

PLANNING HISTORIES OF DELHI: URBAN GOVERNANCE PERSPECTIVE

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Abstract

The city of Delhi, about four centuries old, is a rich example that demonstrates the shades of sustainability. Each of the historical layers were/is comprised of geo-political context wherein the socio-cultural milieu was nurtured: case of Delhi that spans across Hindu, Islamic, Mughals, British to independent India. Delhi was built seven times and the current being the National Capital Region. However, imprints of each one embedded within the city and fairly legible through its fabric, cultural heritage, economics, social connotations' in architectural vocabulary and planning. The paper attempts to highlight the histories from governance perspective and its influence on planning approaches spanning over four centuries. The mapping of planning governed by geo-political through histories for the city of Delhi.

Keywords: Histories, Planning, Urban Governance, Cities of Delhi.

1.0 Introduction:

We must acknowledge that the world is changing but in doing so we must realize that there are still many lessons to be drawn from the past. Whatever design solutions we choose should be conceived in such a manner as to allow evolution and progress to orient us towards the future, rather than retreat into the past for its own sake. Maintaining a sense of historic continuity is essential, especially at a time when our country is striving for cultural identity and survival in the face of standardized values, mass-produced culture and alien influences. The towns, sites and buildings stand out as striking examples of authenticity at a time when new urban development is increasingly impersonal and unimaginative. The preservation of the political power and values of such groups are just as important here, of course as environmental considerations. [Harvey; 1996] In an attempt to find urban development solutions that will not alienate people, it is useful to examine those in history that have accommodated the pressure of technological and social change without alienation. The developed world was once developing, ancient Greece was developed when Rome was developing, Rome was over developed when Byzantine and medieval cities were being established. From all these phases of developing and developed urbanisation there are survivors- towns that exhibit an ability to accommodate the changes of the next generation in an unselfconscious manner. There are patterns of development that on one hand exhibit a seeming indifference to the environment and on the other an environmental quality that transcend time by its neutral rationalism. Our cities should provide visible clues to "where we have been and where are we going" [Ford 1978] or "the excitement of the future should be anchored on the security of the past." [Lynch 1960]. "The sustainability is not a new phenomenon. Historic towns and cities around the world did not have a choice. If they existed for any length of time it was only because they were able to develop and maintain a continually re-balancing relationship among their internal social and economic activities and with their wider natural and agricultural landscape." [Levine 1987] Peter hall [1997] states " The new world will largely depend, as the old world did on human creativity; and creativity flourishes people where they come face to face, only for local milieu will emerge [Willoughby, 1994] or that local culture will be strengthen as Globalises information makes national borders less relevant [Ohmac, 1990; Naisbett, 1994; Sassen, 1994] or that the importance of face to face contact will ensure centres emerge as critical nodes of information oriented production [Winger, 1997]. [Sharma.A.K : 2022]

2.0 Planning through Histories

In an attempt to find development solutions that will include people, it is useful to examine those in history that have accommodated the pressure of technological and social change without alienation. The dimensions of urban layout in such cities thus appear to be all important. Space is an asset that permits change to occur progressively and gradually, at low cost and with low expenditure of energy. The historical examples that have enhanced the patterns of change by unselfconsciously adapting themselves to fresh pressure demonstrate a consistency in the shape and size of their irregular grids around which perimeter development has occurred. As the inner city sustains, a city then begins to take its 'inner city' qualities to its suburbs; i.e. in the walled cities, the existing public transport and walking oriented characteristics, mixed land uses with urban design conducive to, face-to-face activity. Hence, it is possible to reach destinations with short distances, without a car, and thus created walk able communities. Interestingly, even today the fastest mode of transportation in historic core cities is walking, rickshaws etc are essentially low carbon in nature. These built environments over a period of time have experienced densification accounting for adaptability and attaining saturation often with the engagement of the local communities. Densification is a cumulative process that takes place over time and it is difficult to define the limits beyond which it may become 'over-developed'. An environment has a limit or capacity up to which it can absorb activities without irreparable form but in historic cities the local communities contribute for the limit to growth i.e. the local communities have an inherent mechanism to stabilise the numbers as a cultural connotation at large.

Delhi has been the administrative capital since its inception dating back to tenth century. Delhi was build many times; interestingly despite the varying political heads the location continued to be same for centuries on. Typically for any city to develop the pillars of sustainability along with governance plays a key role, the role of urban governance influenced the planning decisions with outcome of cities of Delhi each one with a unique identity.

The dimension of city layout thus appears to be all-important. Space is the asset that permits the change to occur progressively and gradually, at low cost and with low expenditure of energy. Those historical examples that have enhanced the pattern by unselfconsciously adapting themselves to fresh pressures demonstrate a consistency in the shape and size of their irregular grids around which perimeter development has occurred. The ground rules for this would appear to be more universal than has hitherto been recognised. Multiplicity of institutions/ agencies, possibilities opened up by new building technologies/ engineering services and a break in the architectural/ planning continuity all have contributed immensely to the physical and perceived economic decline of historic built environments, constrained under blanket bye-laws and regulations which have little relevance to the makeup and historical urbanism of these cities'. Histories are roots for all aspects including planning, as planning is a continuous process over time addressing the needs of the people. People are key for any city therefore when one traces the urban developments from a historical perspective; Knowledge exchanges are insightful. Among the histories of Delhi-seven cities may draw parallel with Rome with 700 years and seven hills.

2.1 Dimensions of historic layers

The historic layers of any city is typically governed across scales from local, regional, national and international as well. Further Globalisation added another dimension of decision making influencing the governance at city level especially mega cities across the globe and Delhi is among the top ten. 2008 crisis large corporate houses investing and for large scale buying of buildings, land, precincts' etc. the land ownership leads to systematic transformations in the city often altering the historic meaning of the city and has significant implications for social equity, local economies and large scale corporate re-development of cities. The re-development meant rebuilding or constructing new buildings that were large, taller, spacious and often luxurious type for offices including apartments. In 2013 to 2014 buying of properties grew by 248% in Amsterdam, 180% in Madrid, 475% in Nanjing, 160.8% for Beijing and in case of Delhi mushrooming of a satellite city: Gurgaon. [Sassen. S: 2015] These mega projects invariably have vast carbon footprint; a typology that is omnipresent in megacities virtually cloning them at the coast of the identity of each of the cities. Cities that were socio-culturally driven were driven by capitalist economy such a paradigm shift from urbanism to gigantic urbanism from public to private: hasn't been healthy for the cities with impacts evident and continuing. Such a dichotomy has made

planning rather complex in more than one ways. Privatisation in 90's resulted in reduction of public buildings with an escalation in corporate ownership's consequently gentrification affecting the social structure,... control of urban land to control of urban governance introducing a universal global typology, a signature of notion of development. However, the paradigm shift also gets translated in other aspects as well i.e. dilution of social classes, role of religion, ethnic diversities etc as the city growing cosmopolitan and in the process the nature of diversity having a paradigm shift as well. The new owners belong to the global culture, irrespective of their birth and origins but are birds of the same flock across the mega cities of the world. [Sharma. A.K: 2022]

