

# SALT LAKE CITY

AN IDEAL CITY JUST COMPLETED



# **SALT LAKE CITY KOLKATA**

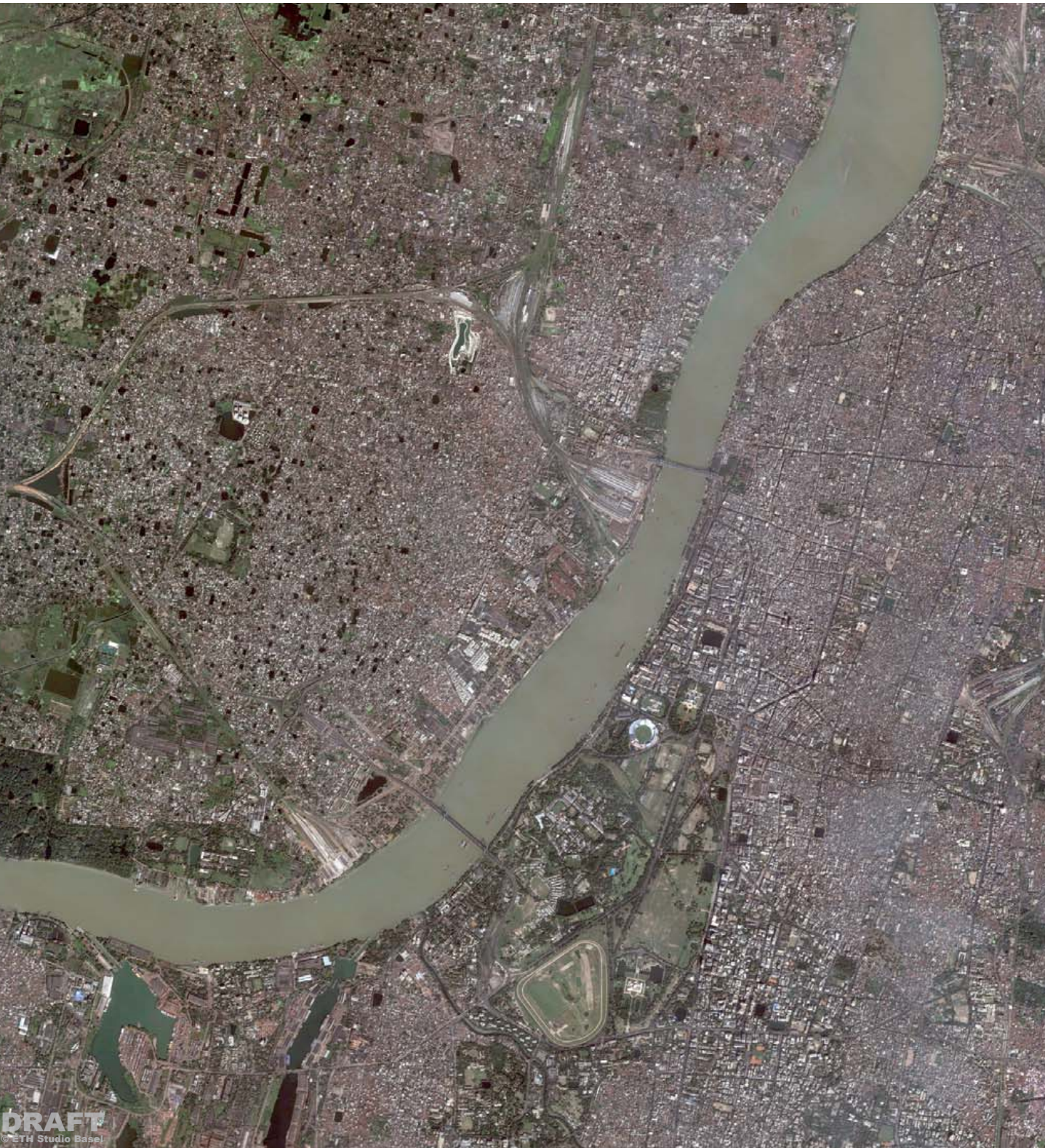
**ETH Studio Basel**  
**Doris Hochstrasser**  
**Kathrin Zenhäusern**

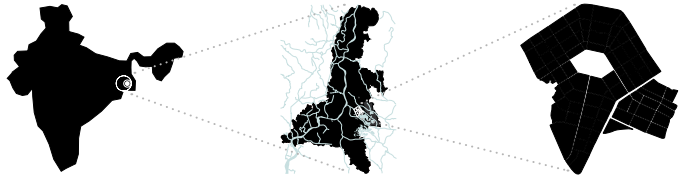
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Professor Pierre de Meuron  
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**Contemporary City Institute**

**Salt Lake City**  
**An ideal city just completed**







## **CONTENTS**

### **MASTERPLAN**

Introduction  
Elements of a modern ideal city  
Comparisons

### **DEVELOPMENT - IMPLEMENTATION**

The “slow” development  
Masterplan and its actual realization

### **CASE STUDIES**

Public Space  
Interdependence

### **OUTLOOK**

Ideology vs Implementation  
Salt Lake City vs Rajarhat  
Salt Lake City - an ideal city just completed





