

Urban Renewal of the Sadar Bazaar Area in Pune Cantonment

Arati S. Petkar, G.R. Diwan and P. Tikhe Tushar

Abstract--- *The study mainly focuses on the concept of urban renewal, important aspect of urban renewal and the trend of development and existing condition of Sadar bazaar in Pune cantonment area, cantonment acts and building bye laws; that has been studied in order to analyze the development trend in the Sadar Bazaar area of the Pune Cantonment. The Cantonment was well planned in a grid iron pattern to suite all the requirements of the military. An area known as Sadar Bazaar was set aside for the Indian traders; which was felt necessary for providing the army with daily needs in an organized manner, as against the chaotic and unhygienic native bazaars. Ironically Sadar bazaar which was intended to be an organized shopping area is now congested and disorganized.*

The basic goals of study is to improve built environment replacing old, run-down or under-utilized urban areas with new developments, provided with adequate transport and community facilities and to promote rehabilitation and preservation of buildings, and improvement of local places, architectural, cultural or historical interest.

Keywords--- *Urban Renewal, Built Environment, Planning*

I. INTRODUCTION

THE most neglected aspect in burgeoning cities of today is conservation of our nature, historical and cultural heritage. Pune city and its adjoining cantonment area possess distinct characters and qualities having traditional, historical, cultural and built environment. It is necessary to prepare comprehensive Urban renewal scheme for different built areas of the city and cantonments in the context of their revitalisation and preservation to have better environment with better quality of life. This paper would try to discuss some important aspects of Urban renewal of an area known as Sadar bazaar area in Pune Cantonment.

Urban renewal means a programme for rejuvenation of towns to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether. Urban Renewal typically goes beyond the redevelopment of the physical area of a location and will tackle the social and economic activity

there as well.

Urban renewal is a program of land redevelopment in areas of moderate to high density urban land use to improve undesirable conditions. The process has a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world.

Urban renewal originated in the USA in the 1950s and 1960s, which then faced widespread decay and physical deterioration in cities and towns. The issue is should we follow the US model of urban renewal, or recast it to suit our context, using decades of experience of other countries? What kind of challenges will city renewal present to the Indian government?

Urban renewal in Indian context should be viewed not merely as a physical redevelopment of decayed buildings, or of slums, but a comprehensive city restructuring exercise, involving: reorganization of space and activities; replacement and augmentation of utilities and road systems and regeneration of economic base. One without the other is incomplete and may lead to imbalances and consequent failure of the entire exercise. It is a massive programme for rejuvenation of a town or portion of town. The objective is to secure improvement in functional efficiency of town.

Population growth in India has placed significant strain on urban infrastructure and civic services. The Indian government has proposed the National Urban Renewal Mission (NURM) to develop infrastructure and services in approximately 60 cities.

The present urban renewal mission is more inclined towards provision of infrastructure rather than renewal. The redevelopment is taking place only on the prime locations of the cities occupied by slums without proper social and economic interventions resulting into displacement of slums.

The important aspects of Urban renewal are summarized:

II. PUNE CANTONMENT

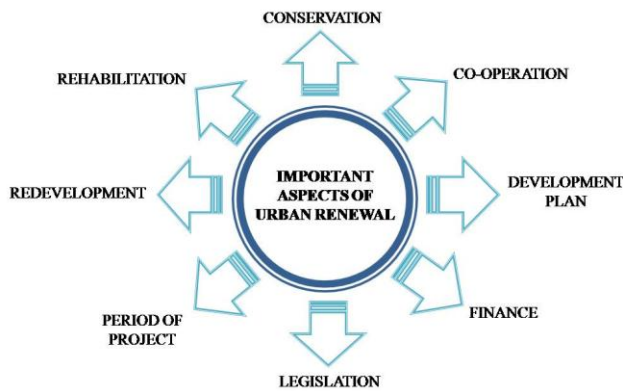
A. Historical Background and Present Condition

Building cantonments was a peculiar British phenomenon in the Indian Subcontinent. Whenever the British occupied new territory, they built new garrison towns near the old cities and called them cantonments. The cantonments were a British military settlement, which was to spread out all over Indian subcontinent whenever the British were present in sizeable numbers.