3.0 Historic Cities of Delhi

Delhi, situated on seismically sensitive area is the part of Indo-Gangetic alluvial plain at an elevation ranging from 198m to 220m above the mean sea level. Two major landform systems converge here the Ganga Plain and the Ridge. Physically, Delhi may be divided in to three parts - the plain, the Yamuna flood plain and the ridge. The major part of Delhi is plain area. The Yamuna flood plains are low-lying and sandy and are subject to recurrent floods. The Ridge constitutes the most dominating physiographic features in this region. It is an extension of the Aravalli hills of Rajasthan. Climate of Delhi is dry winters humid subtropical climate bordering hot Semi-Arid Climate, extreme temperatures ranging from 2- 48 degrees.

Delhi enjoys a central geographical location in the country; now better known as National Capital Region (NCR). The National Capital Region extends between 28°23'17"N & 28°53'00"N latitudes and between 76°50'24"E & 77°02'37"E longitudes. The length is about 51.90 kilometres with breadth around 48.48 kilometres. The area in NCR Delhi is 1483 sq. km. of terrain. Delhi is situated on the bank of the river Yamuna between mountain ranges of the Great Himalayas and Aravallis. The adjoining states are Uttar Pradesh on the eastern side and by Haryana state on northern, southern and western sides.

The time line histories of Delhi may be summarised in broadly three stages as follows:

Stage I: Seven cities of Delhi- Hindu, Islamic and Moghuls

Stage II: Colonial and Independent India

Stage iii: Satellite cities: Faridabad, Ghaziabad, Gurgaon and Noida: NCR under NCT.

4.0 Seven cities of Delhi

One of the earliest mention of Delhi is by Greek historians who took their accounts from those who accompanied Alexander 327 BC mentions Muttra not Delhi, that depicts unimportance of Delhi then; while one suggestive remark by Arrian's reference from Megasthenes- quotes abandonment of traditional Indraprastha. Further three Chinese pilgrims visited India between 390 AD and 645 AD mention about Muttra however no mention in writings of Delhi. Another reference of Muttra in 1000 AD when Ghazni invaded the country. Thus it may be logical to conclude that Delhi was first occupied around AD 300 and abandoned due to some reasons and rehabilitated in 1052 when Ghazni left. [Risley: 1906]

City Order	City Name	Year Estb.	Founder	City Order	City Name	Area Kms2	Dist. from Qutb(Kms)	Real World Coordinates Long.(D:M:S)	Latit.(D:M:S)
I	Lal-Kot	1000	Anangpal	I	Lal-Kot	3.40	0.00	77:10:58.799	28:31:51.817
II	Siri	1303	Alau'd-Din Khilji	II	Siri	1.70	4.40	77:13:00.306	28:34:21.913
III	Tughluqabad	1321	Ghiyathu'd-Din Tughluq	III	Tughluqabad	2.20	7.70	77:15:37.550	28:31:33.227
IV	Jahanpanah	1327	Muhammad-bin Tughluq	IV	Jahanpanah	0.20	4.40	77:14:04.633	28:33:17.586
V	Firuzabad	1354	Firuz Shah Tughluq	V	Firuzabad	0.10	13.10	77:14:38.928	28:39:07.811
VI	Purana-Qila	1533	Humayun	VI	Purana-Qila	0.20	10.70	77:14:26.075	28:36:44.862
VII	Shahjahanabad	1639	Shah Jahan	VII	Shahjahanabad	4.90	14.80	77:13:00.306	28:42:22.792
VIII	New Delhi	1911	Britishers	VIII	New Delhi	12.20	10.50	77:12:38.864	28:37:13.452

Table 4.1 establishing dates of cities Table 4.2 Areas & Geographical location of cities [Risley Gordon: 1906]

This first Delhi better known as Lalkot established around 1000; evidence in Asoka inscription dated 1164 which stands in Firozshah Kotla, also mentions Visala Deva probably the grandfather of Prithviraj Chauhan who built Lalkot as old Delhi. [Risley: 1906] the historicity of this Delhi exists only in texts and cross references; as the city must have been built in timber and with weathering may have deteriorated over time. Also Delhi was unimportant thus resources may have been limited to none therefore no remains of any kind of Lalkot. It may be logical to conclude that the planning of first Delhi of Lalkot not known except for its existence that was recorded.[ibid]

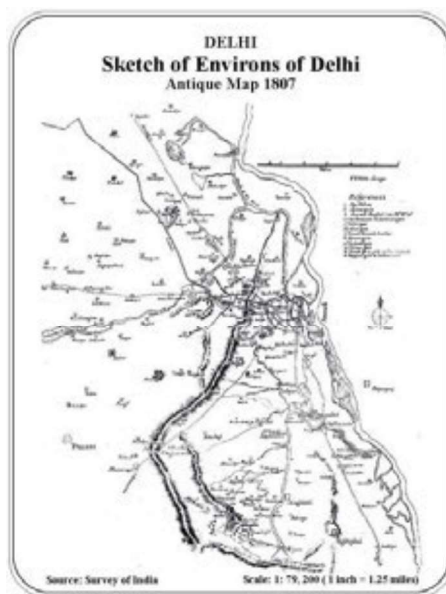


Fig 4.1 Map of Delhi



Fig 4. 2 sites of seven Delhi's [Risley Gordon: 1906]

In 1151 AD Chauhan's conquered Delhi, who was defeated by Muhammad Ghori in 1193 AD and Qutub-ud-din Aibak built Qutub minar as a symbol of victory over the Chauhans with existing 27 Hindu temples within the limits. As per Islam personification of Gods is prohibited thus the structures of existing Hindu temples built in stone with exquisite carvings were retained but with defaced sculpted images of Gods and Goddesses are evident even now. In 1303 AD Alauiddin Khilji constructed the second city Siri occupied by existing village of Shahpurjat and Hauz khaz have had continued existence with parts of remains exist even now. The footprint of second Delhi is legible as precincts i.e. in Haus Khaz village that has a water body and green spaces that are retained while Shahpurjat the built morphology has transformed to address the need for commercial and office spaces with limited residential. Typically, the stand point of Delhi master plans is that the construction within the laldora: the legal boundary of the village [red thread in Hindi] is to be monitored by the village panchayat the lowest denominator of administration. Next the location of both these villages is extremely strategic as an extension of Lutyens's Delhi and central to the city. Being a village their built morphology is organic in nature which is in stark contrast to the well planned city beyond the laldora. This nature of development offers opportunities i.e. low cost, approvals not a challenge, issues like FAR, building heights, setbacks etc not in place; such a framework offers immense opportunities for one to be creative

exploring scales and urban design issues like element of surprise among others. Hauz Khaz was transformed as fashion hub by individual's entrepreneurs with minimum seed money for the retails'. While Shahpurjat evolved as a hub for retails and office spaces mainly because of low investment required with central location within the city. [ibid]

