1555	Afghan		Religious, Funerary	Religious	It is a newly repaired and renovated mosque with modern tile decorations on the walls. Apart from the west wall the whole structure has been rebuilt. Currently,

							construction work for its extension is in progress.
10.	Tomb of the grand-daughter of Sheikh Farid Shakarganj	1451-1555	Afghan	Sheikh Zain-ud-din	Religious, Funerary	Religious, Funerary	It is well maintained but it has been lime washed over including areas of carved red sandstone.
11.	Tomb (unknown)	1451-1555	Afghan	Sheikh Allama Kamal-ud-din	Community functions	Storage	Structural damage, improper alterations and maintenance
12.	Madrasa	1451-1555	Afghan		Religious, Funerary	Used as madrasa	It is rebuilt.
13.	Tomb (unknown)	1451-1555	Afghan		Religious, Funerary	Residential	The dome has fallen and only the walls remain.
14.	Tomb of Sheikh Zain-ud-din	1420-1470	Afghan		Religious, Funerary	Religious, Funerary	The dome has been replastered in patches and the whole tomb has been lime washed over.
15.	Grave of Sheikh Allama Kamal-ud-din	1451-1555	Late Mughal		Religious, Funerary	Religious, Funerary	Improper maintenance. Tomb has been lime washed over and a porch has been added.
16.	Grave of Mirza Shabbu	1707-1857	Mughal		Religious, Funerary	In disuse	It stands in a ruinous condition. The floor has been grassed over.
17.	An enclosure and arched gateway	1555-1857	Afghan		Religious, Funerary	Non	Improper maintenance.

18.	Tomb (unknown)	1451- 1555	Afghan		Religious, Funerary	Residential	Improper maintenance.
19.	Tomb (unknown)	1451- 1555	Afghan		Religious	Store house	
20.	Tomb (unknown)	1451- 1555	Afghan		Religious, Funerary	Unknown	
21.	Tomb (unknown)	1451- 1555	Afghan		Religious, Funerary	Unknown	No maintenance. A wall has been build dividing the interior into two shops. The entrance has been lime washed.
22.	Tomb of Haji Khanam	1451- 1555	Lodhi		Religious, Funerary	Commercial	Improper additions and alterations, improper maintenance protected by ASI.
23.	Bahlol Lodhi's Tomb	1451- 1488	Lodhi	Bahlol Lodhi	Graveyard	In disuse	Ruinous; only the south-west parts remain; overgrowth of vegetation
24.	Grave enclosure	15th-16th cent	Lodhi		Tomb	Commercial	In very poor condition.
25.	Tomb (unknown)	15th-16th cent	Lodhi		Religious	Residential	In poor condition. Parts of it have been broken down and rebuilt. Extensive repair has been done which does not relate to the original structure.
26.	Unfinished Mosque known as Pahar	15th-16th cent			Religious, Funerary	Residential	
27.	Tomb (unknown)	15th-16th cent	Lodhi				This tomb has been totally demolished to make way for residential houses.

Condition and status of significant structure of Chirag Delhi

Source : INTACH Listing

S.No.	Plot No.	Location	Usage	HT	Typology	Mainten- ance	Condition
1.	790	Jain Mohalla (Dholan wali gali, main bazar area)	Res.	G+ 2	1 angan haveli	Good	Ground Floor old construction, First floor partly original and partly with additions and alterations
2.	790/1	Jain Mohalla (near main bazar)	Front room on ground comm. rest Res.	G+ 1	1 angan house	Poor	Plaster has peeled off. Iron work has ruined, wooden columns in poor condition
3.	719B	Jain Mohalla (Dholan wali gali, main bazar area)	Res.	G+ 1	1 angan haveli, 1 dalan	Good	Paint work incongruent. Additions and alterations have been done.
4.	797	Jain Mohalla (Main bazar)	Res. Tenants & owner	G+ 1	2 angan haveli	Good inside, bad facade	Incongruent paint work, bad plaster work
5.	720	Jain Mohalla (between Dholan wali and main bazar)	Res.	G+ 1	1 angan house, 1 poli	Moderat e	Plaster has peeled off, alterations and additions inside, incongruent colour wash.
6.	722	Jain Mohalla (main market)	Res.	G+ 2	1 angan house, 1 poli	Poor	Facade deteriorating due to lack of maintenance.
7.	247/9	Jain Mohalla (between Ramlila ground & Kumharon ka Mohalla)	Res. & commer cial	G+ 1	3 Poli, 1 angan	Poor	In a state of deterioration
8.	248	Jain Mohalla (between Ramlila	Res.	G+ 1	1 angan haveli	Moderat e	Facade poorly maintained interiors well

