

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

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1 ABSTRACT

Delhi, a capital city of India is new extension of older settlements. This historic power centre has seen the rise and fall of many empires, which have left behind a plethora of monuments along with crunched settlements. Walled City (Shahjahanabad) is the seventh city of Delhi. It's rich heritage is dying. "King is no longer the rich King he used to be, the city looks as if pains were taken to keep up the buildings worth preserving" (Lady Fanny Eden, 1838).

Mughal monarch Shahjahan moved his capital from Agra to Shahjahanabad circa in 1638 AD with organic street pattern. That time the city was designed for 60,000 population which is spread over 569 hectares enclosing a wall punctured with seven major gates from which radiated highways to all parts of his empire. As per Indian 'Vastu Shastra' (Architecture) is perceived to have influenced its settlement geometry as a bow and arrow shaped semielliptical city. City was planned on man macrocosm analogies (Datmann, 1969); Spine as Chandni Chowk, Ribs as streets, Head as fort, Heart as Jama Masjid, Organs as Sarai (Rest House) and Wall as skin.

It was planned with a concept to have different identified areas earmarked with specific uses and trades such as jewellery, clothing and accessories under moonlight square 'Chandni Chowk'. The streets/lanes and bye lanes were of varying width designed primarily for pedestrian movements and animal driven vehicles. The original layout of the city was changed with the advent of British regime. Subsequently, the introduction of railway line along with growth of industries and commerce was largely responsible for increase in population thereby making the area most densely populated in Delhi. Presently more than 1500 persons reside in a hectare in part of this area. As found typical of central core of the metropolitan cities, the residential population of the walled city has been steadily declining from 0.042 millions in 1961 to 0.035 millions in 1981 and 0.0235 million in 2001 (MPD-2001) due to movement of people away from the central core.

The image varies from the ancient forts and settlements of Mughal Emperor's to the distinctive retail and wholesale markets of the modern days. Immensely rich in cultural heritage, Shahjahanabad with its palaces, mosques, bazaars (markets), gilded domes, havelis (mansions), katras (locality) and maze of lanes and bye lanes had been one of the most beautiful cities of the Orient. In public memory Shahjahanabad is a mess of chocked traffic movement, intense commerce (not only wholesale but also crowdpulling activity), a maze of dark narrow alleyways, and a great tangle of billboards and electric cables. The walled city is plagued with problems of traffic congestion, infrastructure deterioration, unauthorized construction, dilapidated housing condition and makes traders of the area to convert their residential premises for non-residential uses. Urban renewal is often part of the gentrification process in Walled City. But this 'Special Area' is lacking to meet the demand of present need to typecast planning policy.

The consecutive three perspective plans do not follow its original pathway and always deviating from old. 1st Master plan (1961-81) 'Urban Renewal' policy was framed for redensification with maximum 100-150 pph with facilitate with essential community facilities deviating from existing density of 1500 pph of area did not help out to reshape the city. 2nd master plan for 2001 emphasized it as 'Special Area' with new planning code for making residential hub from deviating retails trade area. And now 3rd Master Plan 2021 imposes the fairy tale renewal and redevelopment policy in sake of revival of lost glory. One of the most challenging developments in cities revolve around the world are renewal, regeneration, reframe, remixing and redevelopment. This paper aims to highlight the malpractice of ever changing policy for reshaping city without considering its natural gamut and frameout the sustainable pathway for revival of its glory.

2 INTRODUCTION

Shahjahanabad or the walled city is the seventh city of Delhi. Prior to it, six other cities were built on different sites namely Lalkot, Siri, Tughlakabad, Jehanpanah, Ferozabad and Purana Qilla. Barring Shahjahanabad all other six cities perished. However, the Shahjahanabad city by and large retained its

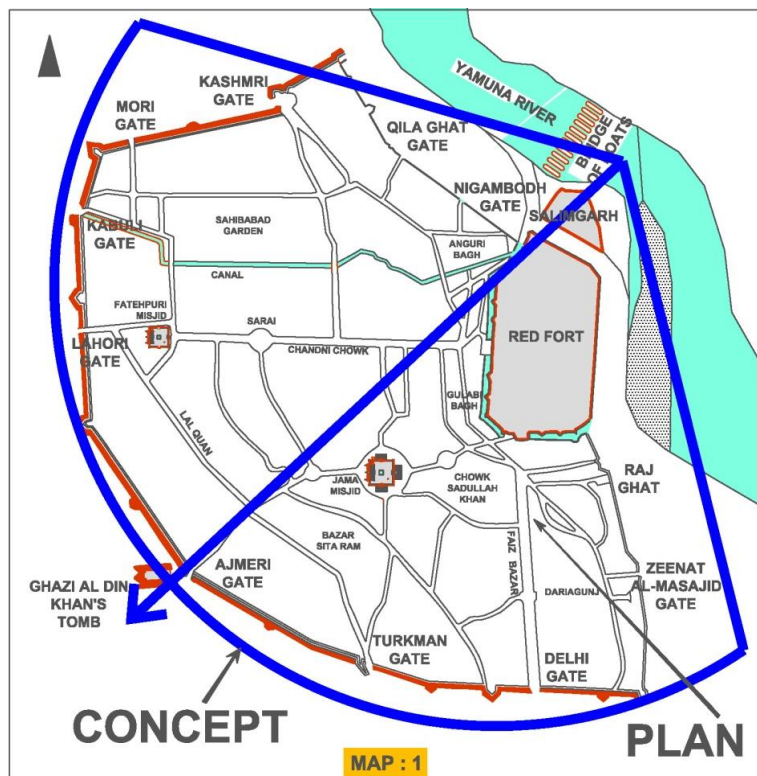
tradition and original character over the period by accommodating the growing and changing population as well as various kinds of economic activities.