In 1320 AD Tugluq Shah built rapidly as he lived till 1325 AD he built the third city of Delhi. The city five miles to eastwards around rocky hills largely for security reasons with high sloping walls the remains are still intact. However, the said site did not have any direct access to water which proved prove to be bane and no constriction happened after his death. Conventionally the name of the city followed the name of the king thus Tuqhlakabad the third city. As the king lived for a short duration the city never shaped up also lack of water made it even more difficult. The history of planning neither could get documented nor recorded, whilst the remains of the high sloping walls continue their presence within the Delhi's fabric only. Records states that the minister of the king of Tugluq dynasty built the Khirki mosque [1351-1388] one of the two covered mosques in India; a deviation from the conventional design of mosques'. Thus except for the covered mosque and the sloping walls the planning histories missing but the open spaces including the remains is a bio-diversity park now maintained by Delhi Development Authority cherishes the same name of the dynasty.

1327 AD Muhamad-bin-Tugluq of Tugluq dynasty build a city that accommodated the large population residing on open plains between old Delhi-Lalkot and Siri were insecure and felt the need to build walls resulting in the fourth city: Jahanpanah. In the name of planning histories this city has only remains of the buildings and other structures i.e. tomb of Ghayasudin –Tugluq along with open green spaces that have enjoyed their continued existence. The current master plan Jahapanah forest is acknowledged.

When Firozshah succeeded Tugluq, he constructed the fifth city of Delhi, north east of Siri in 1354 AD towards north and the ridge area. The limits of Firozabad and Shahjahanabad due to close proximity; as it was easier for the inhabitants to pillage the building materials to build. Firozabad had walls only on west side and river edge no walls; thus this city was not a walled city in true sense. Largely it was about access to building materials from the older cities i.e. Siri, Jahanpanah, Tuqhlakabad accessed from three sides road from Qutub Minar, to build the city. The Firozshah kotla fort overlooking the river Yamuna continues its presence in abandoned state. Each of the five cities were built towards the north as river Yamuna the source of water flows from north to the south; thus an attempt to access fresh water moving towards the north was the norm. however, this trend continued till the seventh city only as with the colonial rule and industrial revolution, technologies were in place, when New Delhi-Lutyens' Delhi was built.

After the Moguls conquest Humayun built the Purana Qila in 1534 AD and the walls for the sixth city occupied a part of Firozabad as well. The walls of Tuqhlakabad and Shahjahanabad are in existence while the remains of the rest four cities are legible in the city's fabric. Often Purana Qila is associated with the Indraprastha as the Hindu city that stood in 1450 BC; as described in poem by Homer. In precedence of the previous cities the fort of Purana Qila with a part of moat with water is the only remain of this city. Within the fort too most of the buildings are ruins now.

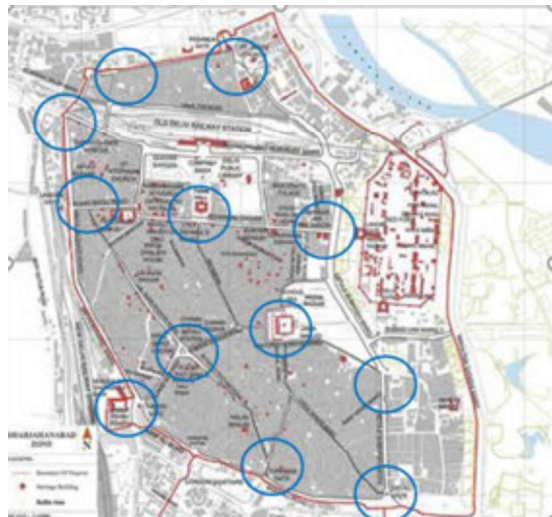
In 1648 Shah Jahan built the seventh city also known as Shahjahanabad- a living historic city and recognised as heart of Delhi. Following the norm of building towards north continued; however, towards the east was Red fort overlooking the banks of river Yamuna and instead of city walls a moat was constructed similar to previous city of Purana Qila. Shahjahanabad had low walls as it was built later in time line as compared to Tuqhlakabad for that was built on rocky hills with high walls. A water channel was constructed along the main axis that connected the red fort to Fatehpuri [means conquer in Urdu] Mosque. It is believed that a water channel through chandni chowk the central spine of Shahjahanabad the seventh and living city of Delhi, was a part of channel of Firozabad. Most of the cities were built on the same site and in close proximity site partly due to convenience of building materials readily available for centuries. The transition from city walls to moats and bastions were reconstructed as city expanding the bastions rebuilt accounting for the defence mechanisms. Shahjahanabad had fourteen gates they were built over time largely driven by reasons of governance from economic to security.



Fig 4.3 Map of Shahjahanabad 1857-58 [DUAC: 2015]

The city when planned was characterised by organic nature while the gates that facilitated the ease of movement of people which continued for about two hundred years. All the gates were not built since the inception of the city but added as and when required i.e. in 1852 AD Grand Trunk road brought through Chandni chowk. The Grand Trunk road connected Calcutta to Peshawar now in Pakistan that facilitated the British for administration purposes and economic as well. Parallel in 1854 East Indian railways began again by British and in 1852 Lahori gate were built; these transitions culminated with the British rule from 1858 AD. The change of urban governance impacted the fabric however the transition also observed water supply and sewage systems in place. The impact was largely at city level while the individual buildings continued with the prevailing architectural vocabulary.

Zone I	Delhi gate/ Faiz bazaar
Zone II	Ajmeri gate
Zone III	Turkman gate
Zone IV	Kabuli gate
Zone V	Shah Shabir masjid area
Zone VI	Hauz Qazi chowk
Zone VII	Jama Masjid
Zone VIII	Town hall area
Zone IX	Bhagirathi palace



Zone	X	Lahori gate
Zone	XI	Mori gate area
Zone	XII	Kashmiri gate area

Fig 4.4 Zones mapped in Shahjahanabad Tab 4.1 Zones in Shahjahanabad [IGDTUW:2019]

The main east-west axis that connects the Red fort to Fatehpuri masjid was/is significant that transformed with time for the needs of the inhabitants often the decisions were governed by administration. Mughals used it as their main commercial street that had a water channel flowing in the centre. British recognised the relevance of the street and constructed a town hall on this street with large open space in front of it for conjugation and built few churches as well. The colonial rule was responsible for trams along this street while now it is totally pedestrian largely due to the Cultural heritage value.



