



URBAN TRANSFORMATION OF KARTAVYA PATH AND THE PRECINCT

ON GROUND RESEARCH PROJECT REPORT 2024







DISCLAIMER

This report is prepared as part of the on ground research project along with the Third Semester, M.Arch. (Urban Design) students, School of Planning and Architecture, Bhopal. The content presented herein is based on research, analysis, and creative work carried out by the authors and is intended solely for academic evaluation. The work is an original creation, and all sources and references have been cited appropriately. However, the author acknowledges that there may be limitations in the data presented, and the work is subject to the availability of resources at the time of preparation.

RESEARCH INTENT

The research focuses on the theme of transformation, exploring the dynamic interplay between preservation, adaptation, and growth in the iconic Lutyens Delhi, specifically within the Central Vista and Lutyens Bungalow Zone (LBZ). This urban context, emblematic of colonial grandeur and post-independence symbolism, presents a unique challenge of reimagining spaces that honor their historical significance while meeting the evolving demands of a contemporary capital city.

Through the lens of transformation, this research project aims to propose innovative, context-sensitive interventions that rejuvenate Central Vista's monumental corridor, optimize its public usability, and address environmental, socio-political, and urban design challenges. The proposals will explore ways to redefine the identity and functionality of these heritage zones, enhancing their role in New Delhi's urban landscape as catalysts for social inclusion, ecological resilience, and cultural vibrancy.

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METHODOLOGY FRAMEWORK

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Data collection from secondary sources

Primary data collection

Understanding the existing condition of the precinct

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Heritage and Cultural Assets

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Rationalizing the land use by designing a city framework

Introducing new urban Anchor to create a new focal point

Introducing Diversified Activities through Public Placemaking

Rejuvenating Heritage Precincts into New Public Realms

Streetscape for enhancing walkability and way finding

Tourism Programming to include tourist circuits and loops

Enhancing Identity and Promoting Resilience through landscape

CHAPTER 1

INTRODUCTION

Site Context

Historical Overview

Evolution of Land Use

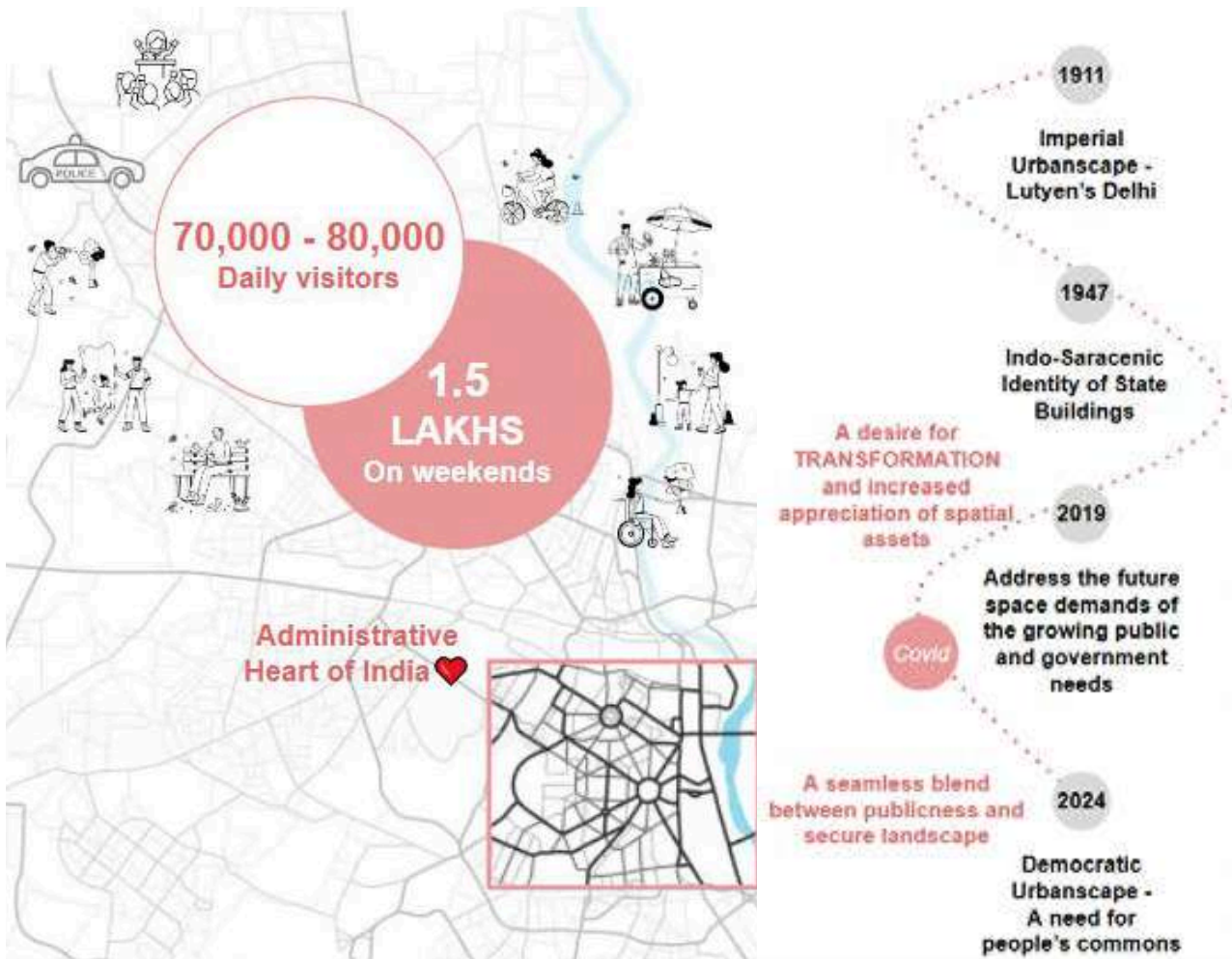
Land Use Permeability

Base Plan: Mapping of Existing Layout

Site Connectivity

The Central Vista in Delhi serves as India's administrative and ceremonial heart, showcasing its evolution from colonial imperialism to a democratic urban landscape. Designed in 1911 as part of Lutyens' Delhi, it symbolized British power with grand imperial urban planning. Post-independence in 1947, the area embraced an Indo-Saracenic architectural identity, blending Indian and colonial styles in iconic state buildings. Over time, growing public engagement and governmental needs necessitated transformation.

The vision for 2024 aims to seamlessly merge secure administrative landscapes with accessible public spaces, fostering inclusivity while maintaining functionality. Attracting 70,000–80,000 daily visitors, with numbers rising to 1.5 lakh on weekends, the Central Vista remains a significant cultural, administrative, and public hub, balancing historical legacy with contemporary urban needs.



HISTORICAL OVERVIEW



1931 (PRE-INDEPENDENCE)

Design and Construction (1911-1931)

The Central Vista was designed by Edwin Lutyens and Herbert Baker when the capital was moved from Calcutta to Delhi. Inspired by global examples like Washington, D.C., it featured grand structures such as Rashtrapati Bhavan and Parliament House.



1962 (POST INDEPENDENCE)

Transition to Republic (1947-1960s)

After independence in 1947, the Central Vista became the seat of India's government, housing key administrative offices. New buildings were added, such as Krishi Bhavan and Udyog Bhavan, to accommodate the growing needs of the government.



2021 / EXISTING

Before Redevelopment Proposal :

Proposed redevelopment aimed at modernizing government infrastructure while retaining historical significance.

Rajpath remained the central ceremonial avenue, awaiting upgrades for better public use.



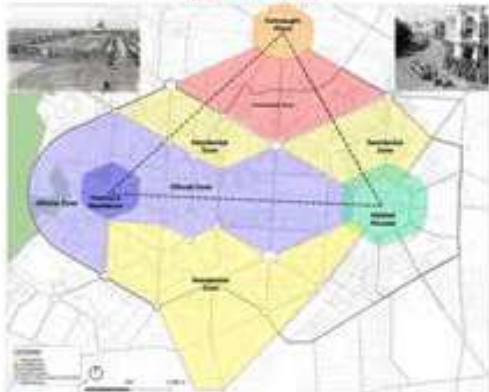
2041(FUTURE DEVELOPMENT)

Central Vista Redevelopment Project :

Launched to modernize the area while restoring its original symmetry and layout. Key features include a new Parliament building, a common Central Secretariat, and converting North and South Blocks into museums. To be completed by 2026.

LAND USE EVOLUTION

1931



There has been very less alterations in the land use of residential zones in the Northern axis of the LBZ while the Central axis,i.e. lands along the central vista has gone through transformations since initial plan from residential to public to government zone.

1962



The Residential lands in southward side of central vista has gone with insignificant changes and have remained almost frozen in residential category.

2021



There has been gradual influence of commercial land use of Connaught place on the lands on north zone where land use has significantly transformed to commercial.

2041



The palatial houses surrounding the C-Hexagon have now been converted into public and semi-public buildings through adaptive reuse.

BASE PLAN: MAPPING THE EXISTING LAYOUT



Map: Base Plan.

The delineated precinct possesses the most original character of the LBZ. Connaught Place which is an economic hub is towards the north of the precinct. To the east we have Pragati Maidan, Bharat Mandapam and Purana Qila. In

the south we have recreation spaces which are Lodhi Garden and Nehru Park. There are also exclusive clubs – Delhi Golf Club, Air Force Golf Course and Delhi Gymkhana Club. In the east there is the ridge forest.

SITE CONNECTIVITY



Map: Overall Site Connectivity.

Accessible by metro and bus, the precinct is close to New Delhi Railway Station. It connects to the North Noida Link Road and Delhi-Mussoorie Highway.

CHARACTER MAPPING



Map: Site Character.

The map shows the smooth transition from Highly secured zone with no allowance for visitors to Less secured zone and high footfall by various usergroup.