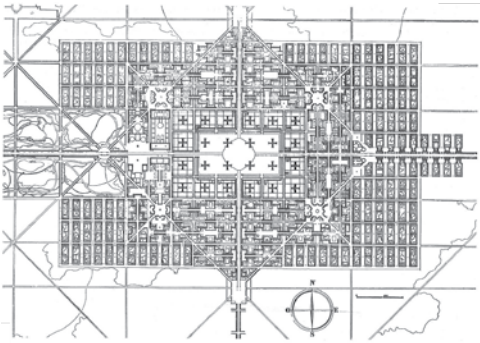
Ebenezer Howard, ideal diagram for Garden Cities around a central city, 1898



Tony Garnier, Cité Industrielle, residential quarter, 1917



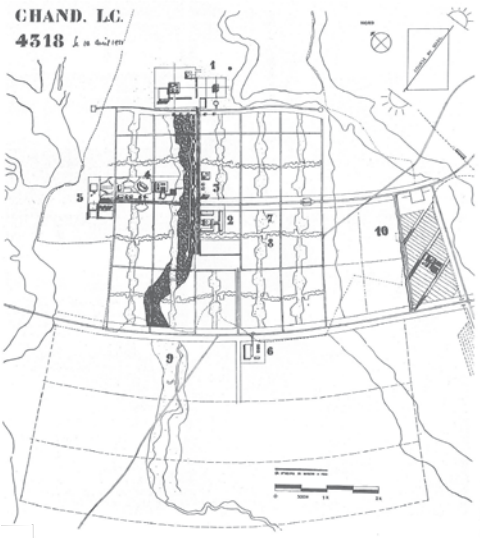
Tony Garnier, Cité Industrielle, railway station, 1917  
Source: modern architecture since 1900 by william j. r. curtis



Le Corbusier, Ville Contemporaine, an unrealized project, 1922



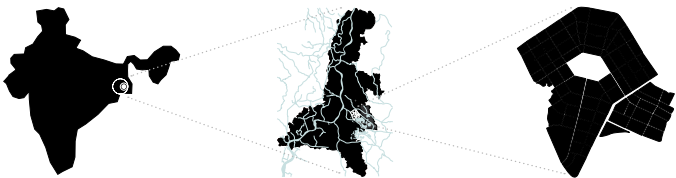
Le Corbusier, Ville Radieuse, an unrealized project, 1935



Le Corbusier, map of Chandigarh, 1951  
Source: Le Corbusier by Willy Boesiger

## PREFACE

Salt Lake City is one of the few rare realized modernist ideal cities at its scale. The city is rooted in industrialization and modernity, a time when social reformers such as Ebenezer Howard, Tony Garnier and Le Corbusier first addressed the problems linked to the evolution of the industrial city. But those avant-garde visions of the ideal city usually remained on paper and only fragments were realized, which fact makes Salt Lake City historically significant.



## INTRODUCTION

In 1947, after the partition of Bengal, people migrated from Bangladesh, the then East Pakistan, thus rapidly increasing the population of the city of Kolkata. The first chief minister, Dr. Bidhan Chandra Roy proposed a satellite township on the eastern fringe of Kolkata to relieve the city of its huge population pressure - the idea of Salt Lake City, now Bidhannagar (named after the chief minister), was born. It was supposed to be a place for the middle-income group people fleeing the unbearable conditions and density of the inner city.

A first step was taken by filling up the salt lakes with silt from the bed of the river Hooghly, thus rendering the wet land habitable. This dream of Dr. Bidhan Chandra Roy, was carried out by Engineers and Technicians and the Yugoslav land reclamation firm 'Ivan Milutinovic PIM'. The Forest Dept. of the Government of West Bengal was given the responsibility of landscaping the new city. Government began to distribute plots for residential purpose.

People began to come and settle in Salt Lake in the 70s. In the 80s, Salt Lake came to be known as a distinguished town. Many of the Administrative offices of the West Bengal Government were shifted from Kolkata to Salt Lake.

Today Bidhannagar is a city with mixed character. On the one hand there is a planned area inhabited by higher-income and middle-income groups, and on the other hand there are the slums of the Duttabad area.

## ABSTRACT

In a first step we look at the masterplan by Yugoslav urban planner Dobrovoje Toskovic and its ideological references.

The next step covers the implementation of the masterplan, the slow development and its resulting potential.

Finally we will be looking at two case studies. First case study deals with public space. The second case study will be a zoom in on the subject of interdependence: from global scale to city scale to local scale.

In the Outlook we will discuss whether Salt Lake can be seen as a success story.