Shahjahanabad was built in 17th century for a population of 60,000 covering an area of about 569 hectare. The city was developed in typical Mughal style, densely built with organic street pattern. It was planned with a concept to have different identified areas earmarked with specific uses such as different activities and trades in different lanes. The streets/lanes and bye lanes were of varying width designed primarily for pedestrian movements and animal driven vehicles. The original layout of the city was changed with British regime and further alignment of railway line along with growth of industries and commerce was largely responsible to increase in population.

Now, it is characterized by intense wholesale and retail commercial activity. It is also the cultural, administrative and economic heart of the old Delhi. Further the city is also renowned for its rich heritage and secular architecture. As per the Master Plan of Delhi (MPD) – 2001 and Zonal Development Plan the walled city has been designated as Special Area (Zone-A) for which conservation and environmental upgradation are the utmost need. The city suffers from inadequate infrastructure, traffic congestion, unauthorized constructions and misuse of residential premises for non residential activities. Hence the city has a presence of mixed land use with commercial activities in the ground floor and residential use in the second floor. There is an urgent need for redevelopment of these areas by decongestion so as to provide better living environment which should be backed by shifting of non-conforming industries, noxious and hazardous trade, upgradation of physical and social infrastructure, revival of old glory.

3 DELAYERING

Three distinct layers have marked this city; the Mughal City (1638-1819), the Colonial Shahjahanabad (1819-1947) and the post Colonial Shahjahanabad (1947 onwards). The tenacity of traditions and the porosity of space over a time span of nearly four centuries make this city miserable. These periods have been briefly summarized below.

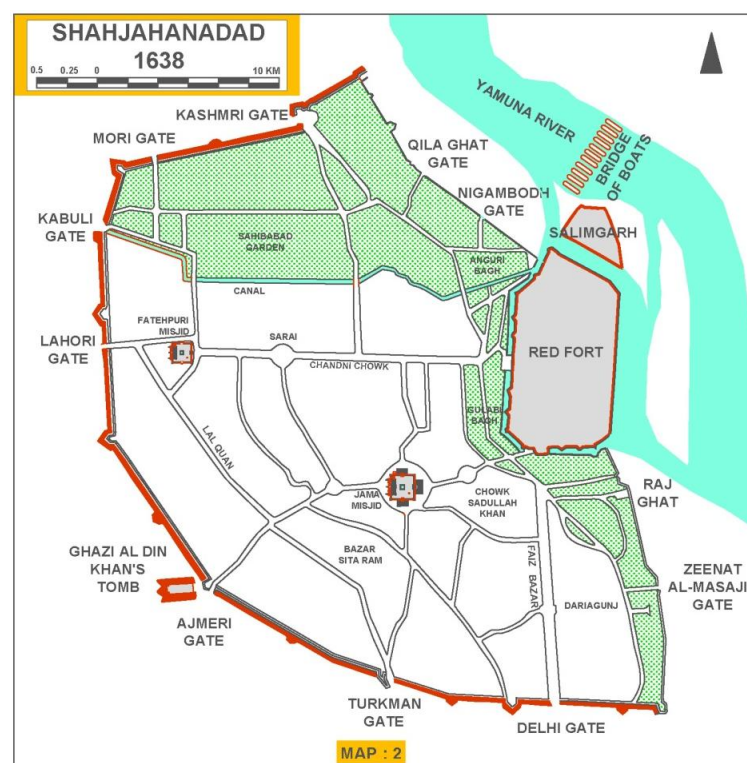


Mughal City: Mughal monarch Shahjahan established Shahjahanabad circa 1638 as a capital city from Agra, city of seven wonder Taj Mahal when the monarchy was at its peak and he its greatest builder. The city for 60,000 people, spread across 569 hectares enclosing a wall punctured with seven major gates (Kashmiri Gate, Kabuli Gate, Lahori Gate, Turkman Gate, Delhi Gate and Zennal Al Masjid Gate) from which radiated highways to all parts of his empire, was planned on principles prevailing for cities in that era. The city's urban design was an amalgamated model of Persian, Islamic and Vedic principles. Its architects Ustad

Hamid and Ustad Ahmed made this with Islamic cosmology, man macrocosm analogies; Spine – Chandni Chowk, Ribs streets, Head fort, Heart Jama Masjid, Organs Sarai, Wall skin. One of the most common descriptive models of the Islamic city in German Geography is that Dettmann (1969) described it as formal geometric pattern. The Vedic texts of 16th century Vastu Shastra and the Mansara on architecture and city planning respectively are perceived to have influenced its settlement geometry as a bow shaped semielliptical (Karmukha) (Map 1) city located on a river, its axes interpreted as the bow and the archer's arm, and, its circumferential streets the bow shaft. The junction of the two axes, an auspicious center, is the Emperors Palace. Scholars have further explored the dimensional relationships of the city's main elements, and chroniclers have recounted boulevard streets with water channels, grand mosques, havelis and gardens of the courtiers, arcaded bazaar (market) streets, prominent localities, baolis (stepwells), sarais (rest houses), kotwalis (Police stations), exclusive garden retreats, baradaris (community halls), chhattas (arcade) kuchas gallis (net weaving), madrasas (islamic school), maktabas (elementary school), khanqahs (place for spiritual retreat), khirkis (window) – a host of other elements of the material culture, some still surviving.