CHAPTER 2

DOCUMENTATION ANALYSIS

Morphology Study

Heritage and Cultural Assets

Transport and Mobility

Social Infrastructure Mapping

Landscape: Terrain and Streetscape

Activity Mapping

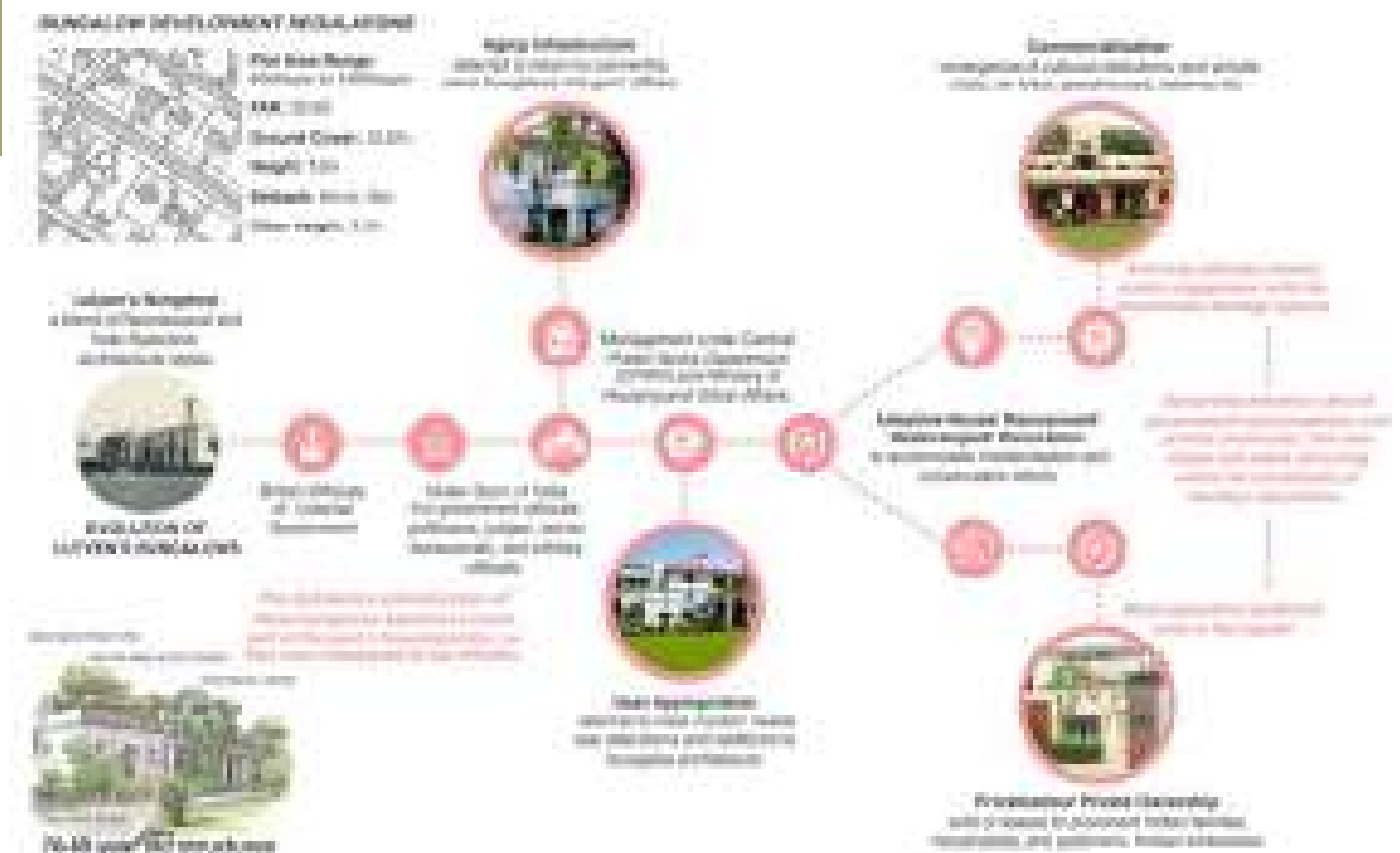


Image: Significant change in bungalow use over the time

MORPHOLOGY STUDY

Lutyens' Delhi, a historic neighbourhood with approximately 600 bungalows, stands as a remarkable example of garden city residential planning. This area is characterized by its low-density population of just 14–15 people per acre.

The development of Lutyens' Delhi is guided by strict regulations outlined in the LBZ Report of 2015 by the Delhi Urban Art Commission (DUAC).

The aesthetic guidelines for the area ensure that the architectural character of the neighbourhood is preserved. Other land uses, such as institutional or commercial developments, must comply with the building bye-laws and regulations outlined in the Master Plan of Delhi 2021 and the Delhi Building Bye-laws.

General Architecture Character of Buildings in LBZ other than Bungalows and Heritage Monuments



Government Flats
 Number of Floors: G+7
 Architectural Style: Utilitarian



Institutional Purpose
 Number of Floors: G+4 to G+6
 Architectural Style: Modernist/ Brutalist



Commercial (Hotels)
 Number of Floors: G+19
 Architectural Style: All glass building modernist



Government Office
 Number of Floors: G+7
 Architectural Style: Modernist with neo-classical



State Bhawans
 Number of Floors: G+3 to G+5
 Architectural Style: State influenced architectural features and building material



Embassy
 Number of Floors: G+1
 Architectural Style: Repurposed bungalows

The development guidelines for land use other than residential bungalows lack norms that can guide or sustain architectural character of the LBZ area as a heritage space.

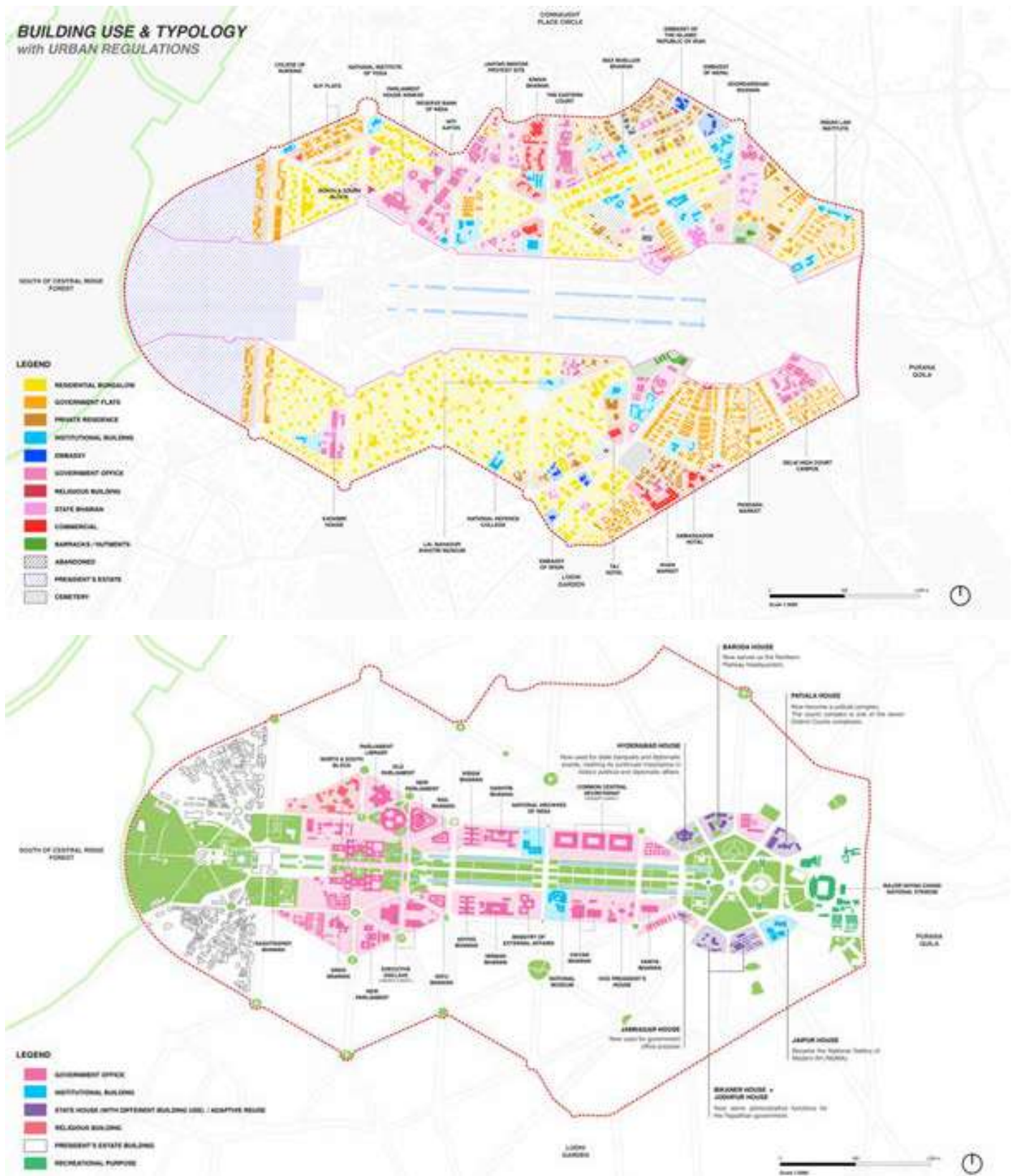


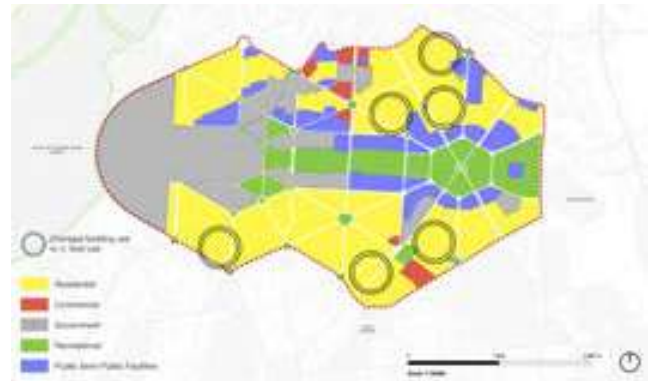
Image: Building Use and Typology Analysis

The post-independence era witnessed a significant functional transformation of historic buildings, transitioning from princely residences to spaces dedicated to government and public functions. Many of these structures

have been repurposed as government administrative buildings. This shift highlights the adaptive reuse of historic properties, preserving their architectural legacy.

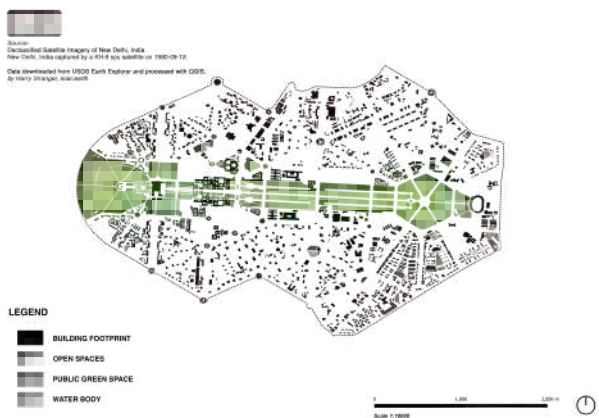


Residential buildings are categorised into various typologies, including iconic bungalows with large gardens, smaller plotted housing, standalone multistory houses, and barracks or hutments for staff and workers.

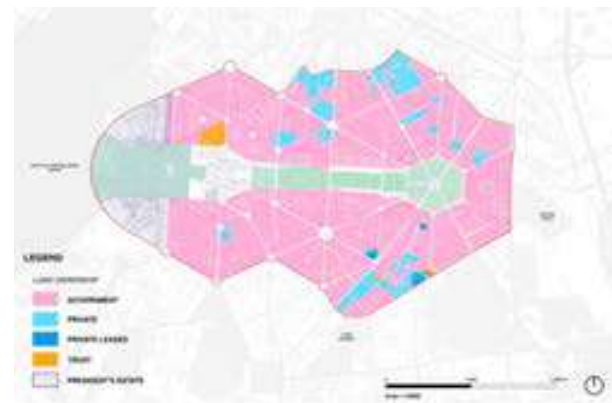


Several residential plots originally designated as residential in the master plan, have been repurposed for other uses over time. These plots have been transformed into institutional buildings, state Bhawans, and diplomatic offices.