The Socio-Cultural strength was so strong that even the British could not dilute it. Within the walled city they managed to occupy areas that were lived in by lower class of the society then including the adjacent areas as spill over as shown in Fig 4.8.



Fig 4.5 Trams in Shahjahanabad [Above] [IGDTUW: 2019]



Fig 4.6 Main east-west axis image depicting the open space in front of Town hall in Shahjahanabad [right] [IGDTUW: 2019]

New metalled road in Shahjahanabad [1860-1873]

The walled city historically enjoyed the status as administration head and over the years have assumed the status of wholesale market for not only Delhi but for northern India. This economic boom increased the demand for storage spaces for goods and this zone strategically located at the edge and easy access to the market was/ is being used such. Significant is that there have been attempts to shift the wholesale markets outside the walled city and even facilitated through master plans allocating spaces but the social response was not favourable. The socio-economic set up was/is very strong and thus decisions related to governance have continued.

Next the Faiz market better known as Dariyaganj that leads to Delhi gate had development planned based on western norms. One can see the stark contrast as illustrated in the case of Delhi gate and connect with the city expanding beyond the gates. Sharing few examples enumerating the planning approaches of Shahjahanabad and new Delhi along the edge of the walled city where two diverse urban tissues co-exist. First one is that of Delhi gate. Dariyaganj main market street erstwhile Faiz bazaar was once a boulevard between Akbarbadigate of the fort till Delhi gate: 1050 yards long, 30 yards wide with 888 shops built in 1650 it was the main commercial street with central canal shaded on both sides by trees similar in design with haveli's, sarai's, masjids on either sides. In 1800's most of the original fabric levelled by the British to make room for the military. This street is popularly known as the Dariyaganj market now. It's interesting to observe that the part of the walled city continues with residential land use except along the main road that has commercial and retail activities. However, the urban texture on either side of the road is in contrast [refer Fig 4.9] the right side development saw the transformations over the years especially during the late Colonial rule and independent India. On Sundays when the shops are closed this street houses market for old books and was an integral part of the Delhi population for years.

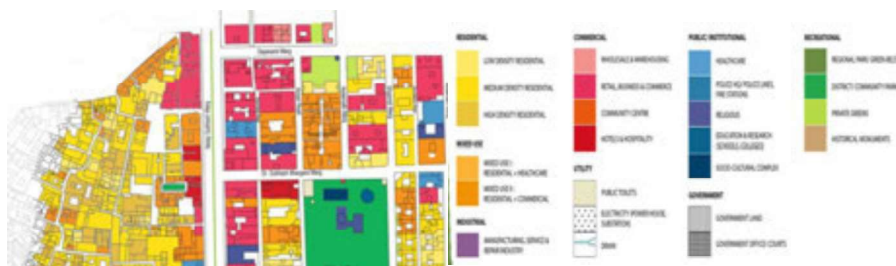


Fig 4.9 Delhi gate zone with current land use [IGDTUW: 2019]

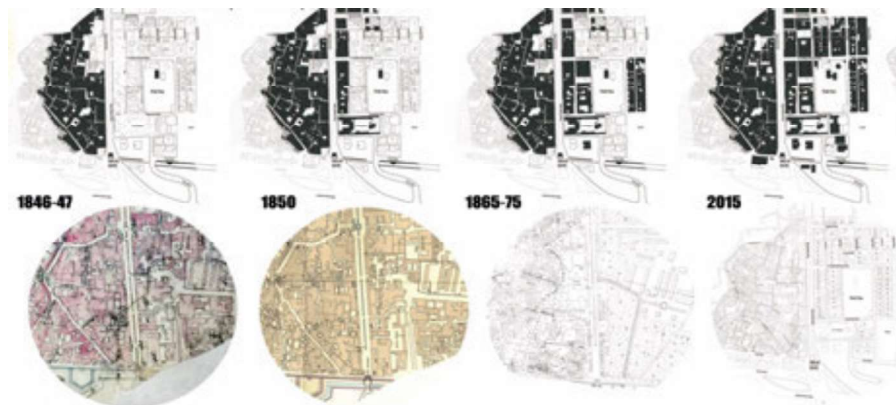


Fig 4.10 Time line urbanisation of Delhi gate zone [IGDTUW: 2019]

Ownerships of properties in the walled city typically are multiple ownerships that too is a deterrent for redevelopment thus stabilising the densities. The real estate prices within the walled city are the highest and often accessibility is a challenge as each ward is inhabited by specific community and thus preference is for the clan over the price. All these aspects are typical for the walled city only and not applicable for New Delhi and satellite cities.

The next case example is that is of Turkman gate. This gate was occupied by middle and low class communities and later taken up as an initiative for redevelopment as well. This was largely as an outcome of first master plan that stated that the walled city is a slum area and needs attention. The proposal to rehabilitate them to a different site outside the walled city was apolitical agenda however, the local community protested and eventually the project had to be shelved; something that could happen only in the walled city.

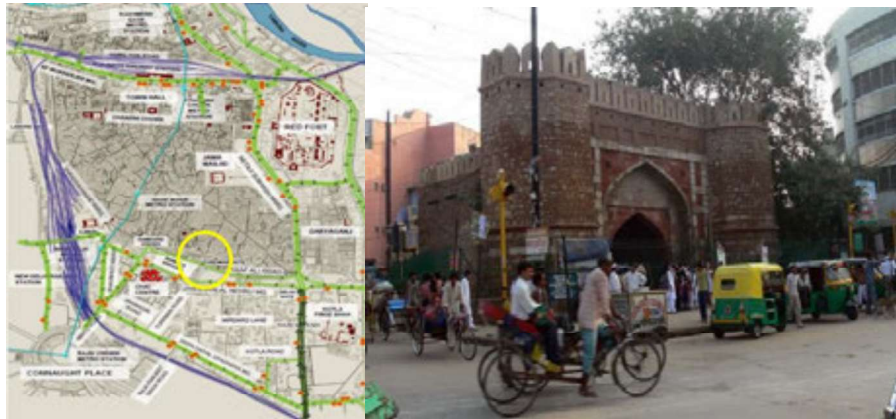


Fig 4.11 & Fig 4.12 location and image of Turkman gate [IGDTUW: 2019]

5.0 Colonial and Independent India

British assumed political power in 1858 and managing the rule from Shahjahanabad proved to be an uphill task with existing city with a planning typology that they were not familiar with and to govern decided to have their own establishment as another Delhi : The New Del or Lutyen's Delhi.