The hot and dry climate of Delhi made it necessary to develop an elaborate hydraulic system in order to ensure a constant, year round supply of water. It entered the city by the Kabuli gate in the North West and then split into two branches – one down the middle of Chandni Chowk and other into fort. There were 678 wells in city as per Roberts report in 1847 (Gupta 1981 p 19). Mughal garden had splitted in Chhar bagh (four gardens) concept. Tis hazari bagh just outside Kabuli gate, Raushanara begum garden near Lahori gate, nawab sirhindi and one near kashmiri gate. City was subdivided into 12 thanas (Police Post). According to Robert's report on the Census of Delhi in 1845-46 the city had population with 137,977 in 576 mohallas.

The main axes of the city were the two major boulevards connecting the fort to the city gates, larger and more important one was Chandni Chowk running from the Lahori Gate of the fort to the Fatehpuri Masjid (mosque) (Map 2). From there the road sidestepped to the north before continuing to the Lahori Gate of the city masjid. The road was laid out between two local points of the city creating an imperial axis. Chandni Chowk was forty yards wide and contained 1500 shops of a uniform design. Each shop occupied on room under one section of long arcade two squares divided chandni chowk into three sections. First square in rectangular square and second one is octagonal square. Second one is faiz bazaar running north-south from the Akabarbadi gate of the fort to Delhi gate. Other than these two the third bazaar was between fort and Friday mosque. Others several existed in city. Fort place was self contained unit with diwan-e-aam (Hall of Public Audience), diwan-e khas (Hall of Private audience) and etc. another important mosque is Jama Masjid.