Figure Ground: 1980 vs 2023



Land Ownership

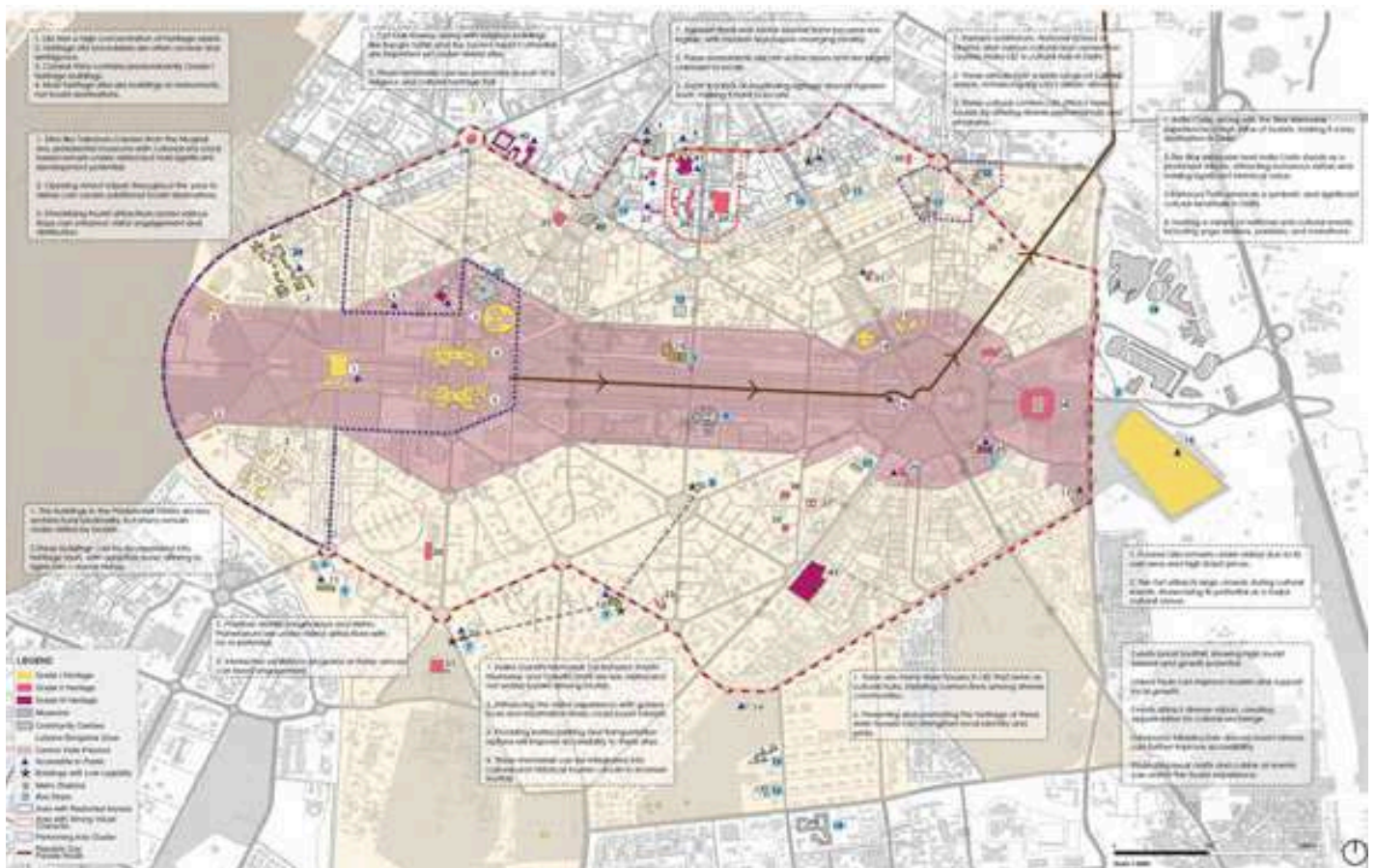


The ownership structure within the LBZ is categorized into four main types: government, private, leasehold, and trust ownership.

A significant portion of the land is under government ownership. The properties are primarily used to house high-ranking officials, including ministers, bureaucrats, and members of the judiciary.

Building Height Map: 2016 vs 2023





Map: Heritage and cultural assets in the precinct.

HERITAGE AND CULTURAL ASSETS

The precinct has a large number of heritage buildings which have been classified into three grades by the Heritage Conservation Committee. Many heritage structures are used as office spaces by the government, some are state houses and some are cultural centres and museums.

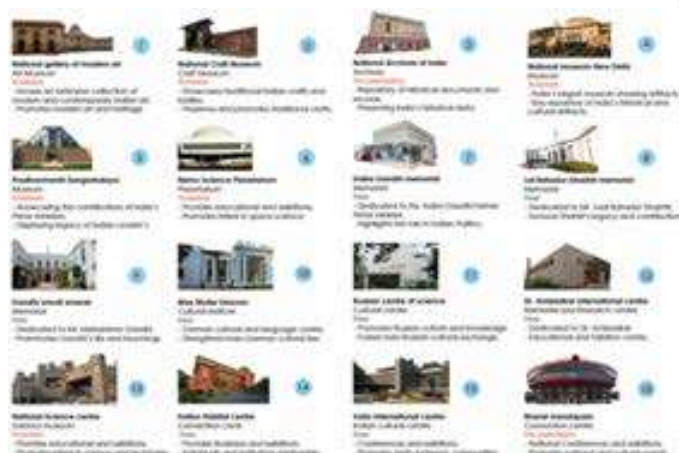
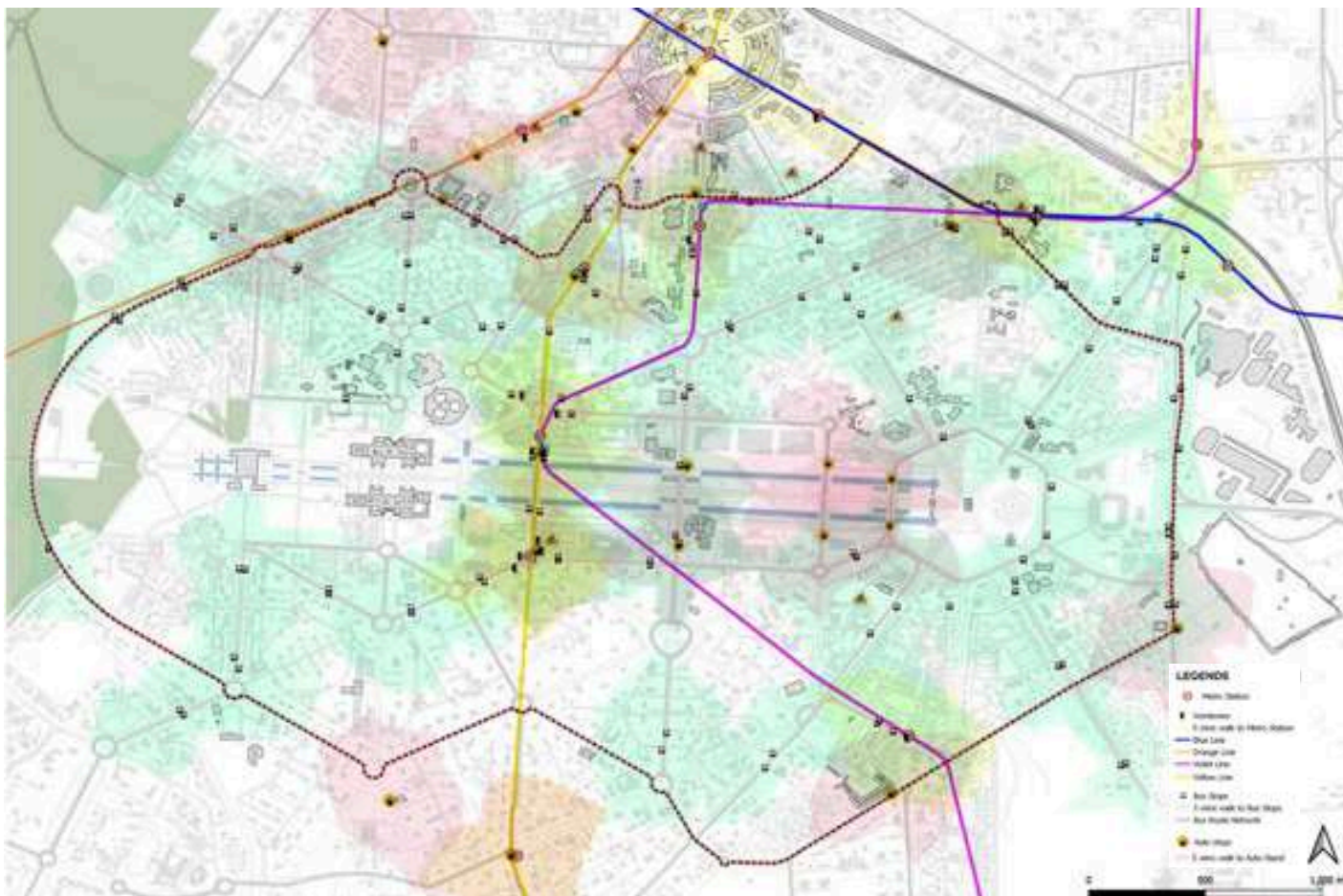


Image: Cultural centres in the precinct.

HERITAGE BUILDINGS		CULTURAL BUILDINGS
GRADE I		1. National Gallery of Modern Art
1. Rashtrapati Bhawan	23. Hungarian Cultural Centre	2. National Craft Museum
2. Buildings in President's Estate	24. Gai Dahi Khana	3. National Archives of India
3. Parliament House	25. All India Radio Building	4. National Museum of New Delhi
4. North Block	26. Sardar Vallabhbhai Patel Bhawan	5. Pradhyaman Singhwala
5. South Block	27. Kamla House	6. Kamla Science Planetarium
6. Cathedral Church of Redemption	28. Western Court	7. Indira Gandhi Memorial
7. Sacred Heart Cathedral	29. Eastern Court	8. Lal Bahadur Shastri Memorial
8. Free Mason's Hall	30. Embassy of Nepal	9. Gandhi Smriti
9. Jantar Mantar	31. Travancore House	10. Mrs. Indira Bhawan
10. National Archives	32. Telen-Gurukul House	11. Russian Centre of Science
11. Teen Murti House	33. Patela House	12. Dr. Ambedkar International Centre
12. Gandhi Sarban Smriti	34. Major Dinesh Chandra National Stadium	13. National Science Centre
13. Agastya's Basil	35. Jagan House	14. Indian Habitat Centre
14. Hyattsville House	36. Bharat House	15. India International Centre
15. Baroda House	37. Jagan House	16. Islamic Cultural Centre
16. India Gate	38. Jagan House	17. Kamani Auditorium
17. Khajuri Mahal Masjid	39. Darbhanga House	18. Bharat Mandapam
18. Purna Qila	40. Kapurthala House	19. Minto Museum
19. Tomb of Sikander Lodi	41. Bangla Shal (Gurdwara)	20. National Preamble Museum
20. Kamla House	42. Imperial Hotel	21. Parliament Museum
21. Gymkhana Club	43. Rajwade Sanshodhan Mandal	22. National School of Drama
22. Indira Gandhi Memorial	44. New Delhi Cemetery	23. UPSC Museum
		24. Rashtrapati Bhawan Museum

The concentration of some cultural assets like the National School of Drama and Kamani Auditorium sees a lot of cultural activities in the area. Students practicing drama tend to spill over to Mandi House Circle which adds to the vibrancy of the precinct.