Fig 5.1 & Fig 5.2 Site of Lutyens Delhi and Shahjahanabad [DUAC: 2015]

In 1911 the British Sifted the Capital from Kolkata to Delhi and the birth of Imperial Delhi Community was formed in March 1913 to overseas the construction of the New Capital known as Lutyens's Delhi. In 1916, it was notified as Raisina Municipal Committee under the Punjab Municipal act 1911. In March 1927 this Municipal Committee was redesignated as New Delhi Municipal Committee. [Indian summer:] In 1932 this committee was upgrade as First Class Municipal Committee. MCD act in acted by Parliament in 1957 and Municipal Committee of Delhi election were held in 1958.

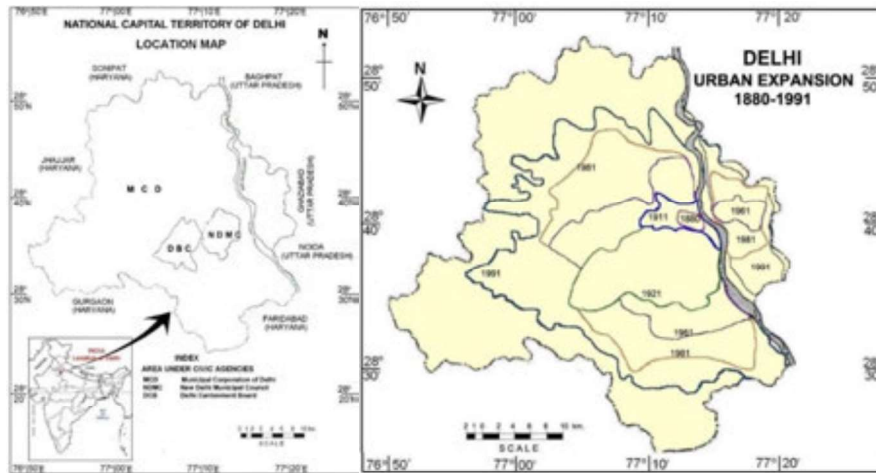


Fig 5.3 Location of Delhi & Fig 5.4 Decadal Expansion of Delhi [Singh.N.C: 2019]

This stage of transition from Colonial rule to independent India and role of Delhi the administration capital. Lutyens' planned the city acknowledging the main axis of the existing cities, river Yamuna and local building materials. Considering the British were to build New Delhi with norms and standards including typologies were rather western i.e. typically the residences in old Delhi were courtyard houses while the bungalows designed had the built in the centre with large open spaces around the built, in total contrast to the traditional typology and so on and so forth. The 'Imperial City' of New Delhi designed on Garden City principles, with a central avenue comprising the President's House and surrounded by government and institutional buildings with residential 'bungalows surrounding the main spine. The plan was conceptually based on the Garden City principles of Ebenezer Howard, with wide tree lined avenues, large plots and bungalows set in them. The main axis was an east-west axis, starting from the Rashtrapati [means President in Hindi] Bhawan atop the Raisina Hill going down to the India Gate; centre of hexagon. The ridge behind the Rashtrapati Bhawan, known as the central ridge, comprises of 864 ha. and most of it has been declared as a 'reserved forest' in the year 1914.

The planning principles were in stark contrast to the compact city, densely populated, mixed land use with low rise high density constructed with locally available materials and vernacular technologies. The statement of avenues, boulevards with bungalow typology was rather an expression of authority and status; something that continues till date. Such a paradigm shift came in for an independent India and the planning of New Delhi was more in sync with the planning vocabulary at global level. The seat of authority is now occupied by first citizen of the nation, the President. The layout of the Rashtrapati Bhawan, North Block and South Block, large bungalow plots and other government buildings with boulevards demonstrates Delhi as a city a grand order, symmetry and unique aesthetic character mainly blended with use of local red sandstone.

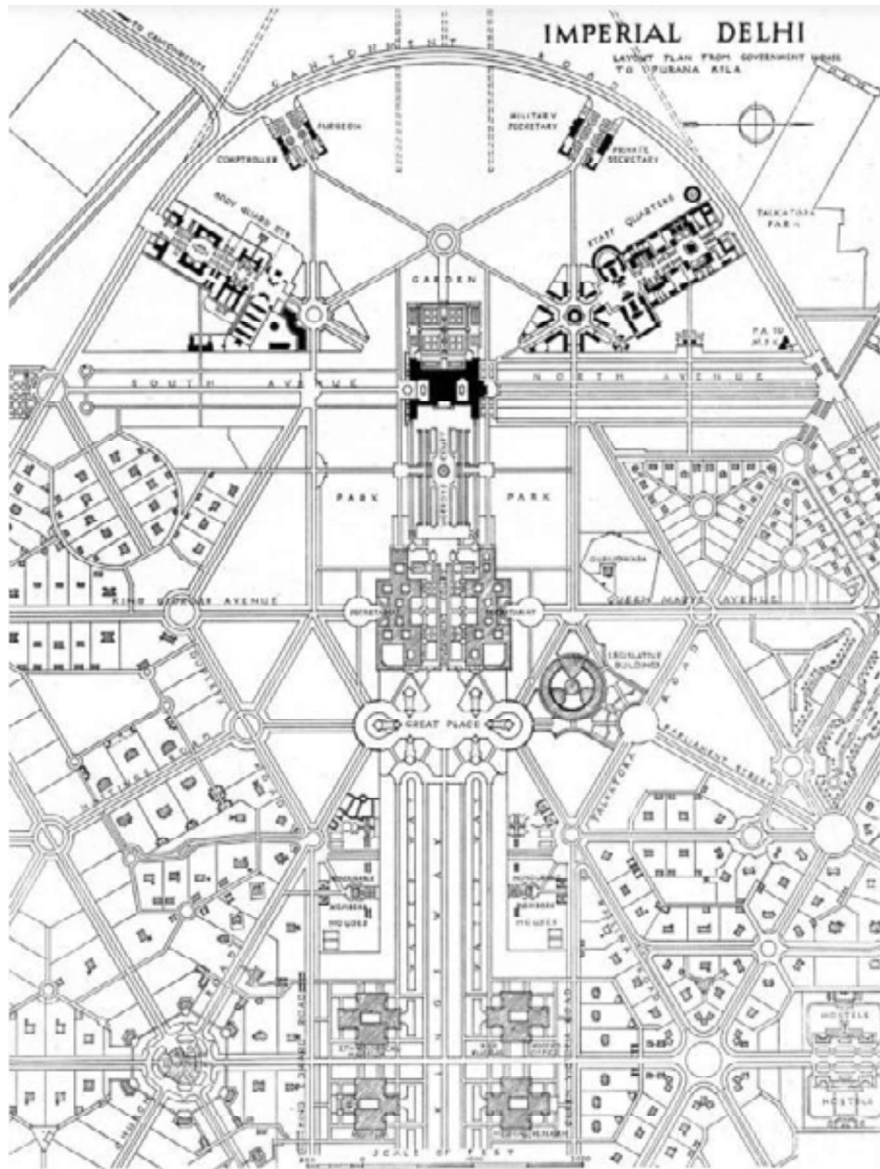


Fig 5.5 Layout Plan of Lutyens' Delhi [DUAC: 2015]

The Delhi master plan 2021 declares Lutyens' Bungalow Zone as heritage zone covering an area of 28.73 sq.km and constitutes approximately 2 percent of the total area of the NCT of Delhi: 1,484 sq.km. The World Monuments Fund has designated Lutyens Bungalow Zone as one of the world's 100 most endangered sites in the year 2002.