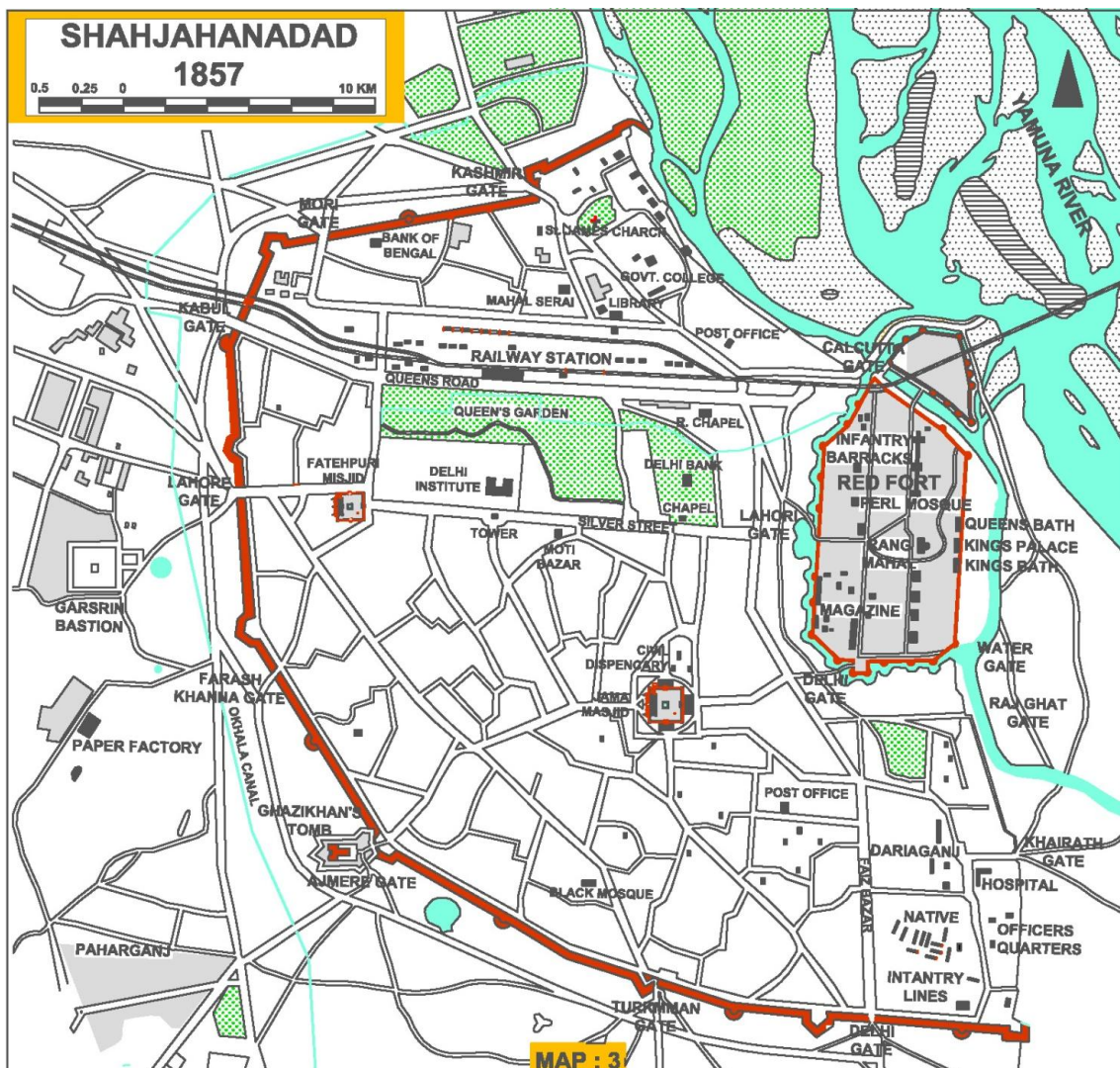


Courtyard houses of various scales, complexity and ornamentation signified the owner's status and social ranking; the larger Havelis reproduced a scaled down version of the Palace complex and were self contained. These Havelis with their spillover dependants building around them formed the nucleus of the 'morally system. Several locality names (Teliwara, Malliwara, Katra Nil, Farash khana, Ballimaran, Khari Baoli...) survive in the original, imprinting the associations, images of work settings, caste or social grouping, or the peculiarities of that area (Khari Baoli saline water stepwell, Chahlpura locality of 40 houses, Chandni Chowk silver square etc). Faiz bazaar and Chandni Chowk the two main axes had well stocked shops of even imported goods. The city had a healthy trade presence.

Colonial Shahjahanabad

Two phases mark this period, a begin 1803 onwards and an aggressive 1857 to 1947 one. Early British rule was marked by mild activities, as, proposing sanitary guidelines, restoring the indigenous Shahjahani water system, establishing satellite settlements outside the city walls (Civil Lines, Mubarakbagh, Kishanganj, Cantonment) and the Residency for Ochterlony and, later, Metcalf. After the 1857 revolt, large parts of the city were restructured making British power more visible. The notable changes were ejecting the city's population and destroying one third traditional neighbourhoods.

Introducing Edgerton Street (Nai Sarak) (Map 3) into the fabric and other new streets towards the centre and north of the city had formed. Replacing the Royal Sarai with the Town Hall had introduced the railway system 1867 by removing gardens and katras in that area, clearing the surroundings of the Palace complex 500 yds around as a defence measure, holding three Darbars, (1877, 1903, 1911); established a temporary capital as Civil Lines (200 acres) and planned a new capital. The reconfigured roads for isolating the Red Fort and changed water channel to roads divided red fort and Chandni Chowk and ultimately fragmented the city; introduced trams , the chowks was functioned for commerce rather than for community.



Post Colonial Shahjahanabad

The new establishment was seized with housing people of a divided country and Shahjahanabad offered an opportunity from its vacated properties by muslim families after partition of India in 1947. The new Master Plan detailed out strategies (through zonal plans) (1961) of population densities, land uses, exiting of obnoxious industries, and as well as special programmes for greening, improving, rehabilitating, conserving or redeveloping degraded areas. Schemes which got implemented were an implant of an outside world (Turkman Gate cluster housing in four storey apartments) which destroyed about 3 hectare area of old gate (Phatak Talyan), one largest courtyard and two mosques from Shahjahan's time i.e Dujana house, an earlier Palace of Mughal nobility was demolished to rehouse displaced persons but was only partly executed. Bazars around Jama Masjid were cleared and a garden introduced with shops relocated in a low profile Meena Bazar. Besides these planned changes, the city was on a commercial overdrive. Wholesale trade (60% of the entire city's) aligned along most bazaar streets in Chandni Chowk, Chawri Bazaar and introduced into traditional neighbourhoods. There was a tenfold increase in three decades. In the process, the katras and havelis are reshaping for commerce in an uninterrupted process. Whilst there is population loss in the city, those who cannot afford are getting more cramped in their living space. Three perspective plans for last 50 years put earmarked policy framework to revitalize the city glory. But in reality policy never comes into action in forefront and lack behind to substantiate the demand of present urge.

4 CHARACTERISTICS OF SHAHJAHANABAD

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

Source: Zonal Development Plan, Zone-A

Demographic Characteristics: As found typical of central core of the metropolitan cities, the residential population of the walled city has been steadily declining from 0.042 million in 1961 to 0.025 million in 2001 (MPD-2001). This has been mainly due to movement of people away from the central core. This was, however, accompanied by a reverse process of increase in the other activities and working population, which had further aggravated. The population figures indicate saturation by 1961 and afterwards it has been declining continuously as evident in table 1. It is mostly a high-density area. The density varies from 1596 to 17 persons per hectare (pph). The highest density is found in Chitli Kabar where as many as 1596 persons reside in a hectare. The lower densities are found in the areas of Red Fort, Railway Station, Daryaganj and Kashmere Gate, which are relatively built at later date in early forties. These areas contain some open spaces. In other areas like Churi Walan, Kucha Pati Ram, Farash Khana and Tilak Bazaar are also very high-density areas comprising of 1354 to 1501 persons per hectare.