Map: Public Transport Analysis

TRANSPORT AND MOBILITY

Bus services are provided by Delhi transport Corporation (DTC) and in collaboration with DMITS (Cluster Buses) in Delhi NCT. 93 bus stops (186 bus stops in both direction) and 108 routes with 4 types passes through the study area.

Redbuses–Standard AC Buses
Bluebuses–Electric Buses
Greenbuses–Ordinary Buses (non-AC)
Orangebuses–Cluster buses (DMITS),
Yulu and My bike stations are located in PSP and Commercial Landuse.



Map: Traffic Movement Speed

The lowest range of speed was observed near areas of landuse abutting Barakhamba Road, KGMarg, and Mathura Road, particularly near landuses such as PSP and commercial zones. This can also be due to congestion, which results in a slowing of speed.

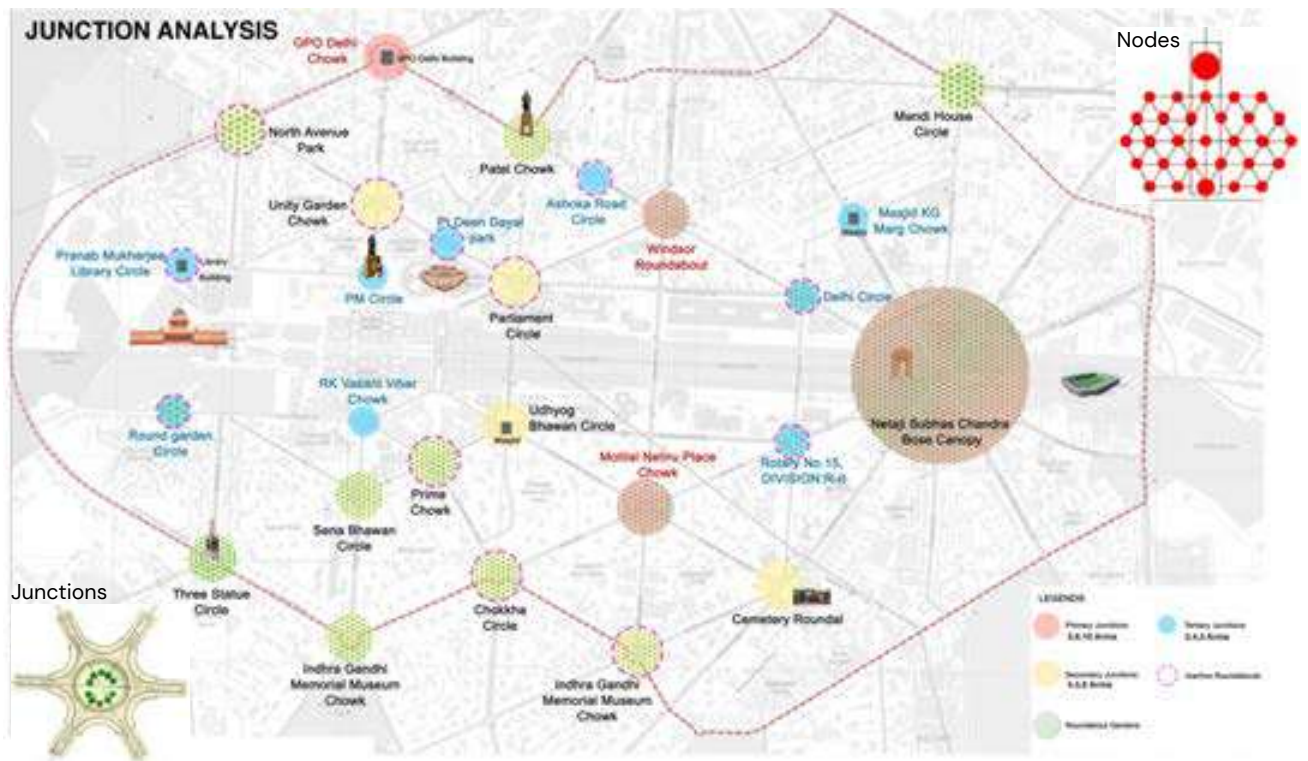
During off-peak hours, the average journey speed in this area is between 20 and 30 kmph, and during off-peak hours, it is between 12 and 20 kmph. The roads with the highest speed ranges were Akbar Road, Mother Teresa Crescent, Pandaramarg, and Tilak Marg.



Map: Road Hierarchy



Map: Cogestion Points



Map: Junction Analysis

Nodes- They are key city spots that serve as focal points for movement, appearing as squares, rotaries, linear forms, or central districts.

Junctions-The Plans of Lutyen's Delhi is Purely Geometrical Three Lined Streets Radiate from the Central Vista & Converge into Hexagonal Nodes.