		ground & Kumharon ka Mohalla)					maintained
9.	251	Jain Mohalla (opposite to chock area near Ramlila ground & main bazar)	Comm. along facade & Res.	G	Plain facade haveli	Good	Good
10.	789	Jain Mohalla (between Kumharon ka Mohalla & Dholan wali Gali)	Res. & comm.	G+ 2	1 angan, 2 poli	Moderate	There is an additional room at the entrance which defaces it. Exterior facade fair.
11.	787	Jain Mohalla (between Kumharon ka Mohalla & gali)	Res.	G+ 1	1 angan haveli	Poor	Poor
12.	242	Jain Mohalla (near main Mohalla)	Res. & Partly comm.	G+ 2	1 angan haveli	Moderate	Has undergone alterations and additions.
13.	777	Jain Mohalla adjacent to (Dholan wali gali near Jain temple)	Unused	G+ 2	1 angan	Moderate	Original part is in bad shape. New construction is well maintained.
14.	715	Near Mohalla Akutpuria	Res.	G+ 1	2 poli, 1 angan	Avg.	Angan has been encroached upon. First floor is new construction.
15.	740	Mohalla Ankutpuria in front of Jain Thanak	Used by Residents of Ankutpuria	G	Baithak	Poor	Plaster has fallen off and weeds are growing on the facade.
16.	742	Mohalla Ankutpuria	Res.	G+ 1	1 angan, 1 poli, 1 dalon	Good	Outer facade moderately maintained, inside it is well maintained.
17.	746	Mohalla Ankutpuria	Res. (Bhardwaj)	G+ 1	1 angan, 1 poli, 1 dalon	bad ext. Good int.	Outer facade deteriorating, inside is well maintained.
18.	741	Mohalla Ankutpuria	Res. Owner/	G	1 angan, 1 Poli, 1	Poor	Addition and alterations have

		(adjacent to the Baithak of the Mohalla)	Tenant (Bhard waj)		dalan (5 arch)		been made inside the house. Rooms do not have flooring.
19.	743	Mohalla Ankutpuria	Res. (Bhard waj)	G	1 poli, 1 dalan, no angan	Poor ext. Good int.	Poor outside as there is a cattle shed. But inside condition is good.
20.	736	Mohalla Ankutpuria	Res. Shandala (Yas)	G+ 2	1 angan 1 dalan	Good	Good
21.	737	Mohalla Ankutpuria (infront of Jain Sthanak)	Res.	G+ 2	1 angan, 1 dalan	Facade poor	Ground floor is fair, upper floors have alterations and additions.
22.	738	Mohalla Ankutpuria (in front of Jain Sthanak)	Res. (Shandala Yas)	G+ 2	1 angan	Well maintained	Good
23.	739	Mohalla Ankutpuria	Res.	G+ 1	1 angan, 1 dalan	Moderate	Facade is poorly maintained. Inside is well maintained.
24.	755	Bhardwaj Mohalla (adjacent to Sadela Kuan)	Res.	G G+ 1 G+ 2	Part 3 1 poli 1 angan 1 dalan	Moderate	
25.	753	Bhardwaj Mohalla 9adjacen to Sadela Kuan)	Res.	G	1 angan outside, 1 dalan	Moderate	Inside living area is good, angan has additions and alterations.
26.	443	Bhardwaj Mohalla (adjacent to Sadela Kuan)	Res.	G+ 1	angan outside	Poor	Old house poorly maintained with incongruous construction on the facade.
27.	621	Near Bohra Chaupal	Res.	G		Poor	Poor
28.	703	Boharas haveli near Bohra Chaupal	Res.	G+ 1	1 angan, 1 dalan	Poor	Additions and alterations have been done.
29.	701/702	Bohras haveli near Bohra	Res. owner Tenants	G 1	1 angan	Poor	Additions and alterations have been done altering