Landuse Characteristics: Out of 569 Hectares, the area under residential measures 181 Hectares, this is 31.8% of the total area. The area under commercial use is 11.7% of the total area. The public and semi public facilities, (dispensaries, police and fire stations, dharamshalas/religious shelters, night shelters and public toilets) occupy an area of 41.80 hectares, which is 7.5% of the total area. Parks and playgrounds including Gandhi Grounds (in front of Delhi Railway Station) and open space in front of Jama Masjid occupy an area of 96.87 Hectares or 17.0 % of the Walled city area. Roads and streets occupy 131.70 hectares constituting 23.1% of the total area. There are 10 main roads with the right of way of 80 feet to 120 feet, where the commercial activities are recommended on the ground floor and also commercial activity on upper floors to continue.

Economic Characteristics: As per the available secondary data out of the total enterprises located in urban Delhi, about 7% are located in the Walled city. Out of total employment 35.80% people are engaged in retail trade followed by manufacturing and repair (18.42%). Beside these the other important avenue of employment includes wholesale trade (11.90%), financial services (9.05%) and Hotel & Restaurants (3.77%). Total revenue of this area is Rs 14.6 Crore compare to main business hub in Delhi Connaught Place

is only Rs. 4.6 Crores. Chandni Chowk-Khari Baoli –Shradhanand Marg Commercial Complex not only caters for the needs of Delhi, but also serves as the major commercial center both wholesale and retail for the entire Northern India. Food grain market at Naya Bazaar and Khari Baoli, hardware and paper trade at Chawri Bazaar, iron and cement at Ajmeri Gate, cloth markets in ‘Katras’ of Chandni Chowk, electrical appliances at Bhagirath Palace area, motor parts in Kashmere Gate and cycle traders near Jama Masjid constitute the vast wholesale trade for which Delhi is the major center.

Housing Characteristics: The extreme congestion within the Walled City and incursion of a myriad variety of activities and trade has deteriorated the living conditions. Majority of city houses are in advanced stage of decay and several areas have been overtaken by blight. During rainy season the houses are in danger of collapse. Even otherwise a large number of dwellings have undergone radical transformation including additions and alterations, which paradoxically made them more unlivable. As per surveyed by Housing and Urban Development Corporation (HUDCO) and Municipal Corporation of Delhi (1998) observed that out of total number of the properties surveyed at the selected stretches of the walled city only 4.6% are with ground floor construction while 23.8% have G+1 construction and remaining properties i.e, 71.5% have more than first floor construction which signifies the intensification of the building activities in the walled city. Shahjahanabad has within it 42 of the 170 protected monuments controlled by the national Archeological Survey of India (ASI). The Indian National Trust for Architectural and Cultural Heritage (INTACH) have documented and furnished list of 800 listed heritage building within Walled City.

Traffic & Transportation Characteristics: Metro Rail has given relief from traffic suffocation to users of old city. Total traffic is about 50,000 in a day on main corridor i.e. Red fort to fathpuri Masjid. Presently bus service has been provided to cater local traffic from main Chandni Chowk corridor. But due to presence of slow traffic like Rikswa (Cycle Driven tri-cycle), Hand driven cart, animal driven cart, auto, it becomes chaos.

5 MASTER PLANS APPROACH FOR WALLED CITY REGENERATION AND ITS SHORTFALL

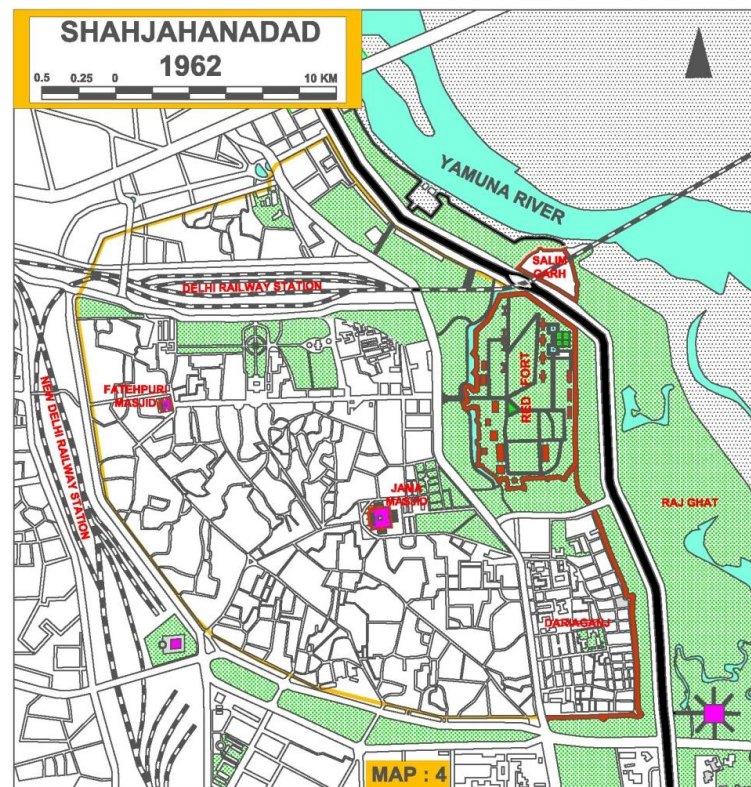
The Master Plan for Delhi provides policy frame work guiding for walled city’s development. The consecutive three perspective plans do not follow its original pathway and always impose new deviating from old. The ever changing policy does not help out for reshaping the city from uninterrupted process of cramped development.