INDIA GATE CIRCLE



GPO DELHI CIRCLE

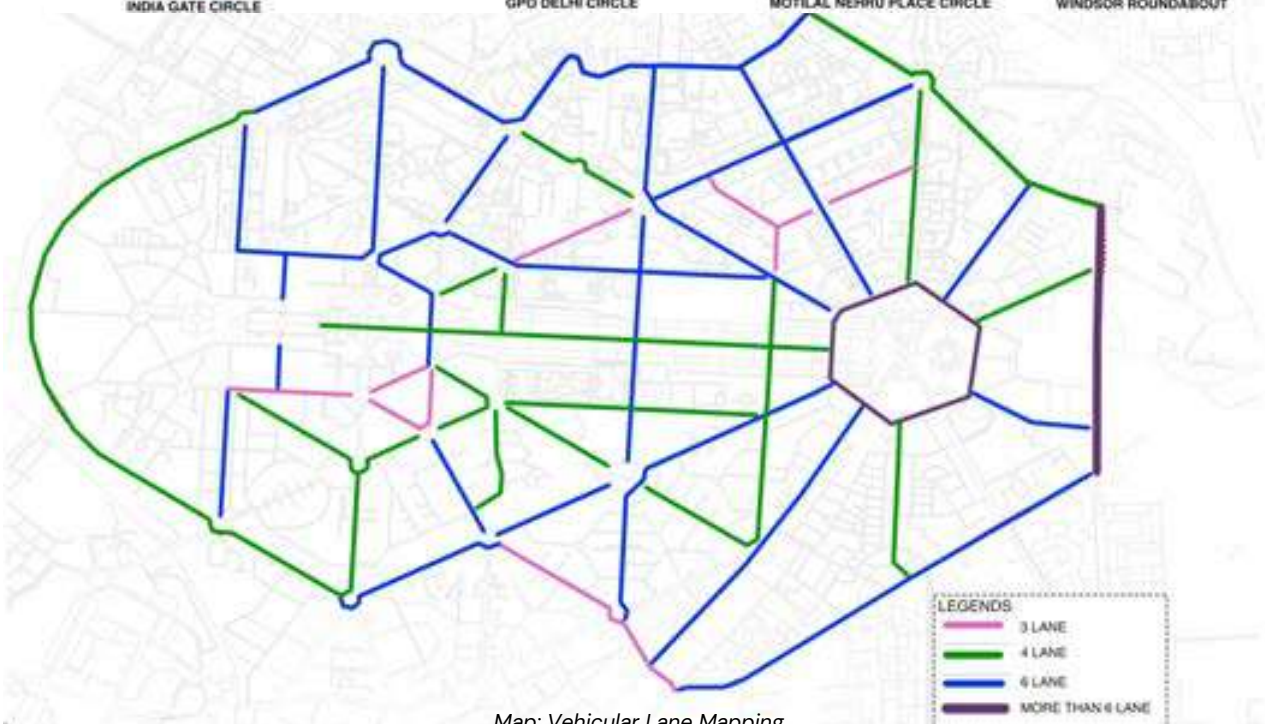


MOTILAL NEHRU PLACE CIRCLE

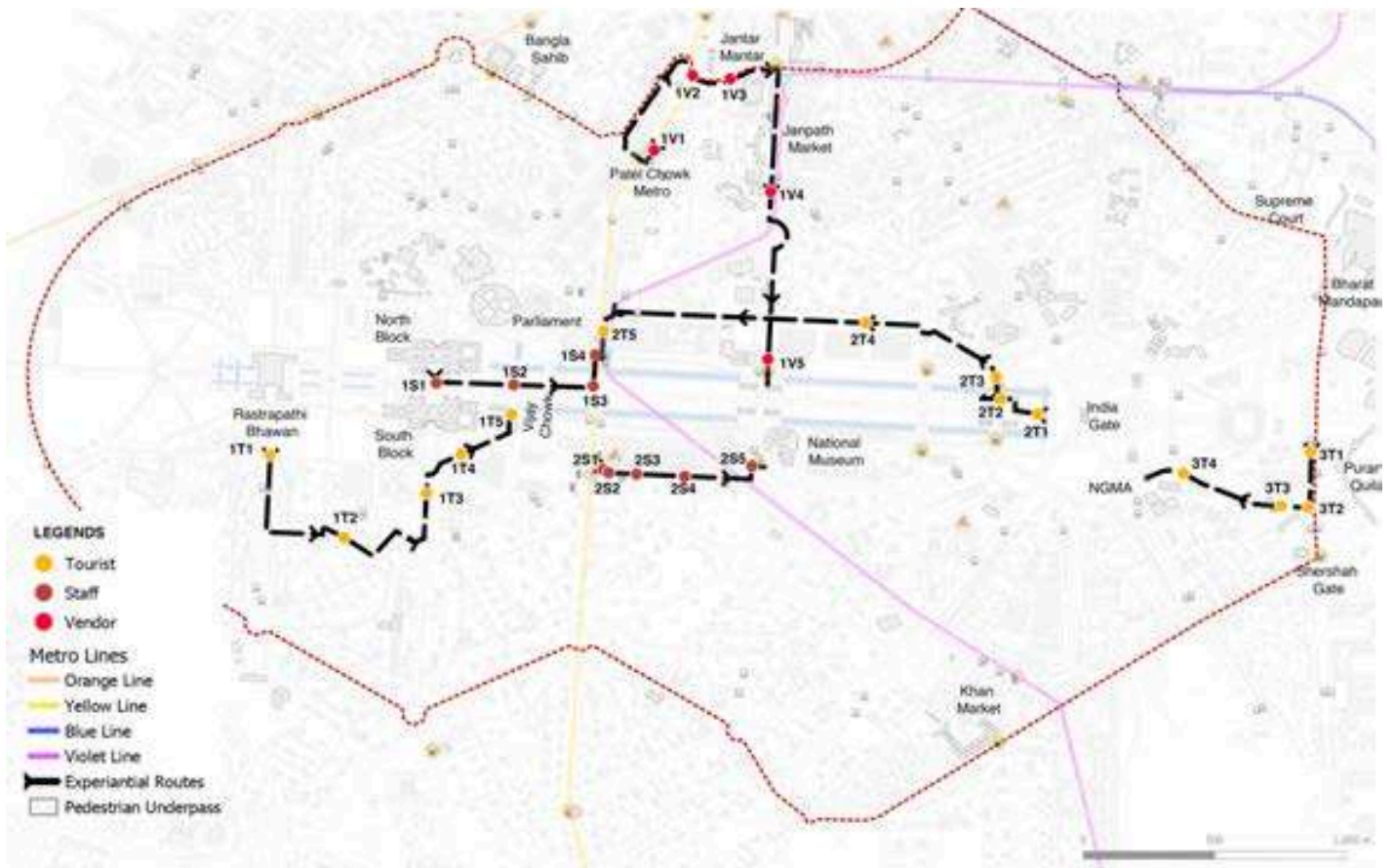


WINDSOR ROUNDABOUT

Map: Major Roundabouts



Map: Vehicular Lane Mapping



Map: Experiential Routes

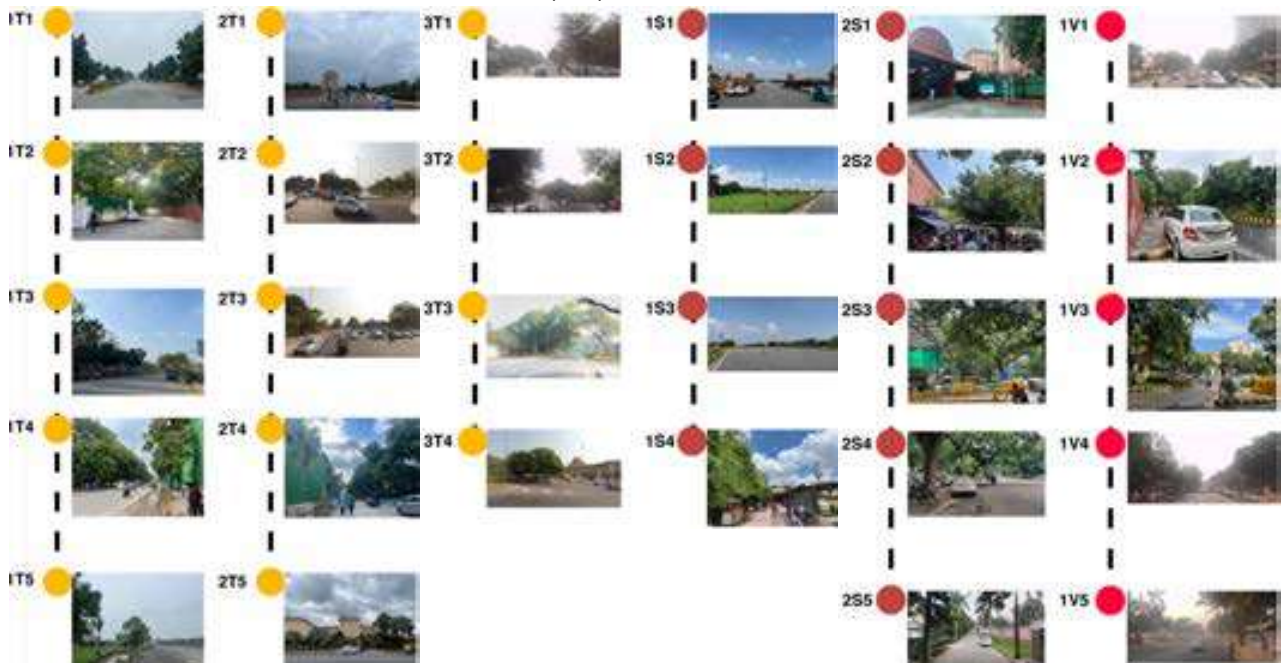


Image: Route Wise Photos

Walking in New Delhi's LBZ poses challenges for vendors, staff, tourists, and the public.

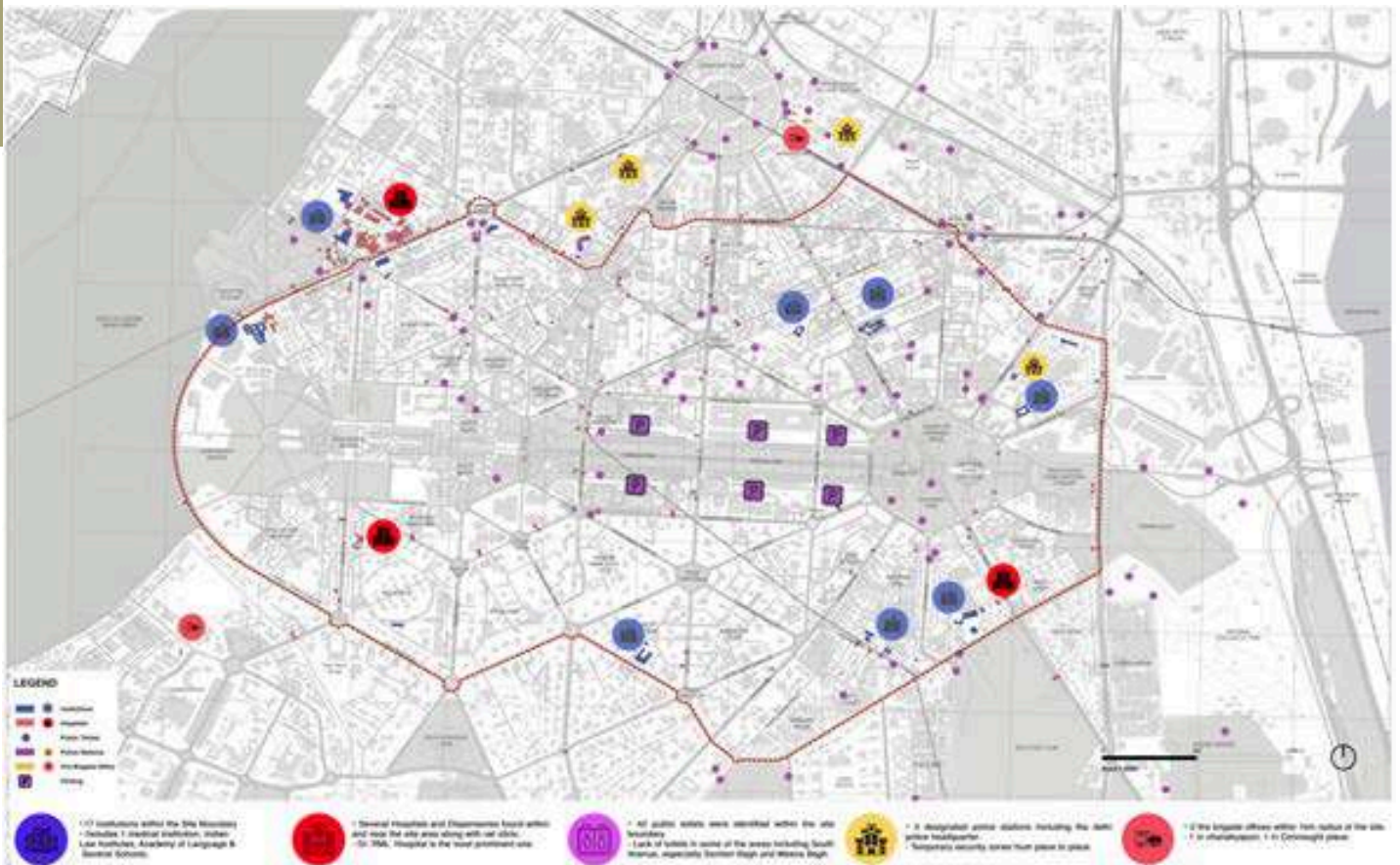
Vendor routes, like Patel Chowk to Kartavya Path via Janpath Market, face blocked visual connections.

Tourist routes, such as Rashtrapati Bhawan to Vijay Chowk, lack activities, while Purana Qila to NGMA and India Gate to Central Secretariat suffer from

poor access and traffic.

Staff routes, like Udyog Bhawan Metro to the National Museum, have vibrant stalls but broken footpaths and unclear landmarks.

The North-South Block route offers iconic views but lacks signage, amenities, and parking.



Map: Social Infrastructure Analysis

SOCIAL INFRASTRUCTURE MAPPING

This site analysis highlights a well-rounded urban area with strong educational, healthcare, sanitation, security, and emergency response infrastructure. While most facilities are adequate, there are areas that need attention, such as the gaps in public toilet distribution. Overall, the presence of such diverse services reflects the importance of the site in supporting its community's needs.

1. Educational Facilities

The site includes 17 institutions, such as a medical institution, Indian Law Institutes, Academy of Language, and several schools, reflecting strong academic infrastructure.

2. Healthcare Facilities

Several hospitals and dispensaries are located within the site, including the

prominent Dr. RML Hospital and a veterinary clinic, ensuring comprehensive healthcare services.

3. Sanitation

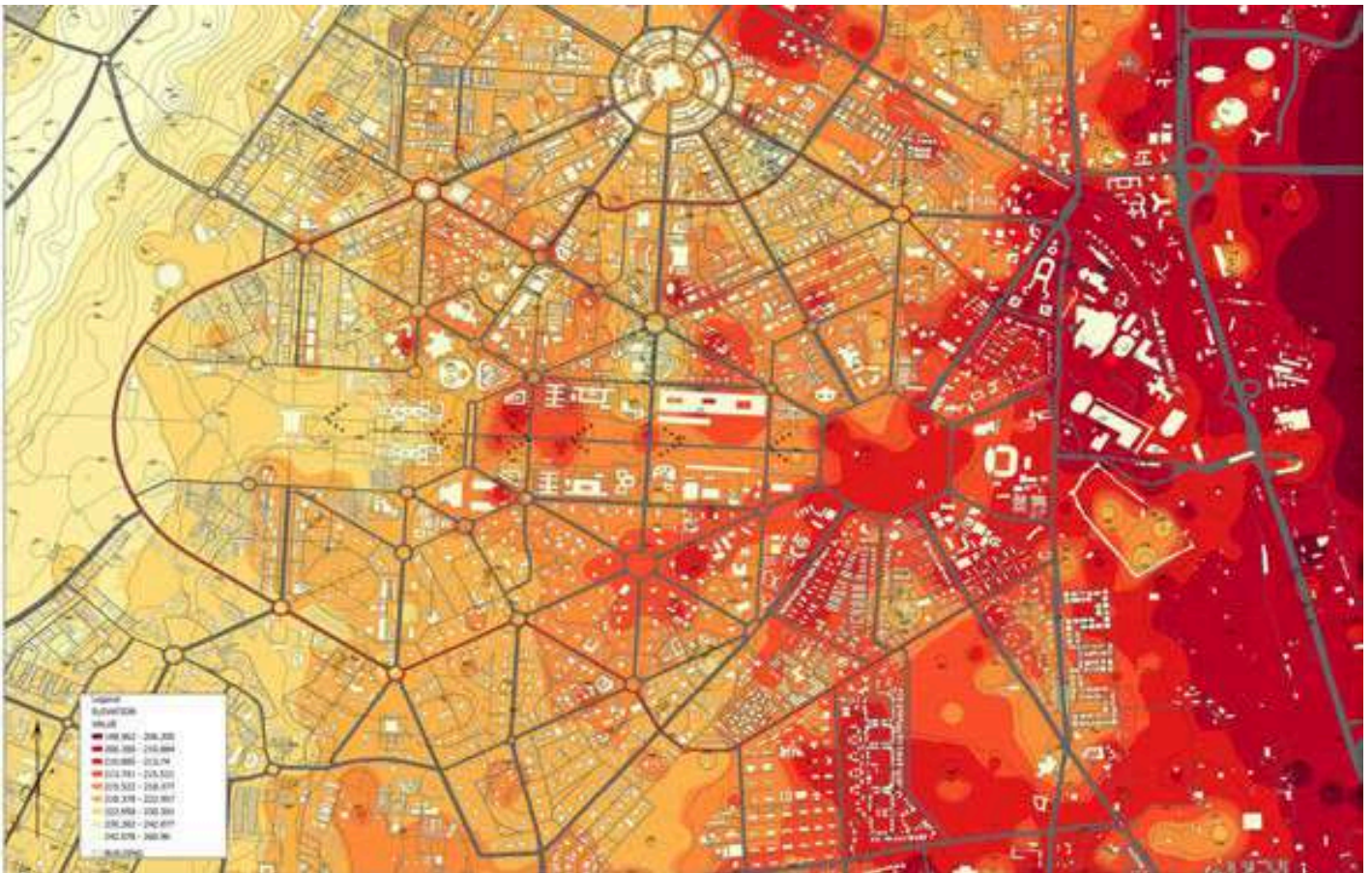
42 public toilets are available, but some areas, like South Avenue, Sunheri Bagh, and Meena Bagh, lack adequate facilities, indicating the need for improvement.