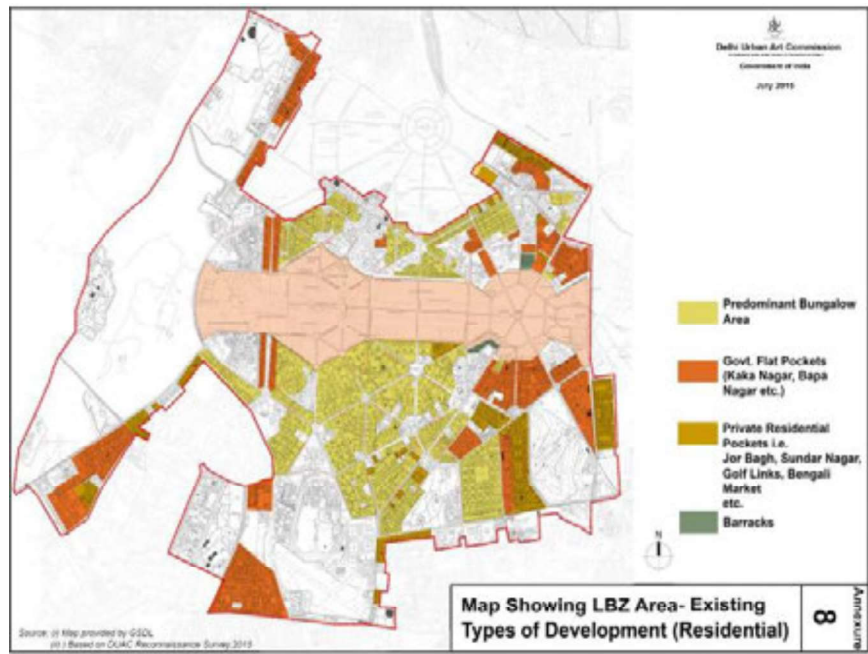


Fig 5.6 Land use of LBZ [DUAC:2015]

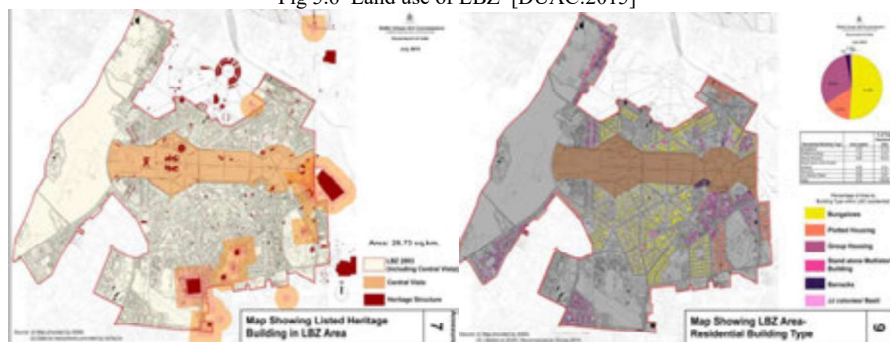


Fig 5.7 Heritage buildings¹ in LBZ

Fig 5.8 Land use of LBZ

New Delhi was officially declared as the capital of India after the independence. The State Reorganization Commission 1955 suggested that, 'from the point of view of the law and order, the social life of the people, trade and commerce and common public utility services, old Delhi and New Delhi now constitute one integrated unit and it will be wholly unrealistic to draw a line between the two' [Planning Commission, 2009]. The Government of India accepted the recommendations of State Reorganization Commission, 1955 and Delhi was declared as Union Territory. The Union Territory of Delhi was renamed and now it is formally known as National Capital Territory of Delhi. Key milestones of planning histories of independent Delhi are as follows:

- Original Lutyens's Delhi was planned for an area of 19.12 sq.km, that got revised in 1988 for 25.88 sq.km. in 2003 for 28.73 sq.km and interestingly in 2015 the area was reduced to 23.60 sq.km. Lutyens's Delhi since its inception planned as the administration head continues and

thus the change in areas was to be a part of the prestigious zone. However, with the limitations of building norms coupled with the real estate prices and strategic location propelled such a decision. Although Lutyens's Delhi continued its authoritative position and certain policy decisions encouraged large scale developments initiated both at national level and globalization. One of the earliest local bodies then in place was ASI founded in 1861 by Alexander Cunningham, also the first Director-General. The first systematic research into the subcontinent's history was conducted by the Asiatic Society, which was founded by the British Indologist William Jones on 15 January 1784.

- The independent India among the many challenges with Urban governance and the nations' aspiration to develop was central with this backdrop Delhi was the focus. Therefore, after independence Delhi Development act [1957] was passed by the Parliament. The first master plan for the period 1961-81 was prepared by DDA and notified by the Government of India in 1962. Municipal Corporation of Delhi [1958], National Monuments Authority [2011], ASI [1961]. In 1962 the first Master Plan for Delhi was prepared by DDA, Albert Mayer from Ford Foundation along with Town and Country Planning Organization [TCPO]. The master plans in Delhi were/are formulated based on the provisions of the Delhi Development Act, 1957. Partition of India Pakistan about seventy thousand migrants landed in the city and occupied various pockets In 1985 Enactment of the National Capital Region Planning Board Act was constituted mainly a response to immigration of people to the city and subsequently Zonal Development Plans were prepared in 2001, 2021 and 2041. The first master plan was revised for the extended period up to 2001 by DDA. It was further revised for the standard period for 2001-2021 notified in 2007. Further Delhi fast urbanising was under various local authorities and in an attempt to have uniformity Unified building byelaws were notified by DUAC in 2016.
- The Liberalisation policy in 1991 by the government of India encouraged investors across the globe to setup factories, offices etc and the real estate sector were quick to respond to address the needs of the people i.e. residences, retail etc. Gurgaon shaped up the fastest among the other satellite cities.