Delhi Master Plan 1962 Approach: The first master plan of Delhi (MPD) 1962 (Map 4) projected the concept of ‘Urban Renewal’ comprising of redevelopment, rehabilitation and conservation strategy. The ‘first stage’ of development considered redevelopment operations. It was framed for redensification with maximum 100-150 pph with facilitate with essential community facilities deviating from existing density of 1500 pph of area. In recognition of the approach described above, the preparation of Zonal Development Plan (Zone-A) aimed at:

(i) Provision of a circulation pattern with minimum widening of roads and demolition of structures in order to avoid major dislocation of the people and work. Standards for roads out skirting the zone vary from 24 to 36 feet. Suitable parking lots of sizeable areas were to be provided at convenient points where existing road width was 10-15 feet.

(ii) Provision of minimum community facilities in accordance with the prescribed standards; substantially lower planning standards were prescribed in MPD-1962 for the Walled city due to paucity of land. The land for the provision of community facilities would be made available by:

- Utilizing the space under Evacuee and Government properties;
- Clearing the non-conforming land uses;
- Acquiring and demolishing dangerous and the dilapidated structures.



Turkman Gate cluster housing in four storey apartments imposed with destroying about 3 hectare area of old gate i.e Phatak Talyan under the above part (a), one largest courtyard and two mosques from Shahjahan's time i.e Dujana house, an earlier Palace of Mughal nobility was demolished to rehouse displaced persons but was only partly executed. Bazaars around Jama Masjid were cleared and a garden introduced with shops relocated in a low profile Meena Bazar. Besides these planned changes, the city was on a commercial overdrive.

The entire Walled city was identified into three major components of urban renewal on the basis of the degree of deterioration and obsolescence. These were:

- (i) Conservation Areas: The residential areas that needed protection from the spread of slums. Katra Neel, Ballimaran, Dariba Kalan and New Darya Ganj were grouped in this category.
- (ii) Rehabilitation Areas: The areas partially blighted where buildings deteriorated due to neglect. Phatak Habash Khan, Chadni Chowk, Naya Bans, Farash Khana, Churiwalan and Kutcha Pati Ram were classified as rehabilitation areas.
- (iii) Redevelopment Areas: The areas in very dilapidated conditions. Jamuna Basti, Lal Darwaza , parts of Matia Mahal and Suiwalan were classified as areas ripe for radical development

However, not much headway was made in improving the conditions.

Delhi Master Plan 2001 Approach: As per second master plan, MPD –2001 (Map 5) Walled city has been earmarked as 'Special Area' for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated in the Development Code.

The main objective for the development of Walled city is to clean the area from noxious and hazardous industries and trades to check further commercialization and industrialization of the area and to revitalize the same to its glory of the past.

The population in the walled city increased to saturation upto the year 1961, but since then, there is large-scale infill by commercial use replacing residential use. The trade and commerce activities have intruded much more in all the residential areas in the Walled city.

The special regulations as per MPD-2001 specifically emphasized:

- (i) The predominant land of this area is to be made for residential.

(ii) The noxious industries and hazardous trades should be shifted from the walled city immediately within a maximum period of five years to be replaced by other compatible uses.

(iii) The public and semi public uses and services like hospital, dispensaries, colleges, school, police stations, fire stations, post offices, local government offices, parking, etc should be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Plans. Any changes or additions thereof shall be in accordance within the overall policy frame prescribed in the plan.

(iv) Control for building /buildings within the use premises:

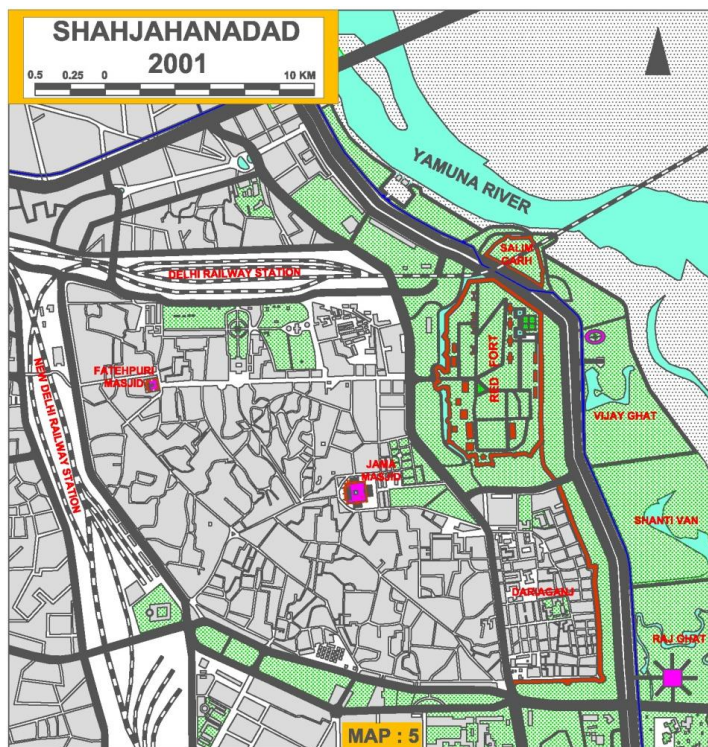
- Maximum ground coverage and FAR should be same as for the residential plot in plotted development.
- The street width in front of the plot should be left on the basis of Urban renewal scheme of the area.
- The building shall be permitted to be constructed practically in the same form and style as existing as far as possible.