**MASTERPLAN**



## **MASTERPLAN**

Introduction

Elements of a modern ideal city

Comparisons



# GENERAL PLAN - NEW CALCUTTA LAND USE



# THE MASTERPLAN



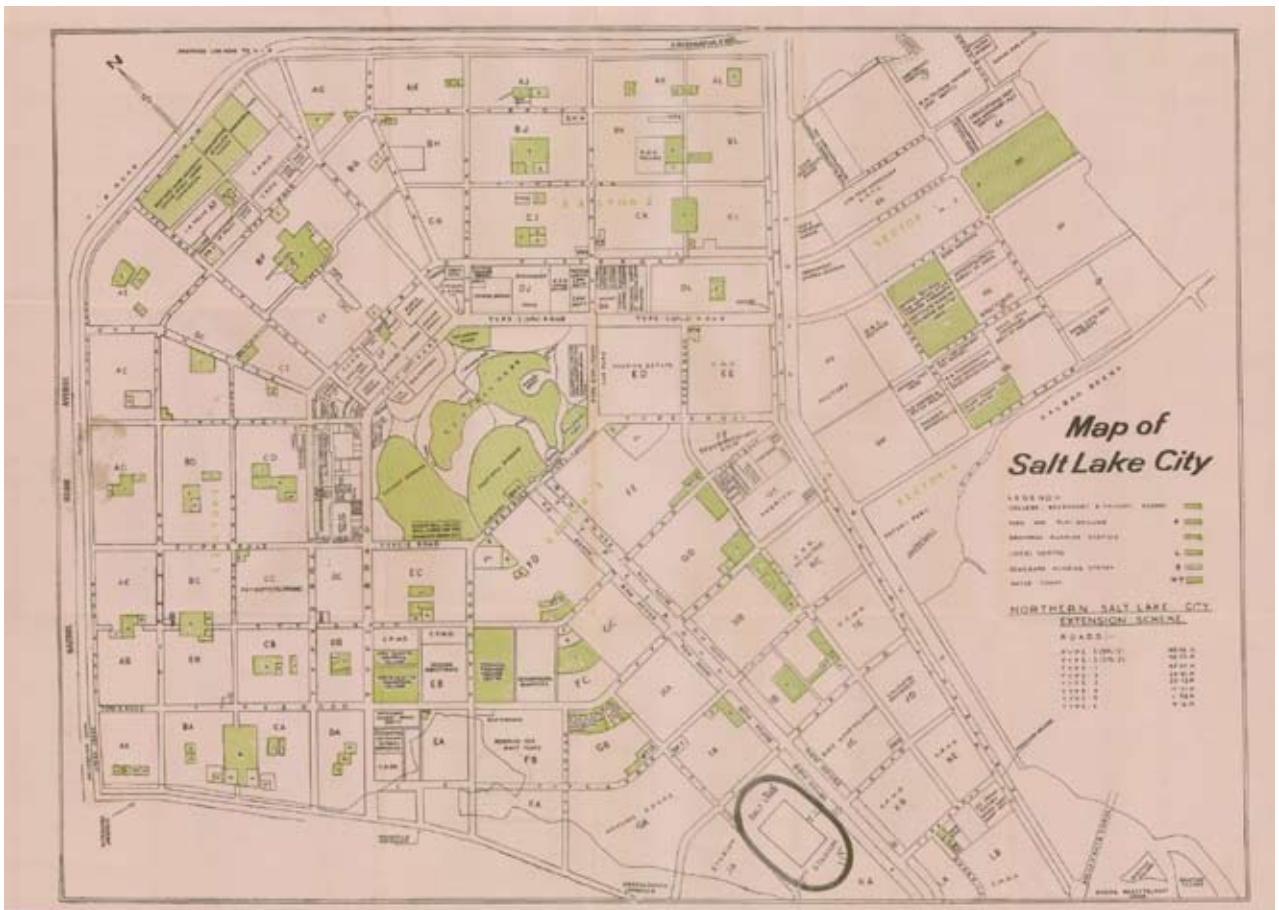
## A REVIEW ON MASTERPLAN

The work on the Master plan started with the Review of Motivations for construction of this city. Bearing in mind that the Big Calcutta, as a metropolis was very responsible for the economic development of the West Bengal, Bihar, Orissa, Assam, Nepal, Sikkim and Bhutan, but also that through decades it used to be the battlefield of great natural, political, social and economic changes (hunger 1943, great massacre 1946, inflow of refugees from East Pakistan – today's Bangladesh since 1947 and the decadence of jute industry) which slowed the general development and the city was faced with poverty and overcrowdings. The West Bengal Government realized that serious steps have to be taken to resolve the situation. One of the biggest actions of the Government was creation of so called "NEDECO" Plan for leveling certain area of the Salt Lakes followed by the tender for urban planning of this space. After a few attempts, the jury of 9 members accepted the proposal of the enterprise "Ivan Milutinovic" for both leveling and the urbanization.

The next covers "**Search for the vision**". In this contest a critical review of the THREE CITIES was made: Chandigar, Ravalpindy and Brasilia, aiming to outline their characteristics which could serve as a lesson for conceptualization of the Salt Lake City. In the same chapter the first draft ideas with comments on acceptance or rejection of certain visions, are also presented.

Finally, follows conceptualization, with three factors selected as the key ones for characteristics of the Salt Lake City: **1. Urban character, 2. New vs Old city and 3. Inhabitants and the city growth**. Within these factors and in balancing the aims for coherent and compact structure with the standards for functions at the open space and attempts to secure variety of **residential areas**, the concept of **centralized city core** as a culmination of this idea was reached. This was followed by the review on characteristics of employment. A lesson from Chandigar's example was taken – its experience showed that the lack of the selection of economic activities, especially the **industry**, remained unpleasant consequences to the city character. The General Concept itself reflects determined principles and certain limit of the locality at one side and the financial means at the other. In any case an independent development is enabled and the danger that the city becomes a settlement for sleeping is escaped.