6.0 Stage three- Satellite cities: Faridabad, Ghaziabad, Gurgaon and Noida

Delhi after independence being the capital of the nation coupled with its history attracted migration. The earliest mass migration was that due to partition when a large number of people moved to Delhi, both Muslims and Hindus'. The government facilitated them by allocating land parcels to rehabilitate them beyond the limits of Lutyens Delhi. With the city's population growing constantly the need for affordable housing was a challenge. Although the local authorities were at the task to deliver, there was a gap between the demand and supply. Considering Delhi till then was developing and growing on the southern side only but the towns closer to Delhi proved to be a viable option as the land was accessible and affordable. Thus growth of satellite cities of Faridabad and Ghaziabad occurred; parallely the real estate sector was quick to respond to the needs of the society. Proactively the real estate sector along with the local authorities who were struggling with the demand and supply struck a comfortable balance. Typically the master plans were drawn up for the satellite cities but the nature of development varied. For example, the case of Gurgaon the most recent one; Gurgaon shaped up one of the fastest in Asia. The growing population required transportation thus a plant was set up in collaboration with Japan for affordable cars. Next 20 years later the liberalisation policy gave a boost to Multinationals to invest in India and Gurgaon local authorities were quick to respond to that and facilitated the necessary infrastructure especially internet and with real estate investing the growth began.

It's interesting to note that the neighbouring states looked upon the growth of Delhi as a huge opportunity for the growth of their respective states'. Mainly two states share the edge of Delhi Uttar Pradesh and Haryana; the former towards the east while the rest of the three sides by the latter one. The population growth rate is insightful for the development of the city, with urban land increasing over the years the annual exponential growth rate dipped.

Urban Area and Population of Delhi: 1901-2011

Census Year	Total Urban Area (sq. km.)	Total Urban Population	Percent Urban Population	Annual Exponential Growth Rate	Decennial Growth (percent)
1901	-	214115	52.76	-	-
1911	43.25	237944	57.50	1.1	11.13
1921	168.09	304420	62.32	2.5	27.94
1931	169.44	447442	70.33	3.9	46.98
1941	174.31	695686	75.79	4.4	55.48
1951	201.36	1437134	82.40	7.3	106.58
1961	326.55	2359408	88.75	5.0	64.17
1971	446.26	3647023	89.68	4.4	54.57
1981	540.78	5768200	92.73	4.6	58.16
1991	685.34	8471625	89.93	3.8	46.86
2001	924.68	12905780	93.18	4.2	52.34
2011	-	16333916	97.50	2.38	26.56

Table 6.1: Decadal Population of Delhi source: Census of India 2001 & 2011. Economic survey of Delhi 2008-2009, and Town Country Planning Organisation 2007.

Delhi, being the political head there were many job opportunities and thus influx of population occurred and that explains the cosmopolitan nature of the city; quite apt for the capital of the nation as well with 29 states. The rate of migration was substantial and the efforts of the planning authorities could not cope up and with limited resources made it even challenging. The neighbouring states were smart to tap the potential and equipped themselves to address the spill over of the city. i.e. the connecting roads were the spine along which the development occurred. The states have their own respective governance and Delhi had its own. In order to encourage the spill over of Delhi Gurgaon was fast to respond and through the connecting roads from Delhi; in Gurgaon they proposed land use and facilitated, that was in demand in Delhi. This strategic move yielded fruits and Gurgaon was on the move. Gurgaon typically evolved as a city based on the need duly patronized by political will, as revenue generation proved to be an asset for the state to fund their own, other parts of the state. Multinationals chose Gurgaon as the political will facilitated them with all necessary approvals and required infrastructure this gave momentum to the speed of development. The real estate sector patronised by the political will was/is the main driver for decisions of planning in every way. Thus today Gurgaon boasts of 'Cyber city including high end residential condominiums'. The strong nexus between the real estate and local authorities under pinned by political agenda: the developers were allocated large land parcels and each one planned them based on the section of society they intended to cater. Therefore, the urban fabric of Gurgaon isn't consistent with disparate planning co-existing; sometimes one often comes across sustainably planned and developed such. But stitching the sustainable pockets do not necessarily yield sustainable city. The land prices too vary with the kind of developments by selected real estate developers.

Noida in contrast; part of Uttar Pradesh observed and planned the city with infrastructure especially connectivity to Delhi. However, people never responded to Noida in the same manner like Gurgaon mainly due to political setup that was corrupt and poor to offer security although recent government has improved the situation but India being democratic people are not certain for sustenance of security issue thus the pace of development has been slow. Also the stakes by real estate sector is much lower thus rather affordable for the middle class of Delhi population. Delhi witnessed these trends and need to get these satellite cities under one umbrella and National Capital Territory [NCT] was created; with standard norms for the region governed by the NCT planning board. The present setup of NCT of Delhi came into existence with the passage of the NCT of Delhi act 1991 [by the parliament by way of incursion of Article 239AA through 69th Constitutional Amendment. This NCT Act came into force in 1992 with this New Administrative setup in Delhi a number of organizational and administrative changes have been brought in by the GNCT of Delhi. In the process among the descriptions of Delhi, one of its locations, Killokhri, that formed a separate 'city' in the thirteenth and fourteenth centuries, now a part of

the Delhi NCT. [najaf haider] Faridabad and Ghaziabad grew gradually mainly due to their locational advantage only as compared to Gurgaon the prices of the flats were much less.



Fig 6.2 Map of Delhi



Fig 6.3 Map of NCT Delhi [Singh: 2019]

Significant to note is that the spill over of Delhi encouraged gentrification in certain pockets within Delhi housed a section of the society and they relocated such in the NCT i.e. Gurgaon houses condominiums that are high end luxurious apartments followed by Noida. While Faridabad houses mostly middle class affordable flats with Ghaziabad to follow. State of Haryana [Gurgaon and Faridabad] offers better security over state of Uttar Pradesh [Noida and Ghaziabad] reflected such in the development and growth of these cities. although the initial development in these satellite cities were largely driven by political and change in land use was inherent again more a response to demand than an outcome of planning at large. Now all of them have master plans in place and the existing Integrated such.

7.0 Planning histories of Delhi

Delhi enjoyed a central position as administration head since its early days. Therefore the planning was driven by political agenda and the political will only. Tracing the timeline the early cities were aspirations of the kings who established the cities to demonstrate their strength and valour; that continued for Islamic, Moghuls, Lutyens' to independent India and NCT.

The remains of the seven cities clearly enumerates that through religious structures' be it temples or Mosques duly patronised. When the transition time was less the existing ones were defaced etc to meet the political agenda. However, they all utilised locally available materials and indigenous technologies and typically, the planning was a strategic site for the kings with social hierarchy translated in the built morphology surrounding the king. The last of the seven cities the Shahjahanabad was taken care by the British for their own vested interest to rule the nation but did make their presence through planning interventions: location and building Town hall with large open space in front [the only large open space in the walled city] including construction of barracks in Redfort area. Also illustrated in the example of Delhi gate shared in the paper.