Arati S. Petkar, Assistant Professor, Civil Engineering Department, College of Engineering, Pune, Maharashtra, India, E-mail: asp.civil@coep.ac.in

G.R. Diwan, Former Joint Director, Town Planning Department, Government of Maharashtra. E-mail: diwanganesh@yahoo.co.in

Tikhe Tushar, M. Tech student (Town & Country Planning), Civil Engineering, College of Engineering, Pune. E-mail: tikhe@gmail.com



The cantonments represented the physical separation of the Rulers and the Ruled. These areas were isolated from the teeming bazaars of the native quarters and cushioned from the chaos and squalor of native life. The British created a wholly separate existence, which bore little relation to real India.

The British set up the Pune Cantonment in 1818. The Cantonment was well planned in a grid iron pattern to suite all the requirements of the military. An area known as Sadar Bazaar was set aside for the Indian traders; which was felt necessary for providing the army with daily needs in an organised manner, as against the chaotic and unhygienic native bazaars.

The cantonment building rules were strictly implemented; the shops inspected regularly, the street pattern followed. But within these constrains the Indians were allowed to follow their inclination as far as the plans, design or facades were concerned. The houses they put up varied in size and shape. The courtyard type of plan continued to be popular despite the small plots. Familiar facade, as the places of origin of the residents of the Sadar bazaar was created on the streets. Thus, the streetscape that was created was a hybrid of beautifully carved wooden brackets and pillars of a Gujrati home; typical cusped arch and cypress columns of Maharashtra; the glass-panelled enclosed balconies and protruding ornamental windows of Goa as well as the Neo-Gothic or Neo-Classical ornamentation. Apart from the vernacular residential structure the Sadar bazaar also has a number of heritage structures like the Camp library, Victoria Theatre, Poona Drug Stores building, St. Xavier’s Church and above all Shivaji market. Shivaji market was constructed so as to provide an organized and hygienic market in place of the chaotic sprawl.

The anatomy of Cantonment has three clear-cut areas,

- The civil or bazaar area where residential, business and other service activities take place.
- Bungalow area which is purely residential area where both army officers and the civilian gentry reside. This area contains maximum vacant land with maximum restrictions on building activity.
- The purely military area, the operational and soldiers’ lines, residence, etc. The bungalow area can be utilized only for residential purposes. It contains mostly of old grants and other resumable tenures.