Looking through the prism of the shape of this city, Salt Lake City is combined by three types of urban matrices – **radial, orthogonal and linear**, which secured "**unity in diversity**" and easily understandable urban structure.



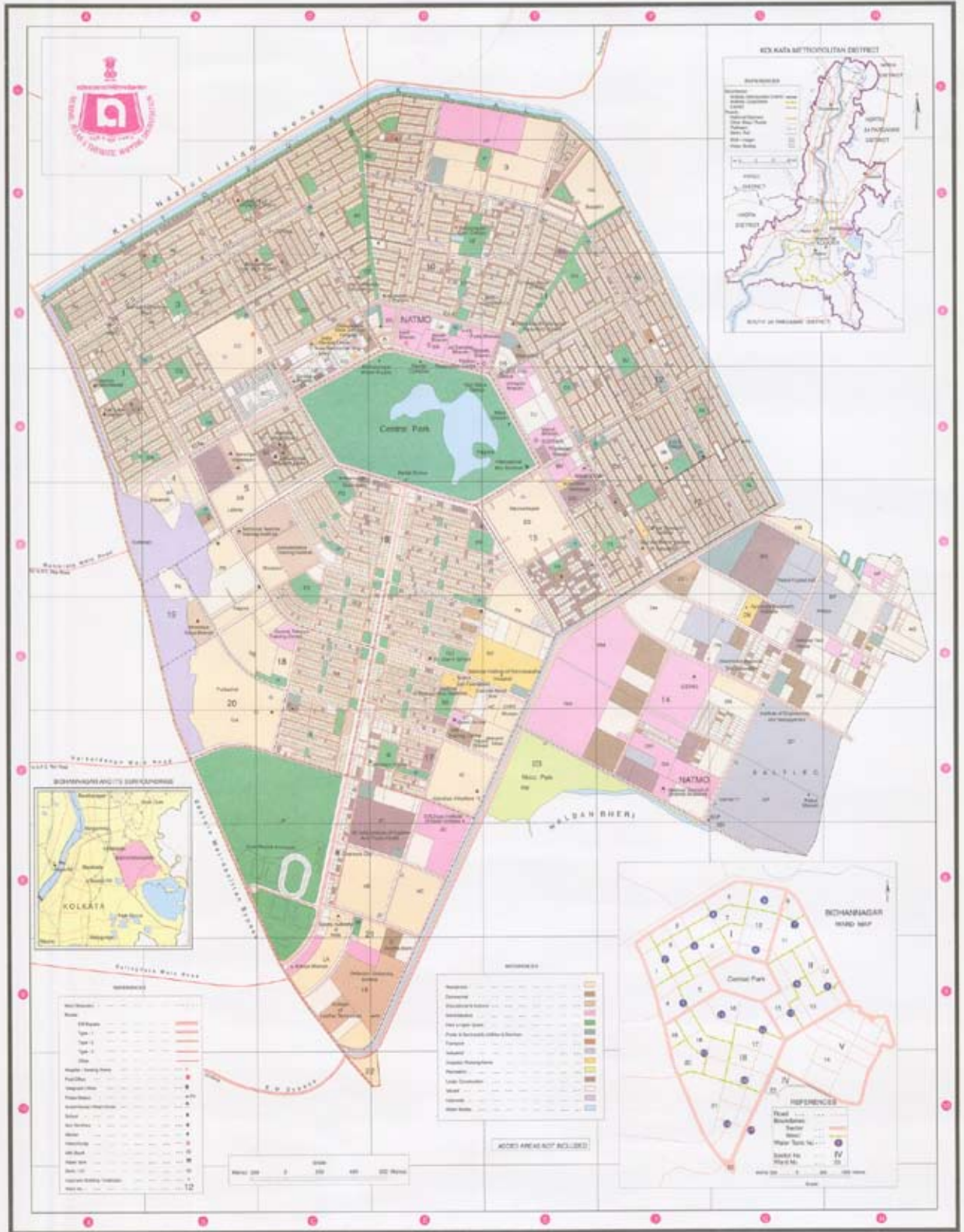
Study of Masterplan, Dobrovoje Toskovic

In one way, **garden city was an idea of inspiration**, but, more important is the **achieved spirit of an Indian context of the spatial shaping of neighbourhood units**, providing in one way an **intimate living within their houses** and, on the other hand, certain space for **grouping life**, what this people like.

Chapter VII presents spatial realization which starts with the satellite picture of the Salt Lake City as a whole, following by sequence that presents the local communities: satellite pictures by blocks. These pictures emphasize the structure of "detailed plans". It is characteristic that in each block one can see realized planned ideas of open spaces next to the objects of local centre, i.e. Elementary school where it exists, which speaks not only about the life in individual houses but also about the **spaces for joint activities**. There are five entry points into the city.

Source: Dobrovoje Toskovic

# BIDHANNAGAR



Map of Bidhannagar/Salt Lake City, 2002

# THE URBAN PLANNER

## PROF. DR DOBRIVOJE TOSKOVIC

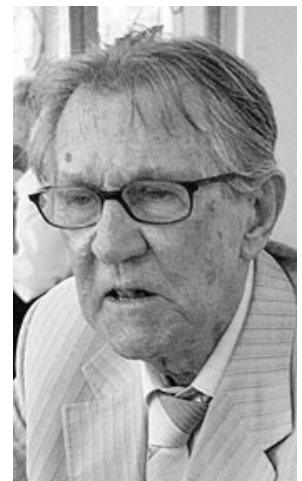
Toskovic was the head architect and town planner in the waterways enterprise Ivan Milutinovic of Belgrade, which won the global tender for dredging the Hooghly during Roy's tenure. The silt was then dumped in Salt Lake and the Yugoslav company was requested to do the masterplan for the township, which was approved in 1964.