4. Security

The site has 5 police stations, including the Delhi Police Headquarters, with temporary security zones enhancing safety measures.

5. Fire Safety

Two fire brigade offices within a 1 km radius, located in Chanakyapuri and Connaught Place, ensure rapid emergency response.



LANDSCAPE: TERRAIN AND STREETSCAPE

Aravalli (known as Ridge in Delhi)–the oldest fold mountains in India–and river Yamuna –a tributary of river Ganga–are two natural features which frame the triangular alluvial region. While there was a scattering of settlements in the region, the urban settlements of Delhi developed, more profoundly, around the eleventh century on the Aravalli Ridge to the south of the alluvial plain.

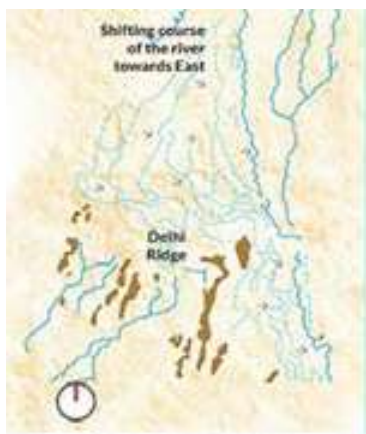


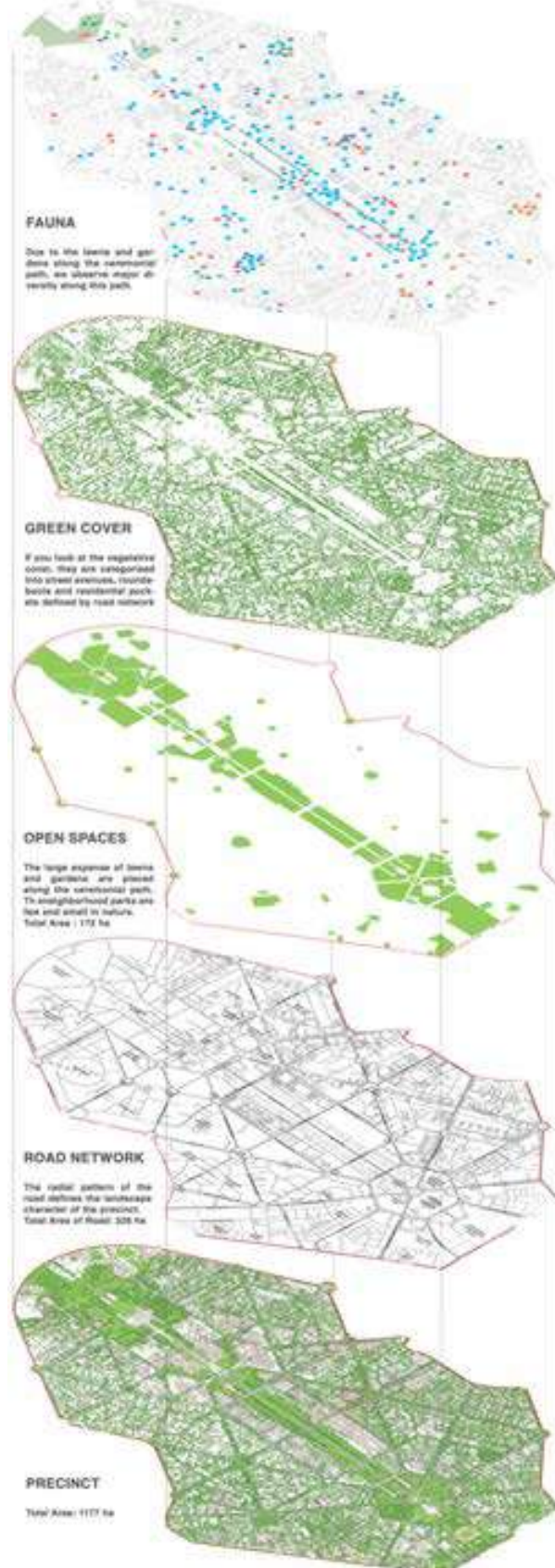
Fig: Slope and hydrology of the precinct

Due to the average slope being less than 2% and rain water runoff from the streets being high, the area has water logging issue.

This subtle elevation provides a natural vantage point, allowing a sweeping view of India Gate at the opposite end. The flat terrain of the middle section ensures clear sightlines along the avenue, reinforcing the ceremonial nature of the precinct.

Open space type and characteristics

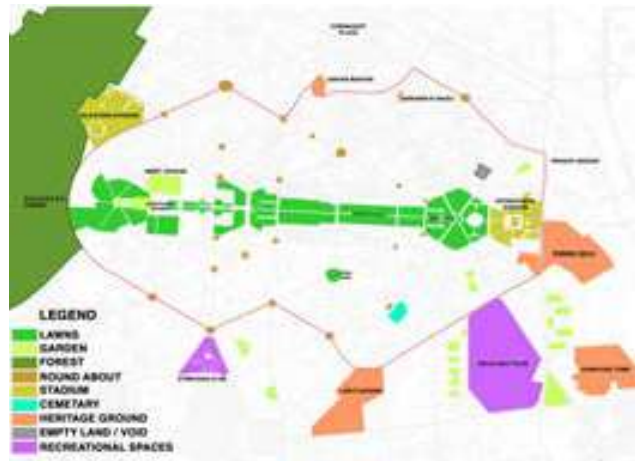
If we look at the landscape character of the precinct, it is strongly governed by the radial geometry of the roads. The present vegetative cover is categorised into street avenues, roundabouts and residential pockets.



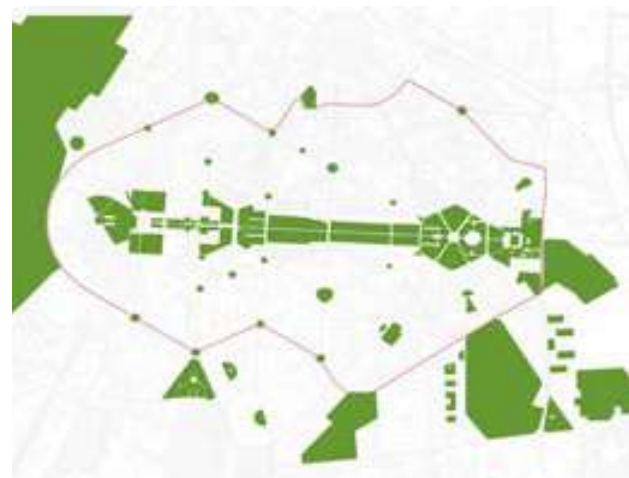
Map: Influence of Radial road network on landscape