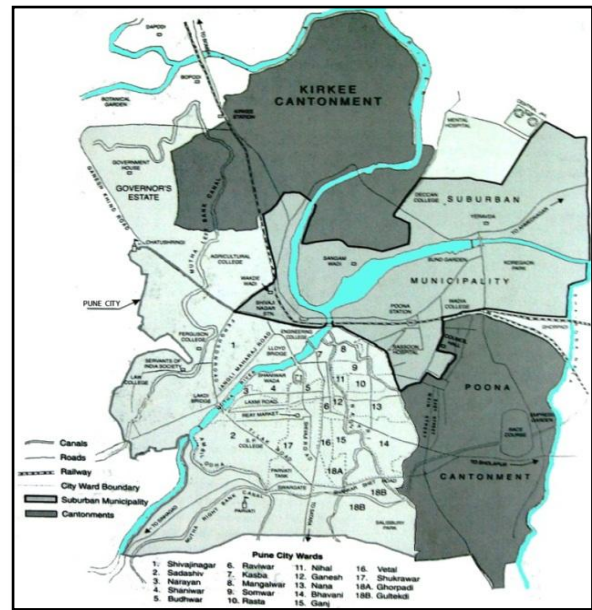


Figure 1: Map of Pune Cantonment with Pune City

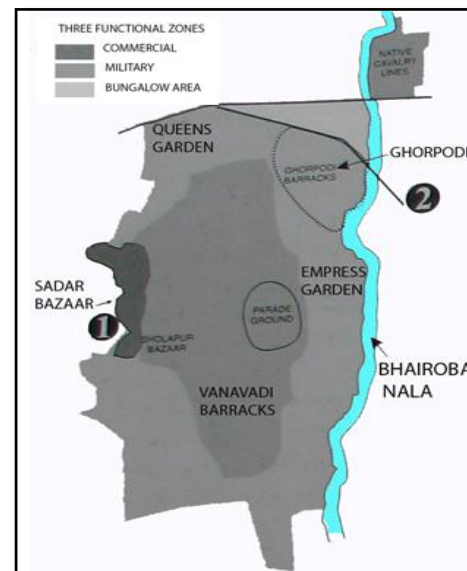


Figure 2: Pune Cantonment with Three Zones Source: ‘Pune: Queen of Deccan’

Table 1: Urbanization of Pune Cantonment

Year	Population (No’s)	Percent
1961	65,838	
1971	77,774	1.68
1981	85,986	1.01
1991	82,139	-0.46
2001	79,965	-0.265
2011	67,881	-1.51

(Source: Census of India.)

Table 2: Growth of Pune Cantonment till 2011

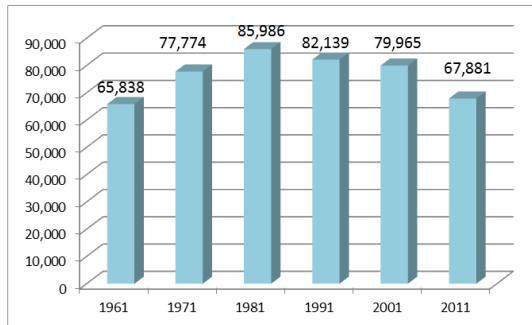


Table 1 & 2 showing Urbanization of Pune Cantonment and Growth of Pune Cantonment till 2011 respectively. From above table it is observed that there are substantial increases in population growth from 1961 to 1981 but from 1981 to 2011 there is decrease in population growth reason behind this decrease is because of commercial growth in Sadar bazaar.

III. SADAR BAZAAR

Sadar Bazaar was set aside, in between Pune cantonment and Pune city for the Indian traders; which was felt necessary for providing the army with daily needs in an organized manner, as against the chaotic and unhygienic native bazaars. Merchants attracted by the market for goods that these troops required built two lines of thatched huts from which to trade. This locality became Main and Tabootee Streets in later years, and represented the heart of the Sadar Bazaar. The function of the Sadar Bazaar was the provision of goods and services to the European community of Poona. Of course the 'Native City' had its own market areas, but the British preferred not to enter the environs of the old city, and the Sadar Bazaar provided a 'safe' compromise whereby British consumption and contact with Indian merchants was concentrated in an enclave external to the British culture area and yet ostensibly under British control. In this way the colonial community did not have to enter the Native City and nor were Indian merchants required to live in proximity to the British.

The Sadar Bazaar was the area dedicated to 'European Style' shops. By the end of 19th century, Main Street was lined with trees and paved gutters, broad footpaths and kerosene lit lamps. Houses built on the street little later became an eclectic mixture of European and Indian Corinthian pillars of pilasters and carved wooden elements and courtyard type planning.

Sadar Bazaar was the only region within the Pune city-site taken as a whole where an ad-hoc synthesis between the colonial British and Indian urban traditions can be seen. Main Street was lined with multi-storied residences and shops that adjoined one another, many of which reflected indigenous Marathi architectural traditions. The Sadar Bazaar did not consist entirely of Indian style residences and stores. There were also a number of shops in the colonial British built in the colonial British style, particularly on East Street, public buildings, and the Gothic St. Xavier's (Christian churches). The Sadar Bazaar therefore represented a composite of Indian and British urban traditions, and although it was sometimes

hated by the British as being dangerous and unhealthy, it was the Sadar Bazaar that provided a focus for both the Civil Lines and Cantonment.