### CURRICULUM VITAE

Dobrivoje Toskovic, corresponding member of the Academy of Engineering Science of Serbia (AINS) since 2004, was born on 03. September 1927 in Draginac, Loznica of father Ljubomir and mother Vukosava, nee Ristic. He completed high school – SECOND MALE GYMNASIUM in Belgrade, 1947. Graduated at the Faculty of Architecture in Belgrade, in 1953, obtained Master degree at the same faculty in 1978 and PhD in the field of urbanism in 1985.

He started his **professional career** in KMG "TRUD-BENIK" where he worked on construction and then on planning (1954 – 1958). Then he moved to the **waterways enterprise "Ivan Milutinovic" at the position of the chief architect**. This enterprise and "Invest Import" established a consortium for participation at the international tender for the **Master Plan of New Calcutta**, India and the draft plan was made by the architect Toskovic. The jury accepted his work as the best one on 9 April 1964. Further career was connected to Libya, where he was the regional planner of Tripolitania (1966 – 1970) and then he was selected Director for Town Planning of the Republic of Tanzania (1970 – 1972). This was followed by specialization in Holland where he obtained "Diploma with Distinction" at the "BOUWCENTRUM" Institute, the course on "housing, planning and building". On his return to Serbia he worked as the leading town planner in the Institute for urbanism and communal services (1973 – 1984) and after that until his retirement he worked at the Institute for Architecture and Urban Planning of Serbia at different scientific positions up to the Scientific Advisor by Decision of the Ministry's Commission.

He started his **teaching career** at the Faculty of Geography in Belgrade (1979 – 1990) with the breaks during the work abroad. Then he was a professor at the Department of Architecture of the University in Mosul, Iraq (1985/86 – 1986/87). He was elected teacher and Vice Dean at the International Mater Program, Faculty for Architecture, University of Helsinki, Finland (1990/91-1991/92). He also lectured at the Faculty of Architecture and Civil Engineering in Banjaluka, Republic Srpska (1996-2003).



During his teaching period in Banjaluka he was mentor and a member of the Commission for few diploma works and two MAs. As a contribution to the subject "Urban Design" he published the book of the same title. The publisher was Institute for Urban Planning of the Republic Srpska. He initiated and lectured at post-graduate studies at the Faculty of Architecture and Civil Engineering in Banjaluka. He now lectures at the European Centre for Peace and Development (ECPD), UN University in Belgrade. He is a member of town planners, spatial planners, Engineering Chamber of Serbia, Association of Architects of Serbia. For many years he was a member of the inter-academic Committee for industrialization of housing of the Serbian Academy of Arts and Science led by the late Academic Zezelj. He is an active member of the editorial board of the Foundation Andrejevic and earlier regular, now extended member of the Scientific Board of the Institute of Architecture and Urban planning of Serbia. He is a member of the editorial board of the magazine "SPATIUM" published by IAUS.

Among the significant scientific and expert achievements are: about 150 scientific and expert papers in Serbia and abroad, published at different symposiums, seminars, magazines and monographs, some of which are books: Urban renewal of Libyan towns (1969); Housing and human environment in Tanzania (Bouwcentrum, Rotterdam, 1973); Urbanization of Libya, Master thesis (published by the Yugoslav Institute for Urbanism and Housing, 1980); Methods, analysis and synthesis in urbanization and spatial planning (Published by the Institute of Architecture and Urban Planning of Serbia, 1996); Urban environment and urbanization – developing countries, doctor's thesis (first edition published by the Scientific book, the second by the Academic Thought); Introduction to spatial and urban planning (first edition published by Grosknjiga, the second by Academic Thought); Urban design – Techniques and Esthetics (publication of the Institute for Urban planning of the Republic Srpska , 2000).

Certainly **the most significant project that was realized was completion of the Master Plan of New Calcutta**. The Author visited this town by invitation and held two lectures (18-24 April 2008). He leads the elaboration of master thesis, as a mentor he covers six MAs in Finland, two MAs in Banjaluka, four MAs in Belgrade (ECPD); one PhD work in Sarajevo (1989) and right now has three PhDs at the ECPD in Belgrade. He has been quoted in some 89 cases in numerous scientific publications and magazines.