Lutyens Delhi and the main buildings constructed then are continuing including the Viceroy's lodge as Rashtrapati Bhawan; the residence for the head of nation, the President, while the rest of the buildings serve for government offices including a few institutional buildings. All buildings placed along the Raj path, the central spine of LBZ now the main public open space for Delhi. Ironically in the recent past the currently elected government proposed a major planning intervention in the Central vista in the Raj path spine; again a demonstration of political agenda to leave a mark in the histories of Delhi. However, among the planner it was a bone of contention but in vain as the political will stood tall.

The planning approaches in the satellite cities again demonstrates the negotiations of political agenda through planning strongly underpinned by capitalism. Planning was incidental with decisions i.e. change in land use, preferences for certain real estate developers including the vested interest of the officials of the local politicians and authorities. The compromise filtered down across all hierarchies i.e. plan of a residential condominium had parks designed in the layout and later they were converted into plots and sold at higher price. Another instance when a large plot was bought for institutional land use at a nominal rate and later negotiated for additional land use. Such decisions impact the use of infrastructures and delivery of the same at city level and the impact is evident in the current scenario.

Another significant dimension for legible histories of Delhi is that in the contemporary situation the investment to preserve and conserve the remains of the history are not universal. The Aga Khan foundation has invested in buildings and precincts built by the Moghuls i.e. Humayun's Tomb, Nizamuddin area among others while the others are neglected and in a dilapidated state. Thus the layers of histories construct a narrative that is far from the truth.

However the silver lining is that people were/ are and shall continue to be responsible for the cities. In the case of Delhi as well, all the cities are living and thriving with their own sustaining mechanisms to show their resilience to adapt to varying circumstances. Covid impacted many cities of the world and with the best of communication technologies people moved closer to nature but Delhi with poorest AQI has not been abandoned whilst gentrification got cemented.

The people took the onus onto them and are responding to their built environs for being healthy and improved air quality; partly contributed by the local administration too more to woo the voters as democracy is the norm.

8.0 Conclusions

Delhi being one of the top five largest metropolis in the world and now with India with highest populated nation in the world puts Delhi in a precarious situation. Delhi has delivered across varying political heads governed by administration, economic, religion castes', Social-Cultural, to political agenda. Among the various Delhi's till Lutyens's' Delhi's urban tissue is unique whereas the satellite cities rather clones abiding by the norms of notion of development defined by the developed nations. As developing nation then; the need to be a part of the global platform the planning standards were implemented. Ironically the nature of development not being in sync with contextual has increased the footprint and thereby contributing for climate change. This is important as the so called developed nations have saturated with their growth and conscious for the concern and with resources and technologies are in a position to address the issue. This gives one an opportunity to learn from global examples maybe as best practices i.e. systems in place in London Twentieth century society now Pluralist society only transition of name but existence continued that offers Certificate of immunity [COI] including grading for a limited term subject to renewable with the Intent of histories for buildings by STAB- Society for the Protection of Ancient Buildings setup by William Morris and Philip Webb [1877]. In case of Delhi similar initiatives may be in place and extending beyond buildings for precincts to cities too. However, initiatives are being looked at for footprint for developments that are sustainable by allocating additional FAR-floor area ratio for green rated buildings but the norms to be abided by are non contextual thus do not contribute much for the carbon footprint.

Delhi grew and developed for its geographical, political, economic, social aspects the pillars of sustainability strongly underpinned by Cultural heritage. Globalisation facilitated by liberalisation policy encouraged the satellite cities to develop with the global norms of planning.

The current rate of growth is continuing through TOD-transit oriented development that encourages continuous development along the connecting spines i.e. DMIC-Delhi Mumbai Industrial corridor operational now. Urban governance is a challenge especially for a capital city with strong intervention of geo-political agenda. Delhi demonstrates histories of planning typologies and most of them either in place or documented and NCT has the opportunity to relook at and plan the way forward.

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Annexure-1 TEN CITIES OF DELHI [Gupta.Narayani, 1987]

1. Lal Kot/Qila Rai Pithora {the Tomars}: The broken walls of this can be seen on the road to the Qutub (Aurobindo Marg). Many of the stones and carvings of Prithviraj Chauhan's fort were used to build the arches near the Qutub Minar. The Minar, begun by Iltutmish, has 378 steps.
2. Siri (Alauddin Khilji): Much of this has been later built on, but parts of its wall can be seen near the Asiad Village and near the Madangir Road-Saket crossing.
3. Tughlakabad (Ghiyasuddin Tughlak): Notice the sloping walls {to make them stronger} and the beautiful tomb of Ghiyasuddin (which used to be surrounded by a lake).
4. Jahanpanah (Mohammed Tughlak): Vijay Mandal (between Panchshila Park and Malaviya Nagar) was where Mohammed Tughlak reviewed his troops.
5. Ferozeshah Kotla (Ferozeshah Tughlak): In this fort, notice the Ashoka Pillar that the Emperor had brought to Delhi and placed here. His own tomb is in the beautiful Hauz Khas complex (see Chapter 13).

6. Sayyid and Lodi Delhi: Most of these monuments are enclosed in the Lodi Gardens (Lady Willingdon Park) which was earlier the village of Khanpur. The Lodis also built Masjid Moth, which is near present-day Uday Park.
7. Purana Qila (Humayun and Sher Shah): The enormous gateway on the Bahadur Shah Zafar Marg, outside Ferozeshah Kotla, belongs to Humayun's city. Sher Shah's mosque in the Qila has beautiful marble and sandstone work. The library is of interest because of Humayun's accidental death there when he tripped and fell on the staircase.
8. Shahjahanabad (Shahjahan): If you approach Delhi Gate from Bahadur Shah Zafar Marg., you will see the city wall stretching to the right towards Ring Road.
9. British Delhi: a) The Ridge. Opposite the main gate of Delhi University is Flagstaff Tower, which the British army occupied in the 1857 siege. Further west is the British Victory Tower.
b) New Delhi. Walk or drive down from India Gate (built in memory of the soldiers killed in World War I) to Rashtrapati Bhavan. Look at the Secretariat buildings and notice how they combine Indian and Western styles of architecture.
10. Modern Delhi: The capital of independent India, a) Diplomatic Enclave, Chanakyapuri. An area set aside for foreign embassies.
b) Buddha Jayanti Park. A beautiful open park, sited on the Ridge.
c) Ashoka Hotel. The earliest of the big hotels necessary for a major capital city.
d) Jawaharlal Nehru Stadium. One of the largest stadiums in Asia, built for the Asian Games of 1982.
e) Birla Mandir.

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