It constitutes a very cosmopolitan urban settlement, comprising people from all provinces and communities. About five hundred yards to the south east of this, another bazaar was begun, known today as Solapur bazaar at about same time 1818.

A. Scenario of Sadar Bazaar at 19th Century

- Within few years the Sadar Bazaar developed into a small town populated by Indian.
- Most of the livelihood by catering to the European residence and to the military establishment.
- By the end of 19th century there were more than 2400 houses and 700 shops.
- Other roads were also much broader to the older Indian town.
- Trees line the roads and were paved gutters, broad footpath, & kerosene lamps to light the roads.
- Cycle and pedestrians were the major commuting traffic.

B. Architectural Character

- The houses in the bazaar owned by Indians were of varying shapes and sizes and mostly with Indian type of facades plain walls, overhanging balcony.
- Houses put up a little later became a hybrid mixture of European and Indian elements.
- Glass panel, shutters, sloping tiled roofs, dormer windows, Tuscan or Corinthian plaster and columns were juxtaposed with profuse carving.
- The few high blocks that have come up are alien in the context of this harmonious neighborhood.

IV. NEED OF RENEWAL

Rapid urbanization has made the inner city change quickly with the urban sprawl of the whole city. In India, a mass of urban renewal projects have been carried out for meeting the new need of people's life. Ironically Sadar Bazaar which was intended to be an organized shopping area is now congested. The commercial activities attract number of people. Also it is a connecting link between Pune Station and areas like Hadapsar, Wanowrie, Kondhwa. Pedestrianisation of M. G. Road on Saturdays has been attempted. But the problems continue to remain on weekdays.

Shivaji market which was supposed to be an organized and hygienic market is now overburdened and unsanitary conditions prevail. Illegal hawkers have added to the chaos and have covered the view of the heritage structure. Vehicular movement around the market/area needs to be constantly managed.

Typical issues involved in renewal proposals for urban areas include:

- Changing land use and incapability of the existing setup to deal with these changes;
- Ever increasing traffic and transportation requirements
- Inadequate amenities and services

V. RESEARCH METHODOLOGY

A. Site Selection

Criteria for selection of site were rich architectural heritage structures present in the Study area, historical background to developed Sadar bazaar area and its potential for development because of its location. With the growth of the Pune city over the time the Sadar bazaar area now finds itself in the centre of the Pune city and the location itself has become a threat to the bazaar area and the activities.

B. Delineation of the Area for the Study of Sadar Bazaar

Study of surrounding area was necessary to understand changes in Sadar Bazaar. Therefore, edges around Sadar Bazaar for the study were defined considering the importance and relevance of the site with reference to city in terms of heritage, social, cultural and physical aspects for the study area was prepared.

C. Data Collection

To understand the problems in depth, the detailed study was carried out with respect to all the component of the chosen area for renewal.

- The historical background, its evolution and contemporary relevance.
- Its present status with reference to activities, encroachments & reasons for deterioration.
- Present status of the surrounding residential area with reference to land use pattern, land value, socio-economic status of the residents, activities, traffic and parking within and surrounding areas.
- Typical planning of residences.
- Cohesive architectural character of the lane and new developments.

From ground survey, it is analysis that residential landuse is 35% and mix landuse, commercial landuse are more as compared to old landuse map. These mix landuse & commercial landuse are respectively 14% and 17%. Only 3% open spaces, The Bazaar Garden and J.J. Garden in the Sadar bazaar area these Gardens are exists from old time. Amenities and services are 9% like schools; library, vegetable markets and all religious places like Temple, Musjid and church are present in the study area.

From survey it is analyzed that, buildings on East Street, Moledina road and near Arora tower are in good conditions but buildings in between Centre Street and M.G. road are in bad conditions or attention to be needed. Few number of dilapidated structures are present on Taboot Street and Dastur Mehar Road which would be maintain with little restoration work.