Source: Dobrivoje Toskovic



## **MASTERPLAN**

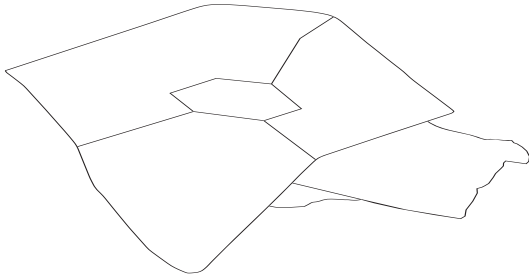
Introduction

Elements of a modern ideal city

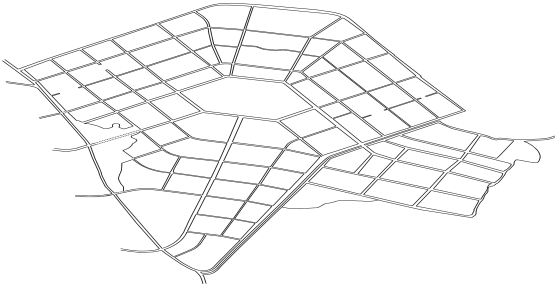
Comparisons



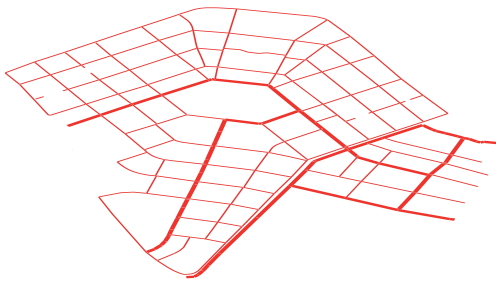
# ELEMENTS OF A MODERN IDEAL CITY



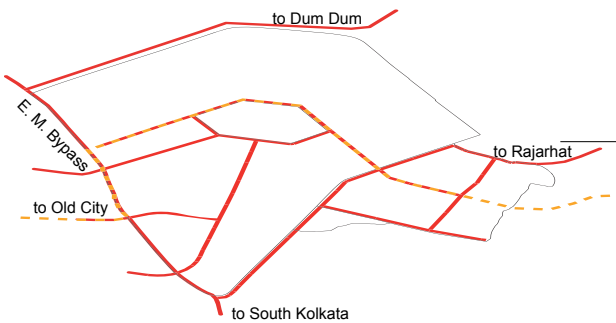
**structure**  
5 sectors



68 blocks



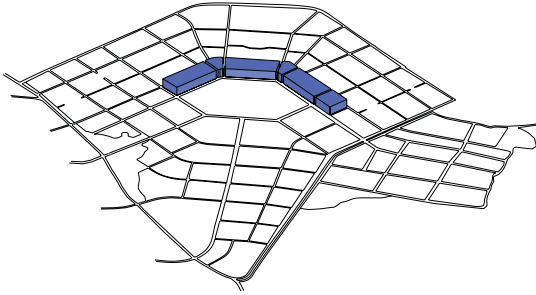
**transport**  
— main roads  
— block roads



**connections**  
— main roads  
— proposed metro line

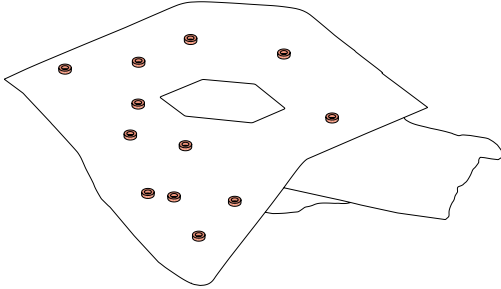


**greenery**  
Central Park, local parks  
— islands in the middle of main roads  
— islands in the middle of blockroads

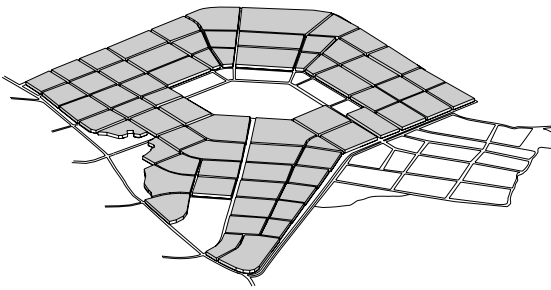


# functions

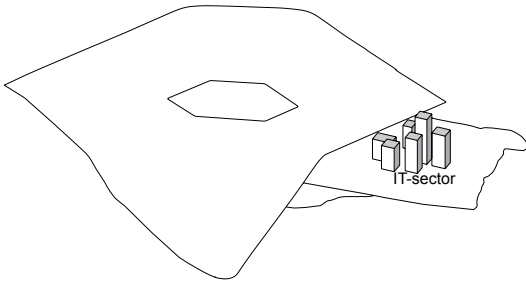
■ administration (centrality)



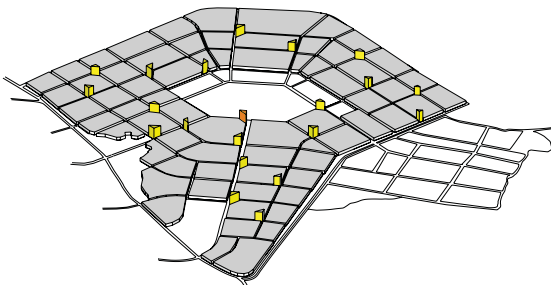
● commercial  
● local markets



■ residential



■ industrial  
(IT-sector)