		Chaupal					the main entry radically.
30.	836/8 37	Bohras haveli near Bohra Chaupal (parental)	Res. (one corner facing Bohra Ch. Comm.)	G+ 1	1 angan, 1 dalan, 1 gateway, 1 poli	Poor	Additions and alterations have been don.
31.		Bohra Chaupal	Not in use	G	Chaupal A dalan, angan	Poor	partly demolished
32.	707	back of Bohras haveli	GF comm. Rest Res.	G+ 1	1 poli, 1 angan, 1 dalan	Moderat e	Additions and alterations have been done.
33.	708	Back of Bohras haveli (Bhagats)	Res.	G+ 2	1 Poli	Well maintain ed	Good
34.	704	Near Bohra Chock	Comm. & Resi.	G+ 1	1 angan	Poor	Additions and alterations have been done on the facade and the interior.
35.	835	Near Bohra Chock	GF comm. Rest Resi.	G+ 2	2 entry, 1 poli	Poor	Inside is poorly maintained. The main entry is in good condition but the rest is poorly maintained with changes
36.	514	Adjacent to Bohra Chabutra	Res. & Comm.	G+ 1	2 dalan, 1 angan, 1 entrance corridor	Poor	Additions and alterations have radically altered the look of the house.
37.	819A	Adjacent to Dispensary wali gali	Res.	G+ 1	1 Gateway, 2 angan	Good	Additions and alterations in the angan.
38.	528	Brahmin Mohalla Lakhpat Gali	Res.	G+ 1	1 angan 1 gateway 1 dalan	Poor	Additions and alteration have let to deterioration.
39.	673	Near Ramlila ground	Res. & inst. (clinic)	G+ 1	1 angan	Moderat e	Well maintained house.
40	678	Near Bohra Chock	Res.	G+ 1	1 angan, 5 arches	Good	Good. There are incongruous

(Sharmas)

41.	679	Near Bohra Chock (Bhardwaj)	Res. & Comm.	G+ 1	2 gateway 2 angan 1 poli	Poor	additions and alterations. Incongruous additions and alterations.
42.	523	In Brahmin Mohalla (Lakhpat Gali)	Res.	G+ 1		Poor	Total transformation of the interior
43.	620	Bear Bohra Chaupal	Res.	G	1 angan 1 poli	Poor	Additions and alterations the again.
44.	630	In between Bohra Chock and Jahankar Gali	Res.	G+ 1	1 angan	Poor	The walls doors, and windows are deteriorating due to lack of maintenance.
45.	644	Near Bohra Chock	Res.	G+ 1	1 angan, 1 poli, 1 dalan	Moderate	Alteration not in tune with the original construction on either form.
46.	647	Near Bohra Chock	Res.	G+ 1	1 angan	Poor	Additions and alternations have been made in the facade at the interior.
47.	640	Adjacent to Jahankar Gali	Res. & Comm.	G+ 1		Moderate	Good
48.	12	Khaliya wala Mohalla	F.F. Res. G.F.	G+ 1	1 angan, 1 poli, 1 dalan	Poor	In a state of deterioration
49.	13	Khaliya wala Mohalla	Res. & Education	G	1 angan	Moderate	Moderate
50.	2	Khaliya wala Mohalla	Res.	G+ 1	1 gateway	Poor on exterior	The house except for its entrance, facade had undergone additions and alternations.
51.	153	In between Khaliya wala Mohalla and Jogian ka	Unused	G & G+ 1	2 dalan, 1 poli, 2 angan	Moderate	The neglected part is in an advanced state of decay.

52.	14	Mohalla Jatav Mohalla near Jatav Chaupal and Chauraha	Res.	G	1 angan, 1 dalan	Moderat e	Additions and alterations
53.	4	Near the main gate	Res.	G+ 1	2 dalan 1 gateway	Poor	Poor
54.	18	Khaliya wala Mohalla, near Sahrawat Chaupal	Fron side unused	G+ 1	1 dalan, 1 angan, 1 gateway	Poor	Advanced state of deterioration
55.		Khaliya wala Mohalla near Khaliya wala Kuan	For Public Meeting	G	Chaupal	Good	Good
56.	379	Balmiki Mohalla near Kasai wala Gate	Res.	G & G+ 1	1 angan, 1 poli	Good	Ground floor is old and well maintained. First floor is partly new.
57.	365	Near Sadela Kuan, adj. to Primary School	Res. & Comm.	G & G+ 1	1 angan	Good	The entry facade is old. The roof of the building has undergone changes.
58.	371/2	Jaton ka Mohalla	Res.	G+ 1	1 angan	Poor	Facade deteriorating due to growth of weeds
59.	373	Jatav ka Mohalla	Res.	G+ 1	1 angan, 1 dalan	Moderat e	Additions and alterations have been done
60.	509	Brahmin Mohalla (in between Lokhpat Gali and Bohra Chock)	Res.	G+ 1		Moderat e	Good
61.	508	Brahmin Mohalla (in between Lokhpat Gali and Bohra Chock)	Res.	G+ 2		Poor	Poor
62.	494	Jat Mohalla	Res.	G+ 1		Poor	Additions and alterations have been made
63.	493	Jat Mohalla	Res.	G		Poor	