VI. ANALYSIS

A. Conversion of Landuse

Demand of commercial activity is increased because of its location which resulted in the conversion of residential activities into commercial activity taken place in this area, to put the brakes on large scale conversion of residential properties into commercial properties, zoning of this area is necessary.

Residential Area: Numbers of houses in Kamathi-pura area are in bad conditions also numbers of houses in this area are ground structure & ground plus first floor structure. The area known as Gawli Wada is also having same conditions. There are numbers heritage structures like Kedari building, temples, Masjids etc. in Sadar Bazaar area which need to maintain to restore their architectural character and strengthen the structure.

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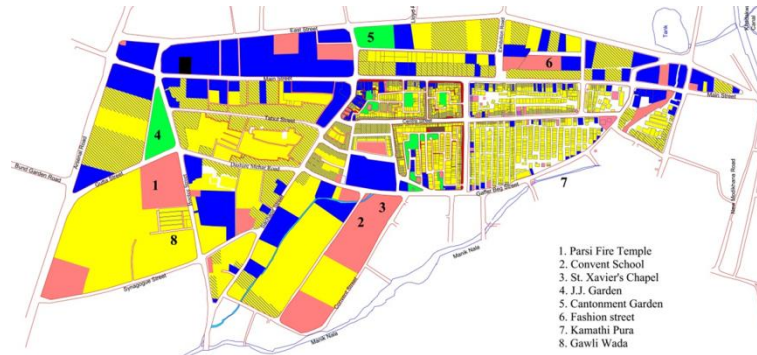


Figure 1: Map Showing Existing Land Use of Study Area

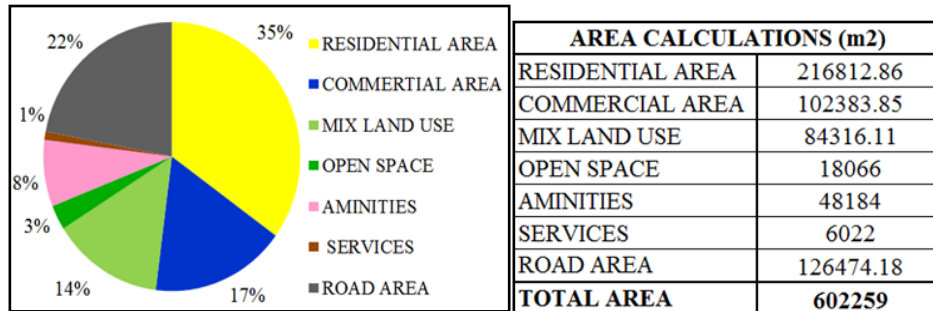


Figure 2: Pie Chart Showing Percentage of Existing

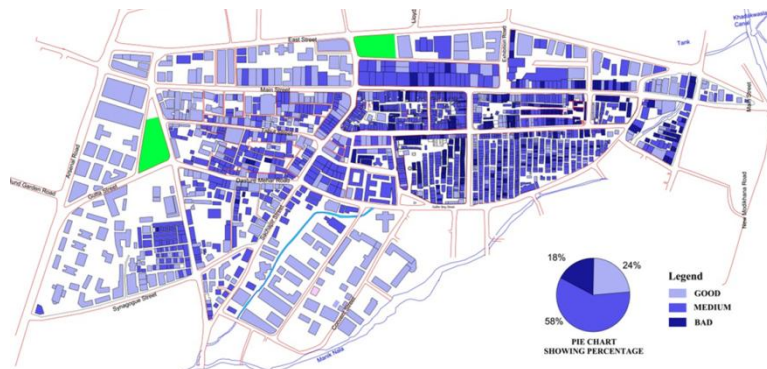


Figure 3: Map Showing Existing Building Conditions



Figure 4: Map Showing Proposals for Sadar Bazaar Area

D. Pedestrians

A large part of the difficulty in our cities arises because of negligence towards pedestrian traffic. Walking will always remain prime mode of transport in commercial areas like M. G. road and East Street. At present footpaths of 0.9m to 1.5m

wide with un-even and discontinuous is observed in study area and footpaths are inadequate to carry the peak pedestrian volume. The pedestrian can be seen using the road which creates conflict between vehicles and pedestrians movement.