# landmarks

■ institutional  
■ proposed  
■ realized

# TRANSPORT ROAD NETWORK



0 500 1000  
meters

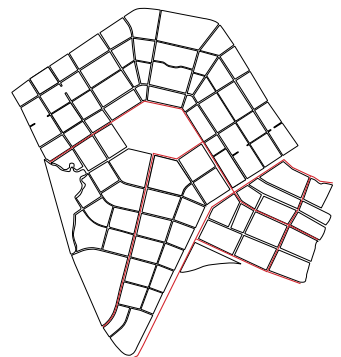
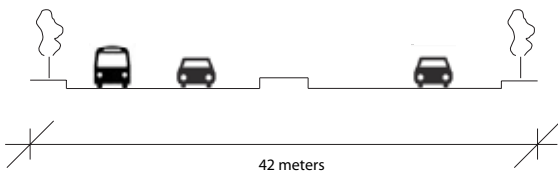
-  main roads (type - 1)
-  block roads (type - 2)
-  block roads (type - 3)
-  block roads (type - 4)
-  block roads (type - 5)
-  side roads (type - 6)

# TRANSPORT MAIN ROAD (TYPE 1)



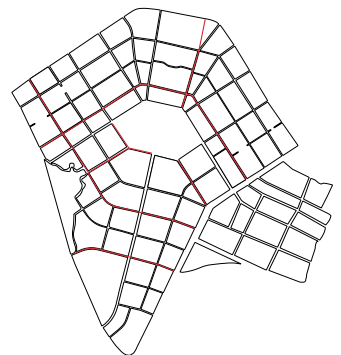
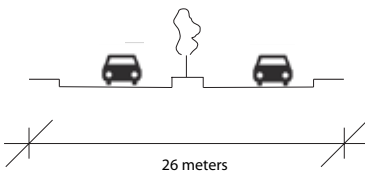
## ROAD NETWORK

Dobrivoje Toskovic designed a road network with radial axis, orthogonal roads and linear streets following a central and symmetrical plan, deviding the sectors. It has a clear hierarchy of street typologies giving a simple and coherent structure to the different element and housing parts.

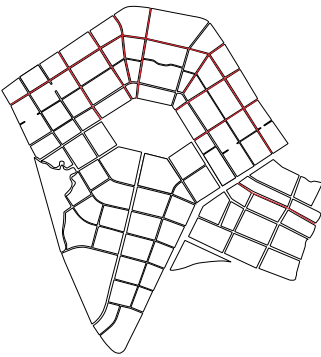
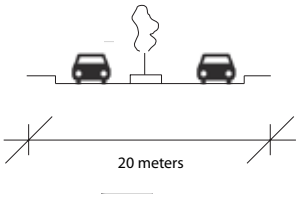


# TRANSPORT

## BLOCK ROAD (TYPE 2)

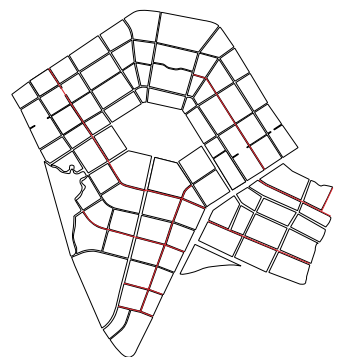
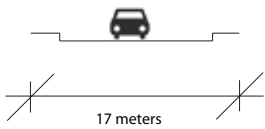


TRANSPORT  
BLOCK ROAD (TYPE 3)

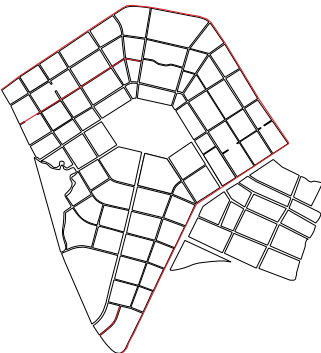
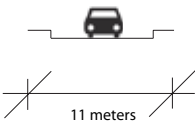


# TRANSPORT

## BLOCK ROAD (TYPE 4)



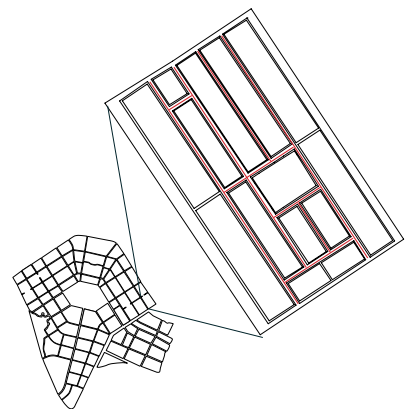
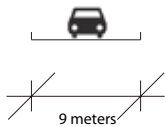
TRANSPORT  
BLOCK ROAD (TYPE 5)