(v) Within Walled city the building control regulations for special area should had been as under:

- Lajpat Rai Market: The single storied market on either side of Chandni Chowk to be retained.
- The isolated use premises like school adjoining Jama Masjid, presentation Convent School and the church at Kashmere Gate, Municipal Offices at Old Hindu College Building Complex should be retained with existing building volume.

Second MPD emphasized to rebuild walled city as a residential hub from exiting commercial trade house of Delhi that was impractical in nature. Deviating from first master plan with controlled density new code had introduced for this special area planning. It was envisaged that as far as possible Urban Renewal Project shall be self-financing. But in actual practice, no headway could be made in preparation of urban renewal schemes.

Delhi Master Plan 2021 Approach: According to the third MPD for 2021 guidelines, a major theme is redevelopment of old and degraded areas while taking care those buildings of 'heritage value are protected and conserved' with special emphasis on:



Chandni Chowk recreating the lost glory: The Red Fort, Jama Masjid and Chandni Chowk have been put forward for protection and conservation of heritage buildings. Chandni Chowk as it is the centerpiece and dominant axis of the Walled City without going for large scale demolition and disturbing the present

activities, identified for revitalize the area for optimum transformation in the ambience of the Chandni Chowk can be achieved. It includes:

- (i) Boulevard Development: Capturing full road right-of-way, re-paving of road by granite stones, transplanting grown up trees, development of tourist/information booths, music stands, kiosks, telephone booths, public toilets, etc., controlling signboards, hoardings and putting up new signages, shifting of overhead cables and wires in the underground space.
- (ii) Improving street lighting, light masts and lighting of building facades.
- (iii) Running of free coaches/trolley buses between Red Fort and Fatehpuri Mosque.
- (iv) The informal unorganised shops and vendors to be restricted in the lanes perpendicular to it.
- (v) Create a tourist/people friendly environment Chandni Chowk with complete pedestrianisation and trees.

The large scale encroachments on public lands, particularly road right of ways continue unabated.

Metro Corridor Development: Lack of zonal plan for this area for 2021 the Master Plan guidelines state that an opportunity for redevelopment in Delhi is offered on the two sides of the metro rail routes. The main priority is to decongest the old city and to shift traffic generating activities from the old City. About 50 per cent of the Inner City is within 8 to 10 minutes of walking distance from Metro Stations in Chandni Chowk. This has released congestion from already choked roads and reduced the parking demand. This has provided opportunity to pedestrian some of the roads in the Walled City and other area. It has improved accessibility and encourages decentralisation of wholesale trade from old Delhi. Already flower whole sale market had shifted from Chandni Chowk to Noida phase I in NCR

Shifting of wholesale trade, noxious industries and hazardous business from the old City: it is proposed to develop counter centres in the form of Integrated Freight Complexes at the peripheral location to shift from the Special Area in a time frame by a set of incentives

- New industrial area,
- Development of Truck Terminals, Vehicle Repair Workshop, Old Car Markets, Motor Parts Markets at periphery of Urban Delhi and
- Railway Freight Terminals.

The dreams of shifting of wholesale trade, noxious industries and hazardous trades have by and large remained on the papers.

Building Bye Laws improvement: Highly optimistic policy in Special Area planning has proposed front and setback of building. The incentive of additional FAR, alongwith other measures like liberalisation of land use time bound approvals, etc are also found in policy. But this special area needs special focus from general condition of Delhi. There is no space between building, 100% covered area. Without breakthrough of building practically front and set back cannot be framed. On other round policy never appreciates major demolition of structure. The self contradictory policy needs to work out feasible, applicable zonal plan for landuse control with main emphasis on conservation practice. Action plan along with sector plan is more appropriate than only strategy planning in this case. The main problem of land control in this area is ownership and original permissible limit identification. So, Conversion charges, development charges, betterment levy and other charges are impractical. The fairy tale renewal and redevelopment policy does not make justice to community.

Practitioners suggested several attractive areas/streets (like Chandni Chowk & Dariba) can be taken up for urban renewal and pedestrianisation. Not only the Inner City, but also 30-40 years old housing complexes continue to suffer degradation and unauthorised additions and alterations. These are ripe for urban renewal, for which local bodies should encourage the residents/cooperatives and Resident Welfare Associations to take up urban renewal. But due to without incorporating local people perception planning are formulated and remain on paper itself.

6 OTHER PLANS

Steering Committee Recommendations: According to the Steering Committee constituted by the MOUD (1996) recommended decentralise the wholesale trade particularly those which are hazardous. The Steering Committee pointed out that the residential area having unique character especially within the walled city

should be conserved with care and sensitivity as well as entry of vehicular traffic needs to be restrained to maintain the desired level of circulation and parking.