Traffic and Transportation: There is tremendous traffic

congestion on M. G. road and near Shivaji market due to commercial activity in this area. Also many people travel to their work place via M. G. road generating through traffic.

Parking Issues: From ground survey it is observed that, almost all the basement of buildings are at present used for commercial activity like shopping, hotels and others. The load on street parking can be reduced by utilizing that space for parking of respective building. At present pay and park system is running in the study area. Present four wheeler parking results in reducing the carriage width of the M. G. road and East Street.

E. Visual Pollution

Visual pollution is created due to sign boards, overhead wires of light and telephone poles and advertisements. Hoardings are one of the elements which simply can not be ignored. Hoardings of various products were erected at number of locations creating bad impact on facades of buildings. Size of hoardings, Matter or picture/images mentioned on hoarding also affects aesthetical beauty of structure.

Hawkers Menace: Hawkers form a major component of the areas existing economic activity. They obstruct the flow of traffic due to their locations. Hence there is a need to relocate them on the basis of items they sell.

F. Conservation of Heritage Buildings

From study it is observed that, Number of Grade I and II heritage buildings and old buildings with architectural character are present which needs to be preserved.

G. Proposals and Suggestions

- Earmarking of zones for different purposes such as residential, mix landuse, institutional, commercial and other activities.
- Under the Section 260, Cantonment act 2006, Group Housing Schemes are made to accommodate housing population in this area.
- Uniform width Footpaths should be provided all over the roads with separation of pedestrian and vehicular movement.
- By proposing parallel car parking on M.G. road and East Street which decreases number of car on street but increase the carriage width of the M. G. road; this will helpful to reduce traffic congestion.
- Hoardings should be allowed only on locations where ample space is available mostly at road junctions. Also number, Orientation, size of hoardings and locations should be decided strictly to not affect aesthetic beauty of building. Uniform signage's for mix land use building and commercial buildings.
- The Pune Cantonment Board shall constitute a Conservation Committee to advice in the matters related to Heritage Conservation of ancient monuments and natural areas of conservational importance.
- Licensing space for hawkers is proposed in the group housing scheme opposite to the Shivaji market.
- Major considerations for selecting re-location of

hawker's zone are,

- The hawkers business should not get affected because of changing in the location.
- The location is identified to increase their business and to discourage them to displace on movement roads.
- Also, the pedestrian will benefited because of it and it help to get easy access to goods.

VII. CONCLUSION

An urban renewal exercise needs very elaborative planning by a scheme made for meeting the needs of the people. One of the important needs of man is a sense of identity, spaces and landmarks. Currently innovative ideas like exchange of FSI, TDR are being evolved to reduce financial burden on local authorities; resource needs of a redevelopment project need very careful planning. It may be possible to generate resources required mainly through people's participation in the implementation of redevelopment project. Existing building regulations and planning standards need to be suitably oriented to promote efficient land use and cost of project. Phasing is important in city development programme. It should be possible to get adequate returns for implementation of a phased programme by a viable financial planning. TDR policy however needs to be adapted very carefully in highly congested area having regard to its impact on infrastructure.

It is analysed from the survey, Sadar bazaar area of Pune cantonment swarming out with decreases in population density, dilapidated conditions of old buildings, inadequate infrastructure, amenities and inattention towards heritage building. These issues need to be addressed urgently so that the proposals for the same are made through the study. Urban design policies will provide better legibility, good public places for the public. The rich heritage of 18th century can be conserved with the proposals.

This study of Sadar bazaar area and proposals for this area will be helpful to restore the old character of that area and environment with preservation and conservation of rich heritage structures in the vicinity. Also proposal of group housing in the cantonment can be a good example for other cantonments in the India for future development.

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