64.	492	Jat Mohalla	Res. & Comm.	G	Poor	Additions and alterations have been made.
65.	481	Jatav ka Mohalla	Res.	G+1	Poor	Additions and alterations have been made. Ground poorly maintained.
66.	149	Khaliawala Mohalla	Res.	G	Moderate	Exterior facade is old and additions and alterations have been made.
67.	16	Khaliawala Mohalla	Res.	G	Poor	Poor
68.		Chaupal in Brahmin Mohalla	Chaupal	G	Moderate	Poor
69.	733	Jain Mohalla (in between Dholanwali Gali and Mohalla Ankut Puria)	Res.	G+1	Moderate	Inside has undergone change.
70.		Chaupal (Jaton ka Mohalla)	Chaupal	G	Good	Good
71.	252	Jain Mohalla	Res.	G+1	Poor	Dilapidated.
72.	A456	Near Takht Darwaza	Res. & Comm.	G	Good	Good, but inside additions and alterations have been made.
73.	523	Brahmin Mohalla	Res.	NA	Poor	Moderate but inside additions and alterations have been made.
74.	29/3	Kaliyan Wala Mohalla	Res.	G+1	Poor	No flooring, plastering, colour was. Entrance Baithak used for cattle.
75.	242	Jain Mohalla	Res.	G+1	Good	Good.

afford a small space in the village. The low rents have attracted a variety which is a positive aspect.

3.1.4 Transformation : Reasons & Pattern :

One of the major reasons for taking up Jia Sarai as one of the case study was the positive aspects of transformations from residential to high density mixed use district and in the process development of a qualitatively good living environment in the heart of South Delhi. The variety in the housing types are helpful in tracing the impacts of various typologies. When studying the built form characteristics Jia Sarai provides enough background to study the development of a village district within *lal dora*. The various typologies in terms of housing areas may be classified as per age and characteristics, special and volumetric characteristics.

Havelies are the traditional large courtyard house with space for cattle and agricultural tools in near the entrance. There are a very few Havelis left in the core of the village. Every Haveli is under process of transformation. If not nuclear families but the prevailing system of extended kinship within the villages has also been a major force affecting the transformations.

The newer houses are mainly of two types i.e. site x no. of floors type or courtyard type. The former without any courtyard mostly enjoy the advantage of being at the edge of the village and they may have a small forecourt or a lobby in the front. The courtyard houses have the court open or semi covered. In most of the cases it is a forecourt which gives a characteristics transition space into the

An interesting feature to note in the village is the pedestrianisation as related to physical dimensions and system of streets within the entire village. The access streets to houses in the fringe are 2.5 M - 3 M wide and 15 M - 25 M deep thus allowing only two or three wheelers till entrances. There is a positive link between the width and depth of the streets. Non of the narrow streets (less than 2 M) are deeper than 15 M.

3.1.3 Zones :

The entire layout of Jia Sarai can be comprehended easily because of its well laid hierarchy of streets. The two major streets and the lateral links divide the village roughly into a core and a fringe. Core is characterised by large plots (200 M - 500 M) and most of the owners are the original inhabitants of the village. The fringe is better organised into near rectangular plots of smaller size. Most of the owners are migrants. Core still has some old havelis and robust structures unlike fringe which is only 15 - 30 years old. Plot widths in fringe are quite regular and the house fronts reflect the latest trends emerging out of the trends in architecture and building material.

Most of the commercial activity can be grounded into servicing and support facilities. some offices have also shifted into the area. Some of the interesting examples are Antique furniture shop, Conference Organising Group, Horticulturists, Architects, Computer Software developers and fashion tailors. Jia Sarai has emerged as launching pads for young entrepreneurs who can easily

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