Delhi Urban Heritage Foundation: In 1997, Delhi Urban Heritage Foundation was set up under Delhi Development Act. It had emphasised to frame out rules and regulation and institutional framework for conservation of heritage and urban renewal. It also referred to create partnerships and commitments among stakeholders, to mobilize government/private investments, monitoring of the implementation projects.

Chandni Chowk Redevelopment Plan (2009): Municipal Corporation of Delhi (MCD) has formulated Shajahanabad Redevelopment Corporation (SRDC) division for revitalization of Walled city. It has come up with several redevelopment plans firstly: Redevelop Chandni Chowk i.e. Red Fort to Fatehpuri Masjid square, secondly Conservation of Heritage Building, thirdly Conservation & Heritage walk fourthly multi level car parking near railway station. The main emphasis of this plan is as follow:

- create unique urban space for ultimate tourist destination by using environment friendly technology, pedestrianization,
- eco friendly battery operated transport system within city premise,
- restricted vehicular path with underground cable system,
- tree avenue street furniture for leisure, information centers,

The goal of this action plan is to make walled city as ultimate tourist destination without considering its heartbeat activity. The Steering Committee recommended almost 15 years back to decentralise the wholesale trade from this urban fabric. But recent action plan only restrict vehicular movement on particular stretch without planning of decentralise the traders. Commercial encroachment from the informal sector neither of which were planned for by the original city planners of Shahjahanabad. To remove the encroacher without wholesale shifting is not possible at all. It can say that 'a chain is only as strong as its weakest link'. Imposing growth never sustain from deviating its original footway. Imposing regeneration has proved leading to its condemnation as a whole of Walled City.

7 CONCLUSION

The walled city is plagued with suffocating condition with traffic congestion, infrastructure deterioration, unauthorized construction, dilapidated housing and overall low quality of life. The transformation of residential premises for non-residential uses acts as a barrier in the conservation of heritage, urban renewal, land assembly, legitimate property tenure, titles and transfers, infrastructure upgradation, financial mobilisation, development rights, etc. Unattending application of plans leads it as a status of slum under the Slum Area Act, 1956. Neither the legal framework, nor the present organisational structure have been able to control unauthorised reconstruction of historical havelis/buildings or in taking up any meaningful redevelopment. On the other hand indiscriminate application of the several plans has proved counter-productive in economic and physical regeneration of the Special Area. In order to address Special Area effectively to the emerging issues there is the need for conservation and decentralisation of activity to make amendments. The utmost strategy for revitalizing the glory of Walled city are:

(i) Conservation approach to retain the overall traditional character of the Walled City. Those building are heritage importance should be conserve. Shahjahanabad has within it 42 of the 170 protected monuments controlled by the national Archeological Survey of India (ASI). The Indian National Trust for Architectural and Cultural Heritage (INTACH) have documented a list of 411 Listed Buildings within Shahjahanabad. The Delhi chapter of INTACH has proposed 8 Conservation Zones. There are 10 heritage walks (SRDC)

(ii) Decentralisation of trade, commerce and industry from core area of Shahjahanabad. The main street, now termed Chandni Chowk, runs from the Red Fort to Fatehpuri Masjid is fully congested with garments whole trader. North of the street, there is the mansion of Begum Samru, now called Bhagirath Palace is known for electronics goods. South is the street is Dariba, a famous street from Mughal period for jewellery shops, beyond which is Jama Masjid. Daryaganj is a section that used to border the river at Rajghat and Zeenat-ul-Masajid. Its main arteries are Netaji Subhash Marg/Bahadur Shah Zafar Marg leading to India Gate (north and south) and ends upto railway station. And other Khari Baoli roads aligns on east west from chandni chowk road was carrying flower wholesale market now it has shifted. Lala Lajpat Rai for electronics goods, The Ajmeri Gate to Chawri Bazar axis wholesale paper trade located towards the Jama Masjid and

ironhardware towards the Ajmeri Gate, Cycle wholesale market towards fatehpuri masjid, Nai sadak for printing press, Grocery roads need to be shifted in designated area. Environmental up-gradation requires reducing degenerative effects of traffic ongestion.

(iii) Visual integration of major landmarks to revitalise the past glory. Enhance the existing visual link between the three major landmarks namely Red Fort, Jama Masjid and Fatehpuri Mosque as per original concept of Walled City of Shahjahanabad. This could have been possible to restrict FAR increase. The old building does not carry the loads for further rise. Judicious landuse regulation could have been possible to revive its glory.

(iv) Pedestrianisation of Chandni Chowk to impart grandeur to the monuments will make completely free of vehicular traffic so as to restore the human scale and convenient living. Battery operated vehicle, man driven rickshaw all make chaos and accident.

(v) Introduction of mughal activities such as traditional/craft bazaar, heritage walk/rides, generation of urban culture at neighbourhood level such as festivals/fairs to attract tourists. Encroachment of facets is to be vacated. Ancillary commerce will automatically shift with the shifting of trades and wholes market

Regeneration of heritage urban space of Delhi, Shajahanabad will be possible to manifest its glory through decentralise trades, landuse control and zonation practice monitoring amendments and stop further development and back to in-situ situation.

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