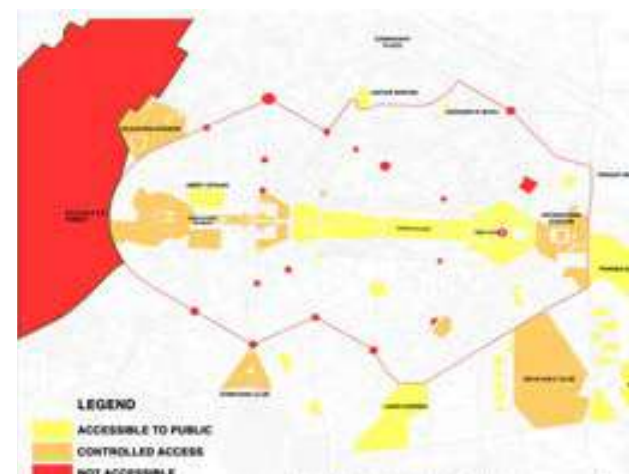
Map: Figure Ground Map



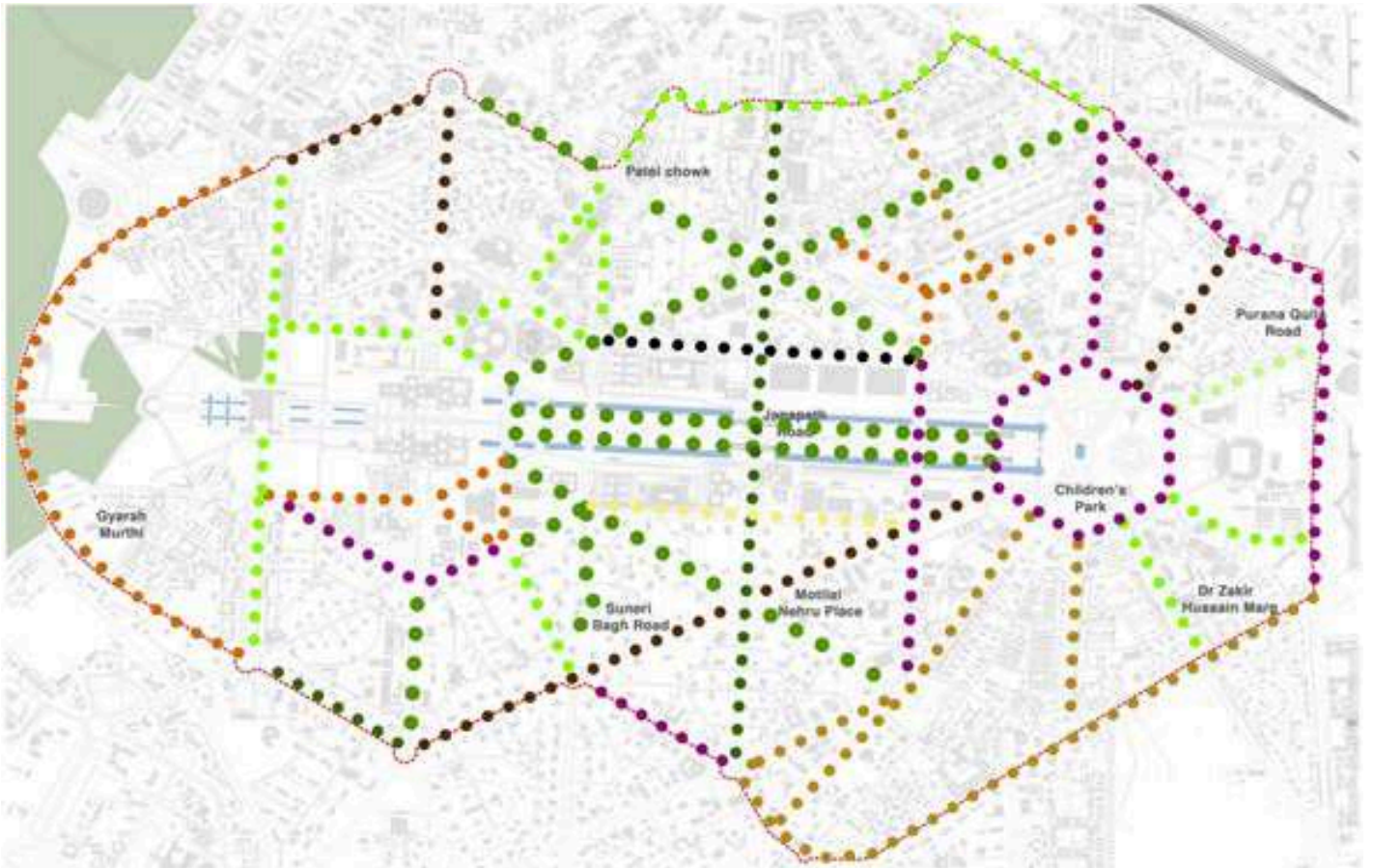
Map: Open Space Typology



Map: Urban Green Pockets



Map: Open Space Accessibility



Map: Plantation Scheme

LANDSCAPE CHARACTER

The first thing to notice about avenue trees in Lutyens Delhi is that there are not very many species. Discounting a few species planted sparingly only along single avenues, there are only 8 kinds of trees repeated like hand-block motifs. When city planning went under way and the main arterial avenues of New Delhi were first being sketched in 1912-13, planners had to take into account the fact that the vistas were mostly flat and uninterrupted. South of the walled city, the eye swept a vast, plains littered with the crumbling debris of earlier, abandoned Delhi's.

All this would change, of course, when avenue trees had grown to maturity, and Capt. Swinton was well aware that our real difficulty in New Delhi is not going to be to hide ugly things but to prevent what we want to be seen from being hidden...' by the trees.



Image: Shrubs and Fauna Present

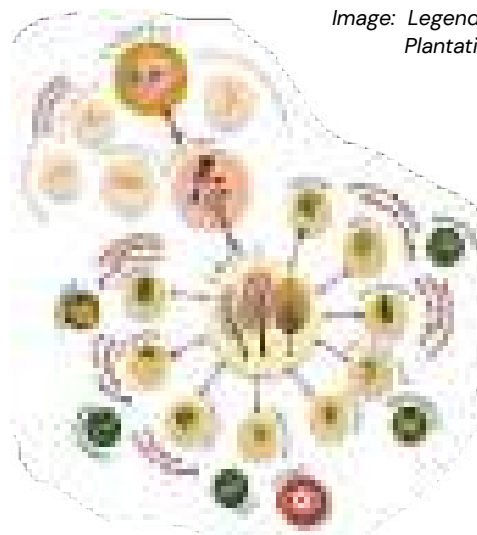


Image: Legends for Tree Plantation

Of the 13 major trees included in the plantations, Neem, Arjuna, Imli, Bahera, Jamun, Peepal, Banyan, Pilkhan, Khirni, Amaltas and Sausage tree are predominantly present in the area.



RASHTRAPATI BHAWAN-

The Rashtrapati Bhawan's landscape character is formal and regal, marked by symmetrical Mughal - inspired gardens, expansive lawns, and geometric pathways. It harmoniously integrates grandeur with lush greenery, reflecting a blend of Indian and colonial architectural influences.



WAR MEMORIAL-

The War Memorial's landscape is solemn and contemplative, featuring symmetrical layouts, minimalist design, and subdued greenery, creating a space that blends modern aesthetics with historical reverence to honor fallen soldiers.



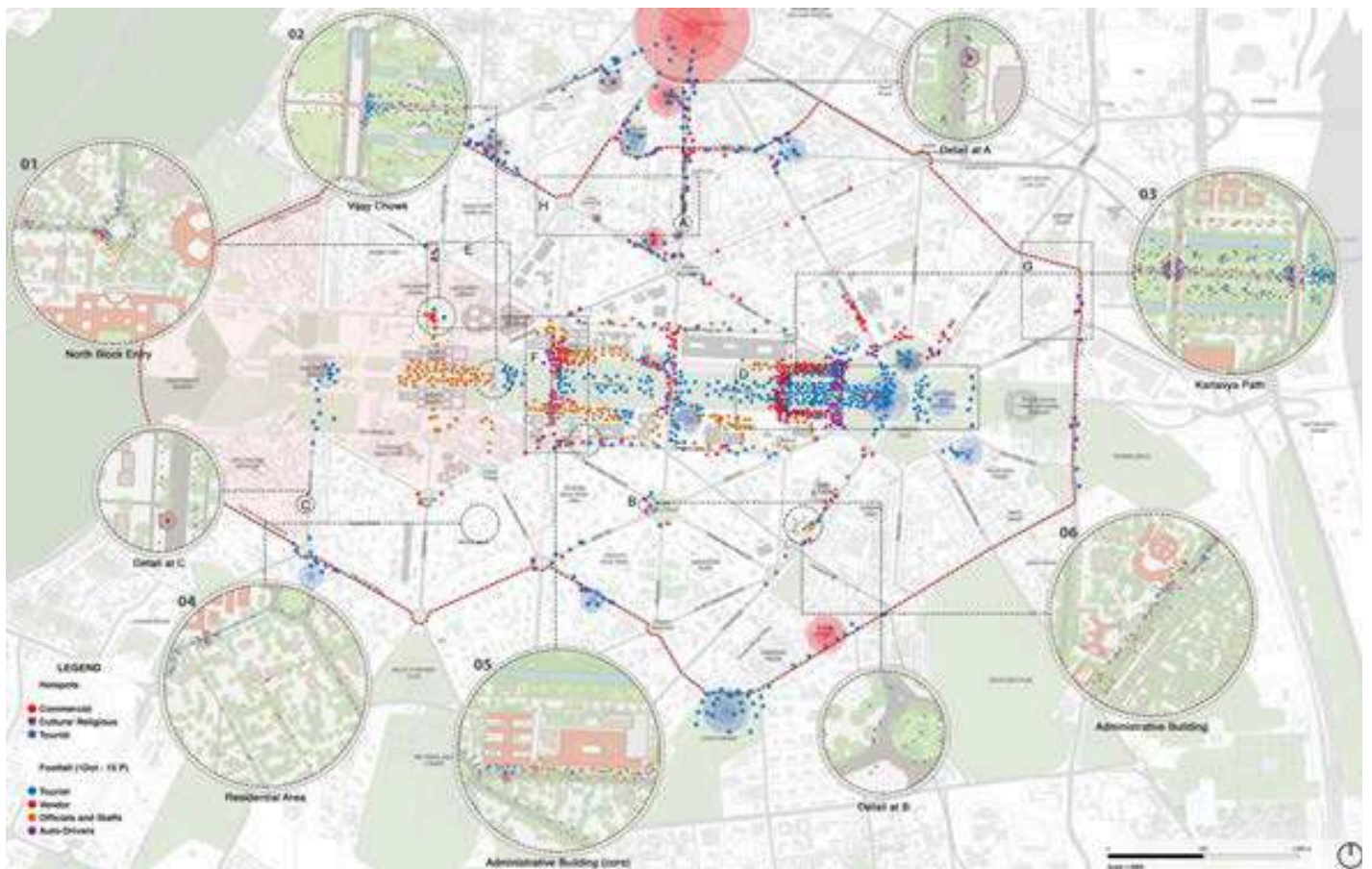
INDIA GATE-

India Gate's landscape features a grand axial layout, open lawns, and tree-lined avenues, blending monumental heritage with lush greenery to foster national pride and public engagement.



STREETS-

APJ Abdul Kalam Road features wide streets, tree-lined avenues, manicured verges, and a blend of modern aesthetics, creating a harmonious balance between built form and nature.



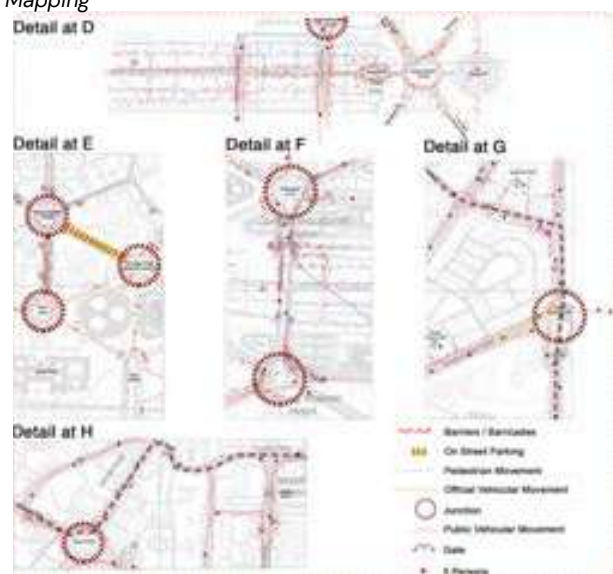
Map: Activity Mapping

ACTIVITY MAPPING

The activity mapping highlights the significant hotspots and movement patterns of diverse user groups across Central Vista, New Delhi. By analyzing footfall trends, user density, and spatial usage, the mapping provides a detailed understanding of how different spaces within the area are utilized throughout the day.

Key insights include areas of high pedestrian activity, time-based variations in user engagement, and the interaction between formal and informal spaces. It helps to understand how various user groups—including office-goers, tourists, street vendors, and residents—navigate and engage with the public realm of Central Vista.

Further explores how movement patterns shift across different junctions within Central Vista, influenced by varying spatial and functional



characteristics.

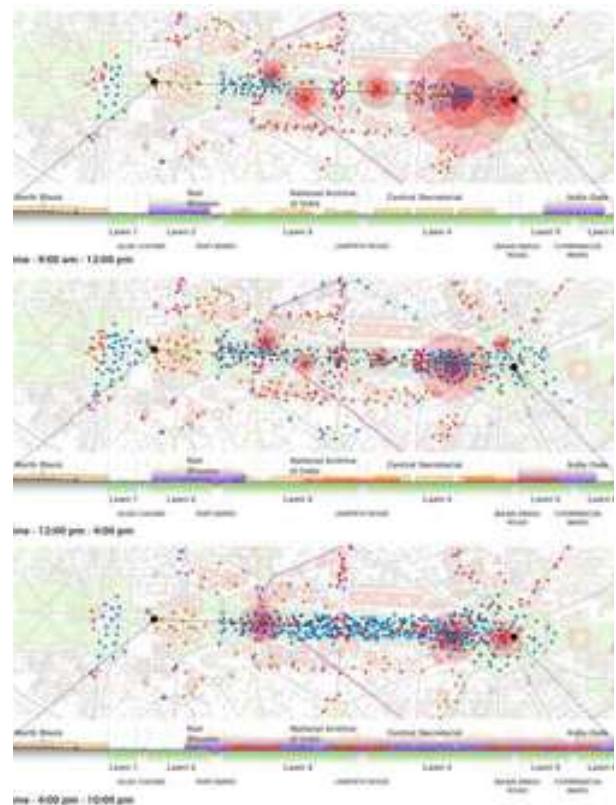
To deepen the analysis, selective zones were identified and examined in greater detail. This approach allows for a focused understanding of localized activity patterns within specific contexts. These insights are critical for proposing design interventions that enhance the overall functionality, accessibility, and livability of Central Vista.

Formalized vending zones with seating areas are established in front of the North Block, providing organized spaces for office-goers and visitors. Footfall gradually declines towards Vijay Chowk, attributed to stricter regulations and a reduced presence of street hawkers.



In contrast, higher footfall is consistently recorded around India Gate, particularly after 5 PM and during holidays, due to its popularity as a recreational and tourist destination.

The residential areas within Central Vista are well-secured and characterized by abundant green spaces, offering a quieter environment with minimal commercial activity.



Both informal and formal vending zones are primarily located near administrative buildings, where user density is higher during working hours. However, the presence of informal vendors diminishes progressively as one moves away from the core administrative zones, reflecting reduced demand in peripheral areas.

TIME BASED ACTIVITY-

For time-based activity mapping, three distinct time slots were analyzed: morning, afternoon, and evening.

In the morning, the user group predominantly consists of officials and office staff commuting to administrative buildings. By afternoon, there is a noticeable shift in activity, with a mix of officials, visitors, and informal vendors. The evening slot witnesses the most significant change, as the user group transitions to tourists, local visitors, and families, particularly around recreational areas such as India Gate.

CHAPTER 3

VISION DEVELOPMENT

Design Philosophy

Design Strategy

Structure Plan

DESIGN PHILOSOPHY

The design philosophy for the project envisions a shift from an Imperial Civic Identity to a Democratic Civic Identity, aiming to redefine the city's civic core in a way that embraces both its historical roots and its contemporary needs.

VISION

From Imperial to Democratic :

Re-imagining the Civic Identity of the Administrative Heart of Delhi through Sensitive Conservation and Strategic Adaptation

The philosophy emphasizes creating vibrant and resilient environments that foster social interaction and inclusivity. It seeks to preserve the historical significance of the city, particularly its colonial heritage, while ensuring that these spaces remain relevant to the diverse, evolving needs of the population.

By integrating modern urban values of accessibility, connectivity, and inclusiveness, the design establishes a civic heart that reflects the city's dynamic cultural and social fabric.

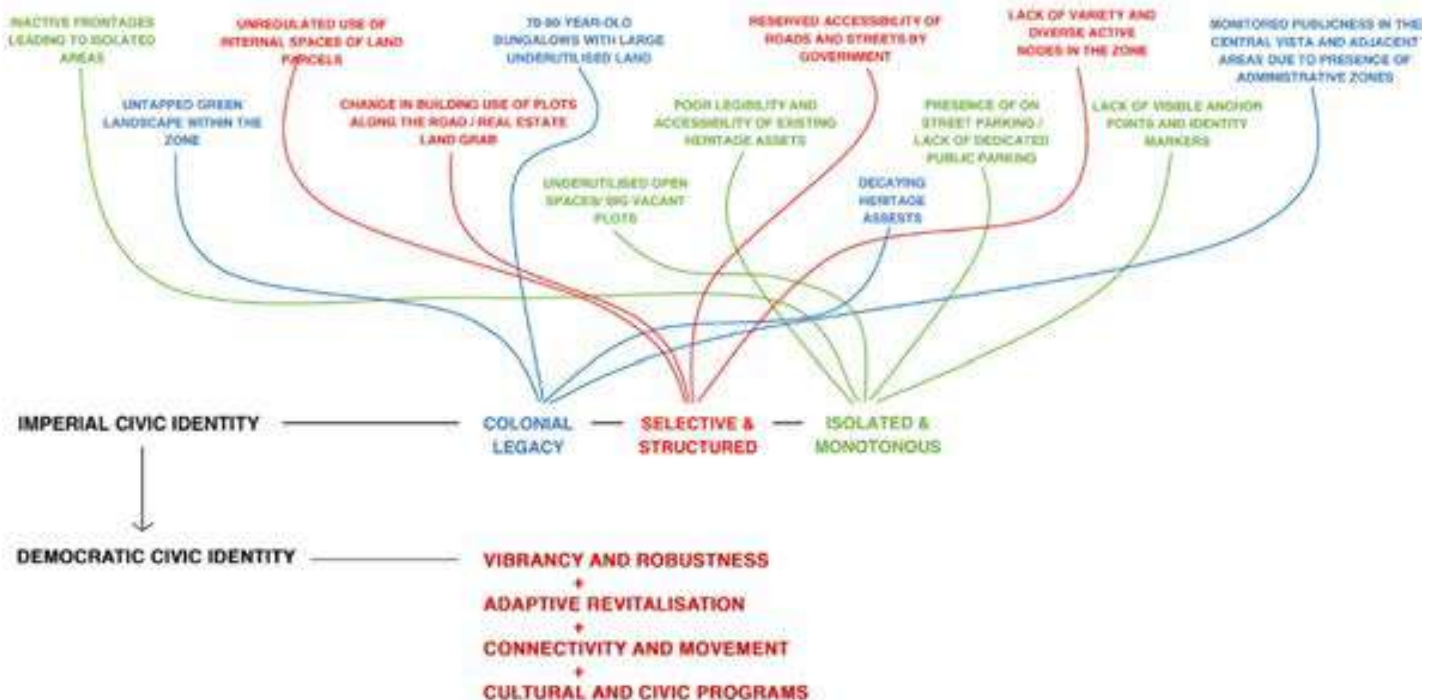


Image: Vision development using cause-effect matrix

DESIGN STRATEGY

DESIGN STRATEGY



Image: Strategizing ideas into design framework

The design strategy focuses on revitalizing public spaces to foster community engagement, enhancing heritage ideals through adaptive reuse, and promoting cultural enrichment. It incorporates sustainable landscaping, green infrastructure,

and improved connectivity through enhanced pedestrian linkages. The strategy also aims to enrich visitor experiences with curated tourist circuits that highlight the city's heritage.

STRUCTURE PLAN

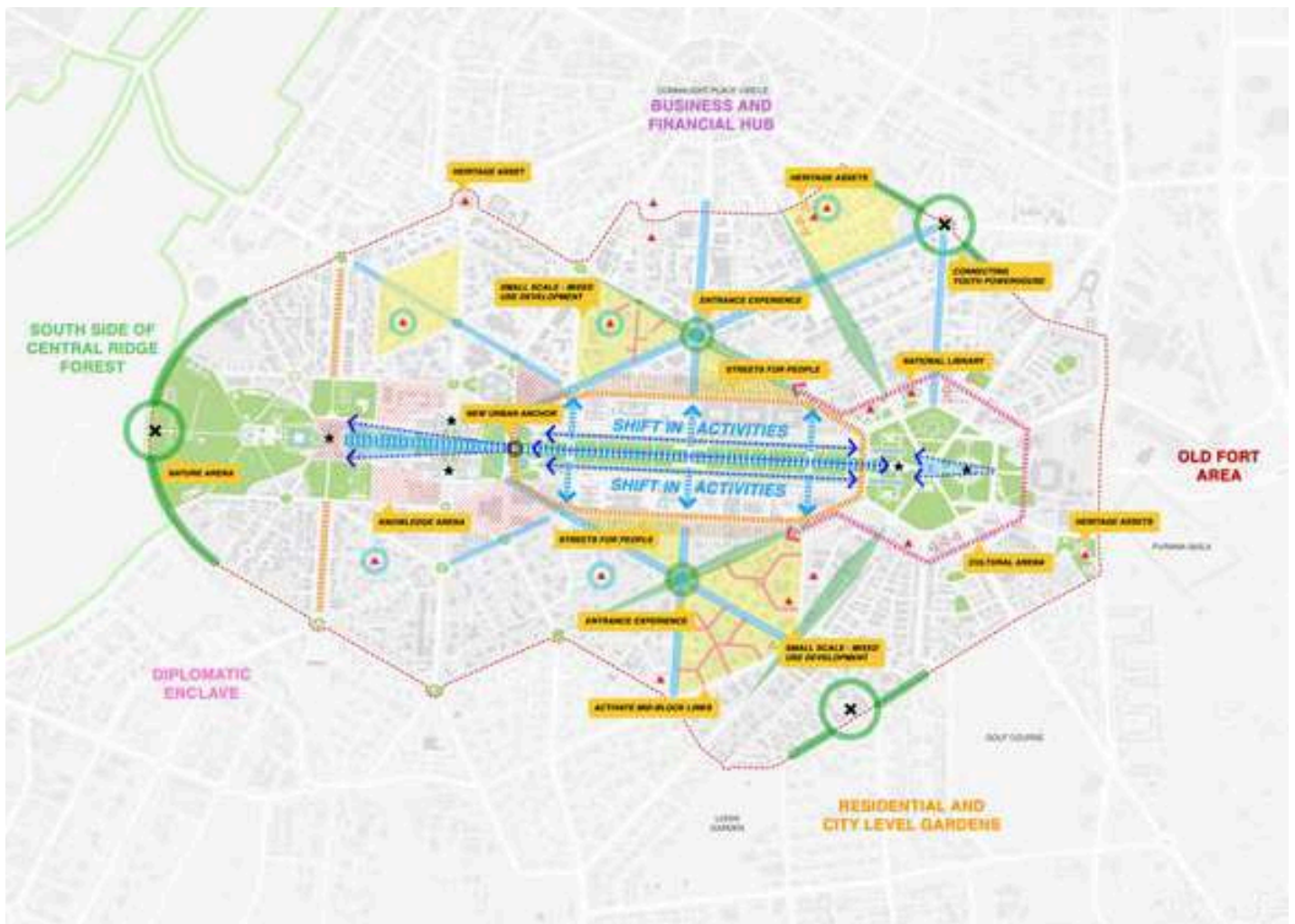
The structure plan reimagines the city center as a dynamic, inclusive space.

Spatial elements include:

Shift in Activities: Redefine zones with new mixed-use developments, streets for people, and small-scale interventions.

Nature Arenas: Integrate green spaces like the south side of the Central Ridge Forest into the city's framework.

Connecting Cultural and Knowledge Arenas: Establish pathways and links to unite heritage assets, knowledge hubs, and recreational areas.



Map: Structure Plan of Central Vista and it's adjacent precinct

The following are the sequential form of proposed design strategies:

- 1.** Rationalizing the land use by designing a city center framework
- 2.** Introducing new urban Anchor to create a new focal point
- 3.** Introducing Diversified Activities through Public Placemaking
- 4.** Rejuvenating Heritage Precincts into New Public Realms
- 5.** Streetscape for enhancing walkability and way finding
- 6.** Tourism Programming to include tourist circuits and loops
- 7.** Enhancing Identity and Promoting Resilience through landscape