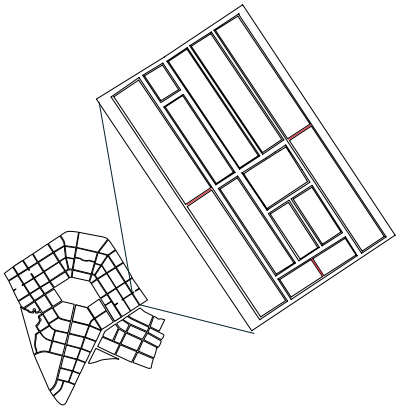


# TRANSPORT

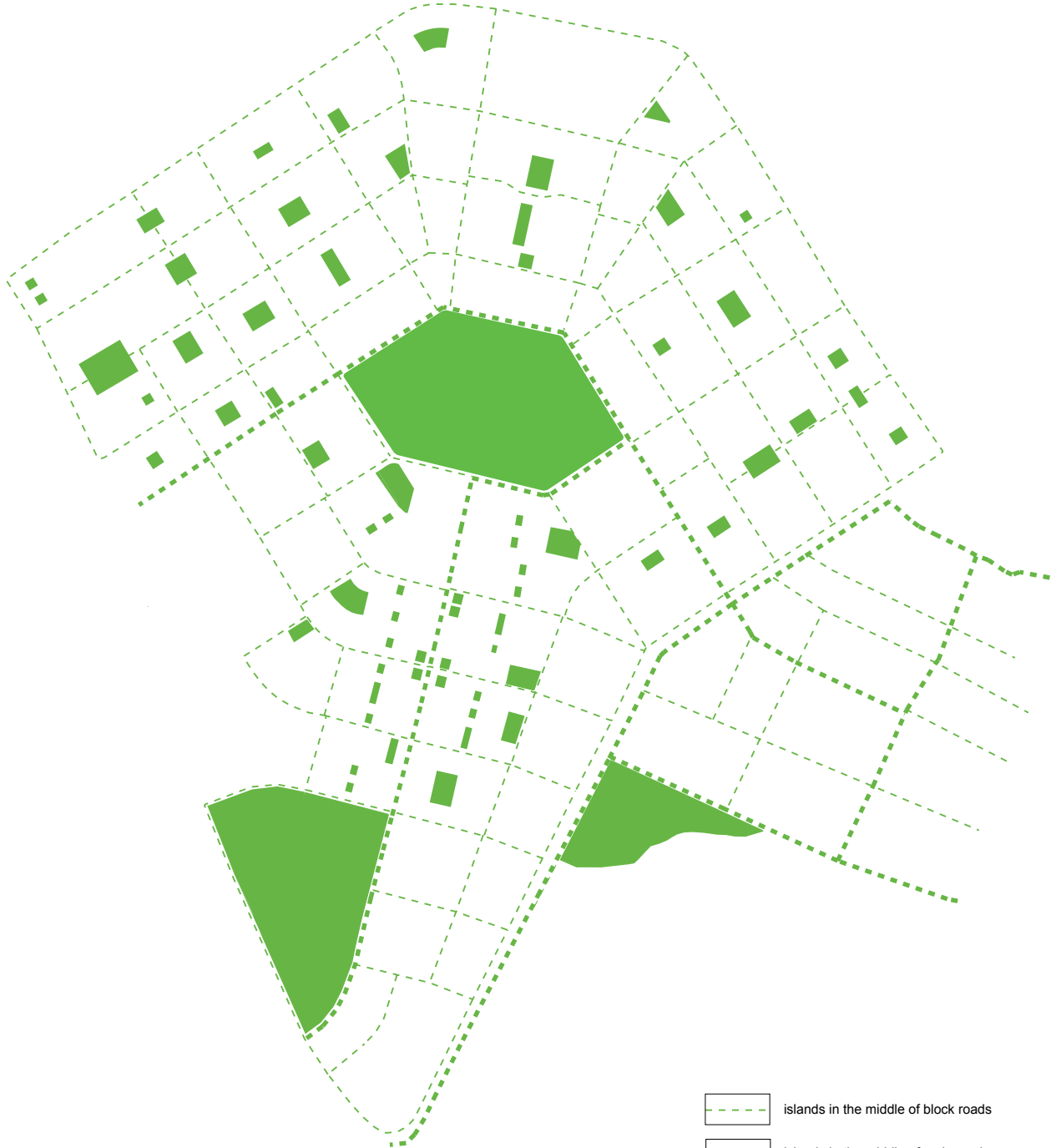
## SIDE STREET (TYPE 6)






TRANSPORT  
FOOTPATH BETWEEN PLOTS



# GREENERY



0 500 1000  
meters

-  islands in the middle of block roads
-  islands in the middle of main roads
-  parks: central park, local parks, nicco park  
sport places

GREENERY  
CENTRAL PARK



GREENERY  
LOCAL PARK



GREENERY  
FRONT GARDEN



# GREEN ISLANDS IN THE MIDDLE OF THE ROADS

## GREENERY ALL AROUND

"It has grown into a lovely garden city, just as I had planned. There are community housing, parks, clean roads and the traffic management seemed fine. I did feel a bit nostalgic today. But more than anything else, I felt proud that the city had developed just the way I had wanted it to," Toskovic said (April 2008). He visited Central Park, several blocks in the township and was elated to see the greenery all around. "The roads are nicely lined with trees, which is a wonderful sight."

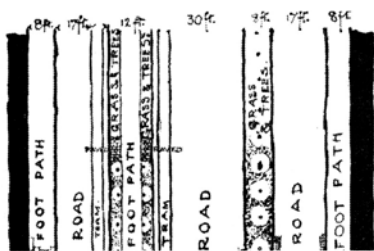
The Belgrade-based architect had emphasised greenery, which he had wanted in 50% of the township.

Besides, the islands in the middle of the roads were much bigger in his plan.

<http://clicksl.blogspot.com/2008/04/salt-lake-planner-revisits-town.html>

## LETCWORTH GARDEN CITY

The Garden City was founded in 1903 by Ebenezer Howard, was one of the first new towns, and is the world's first Garden City.



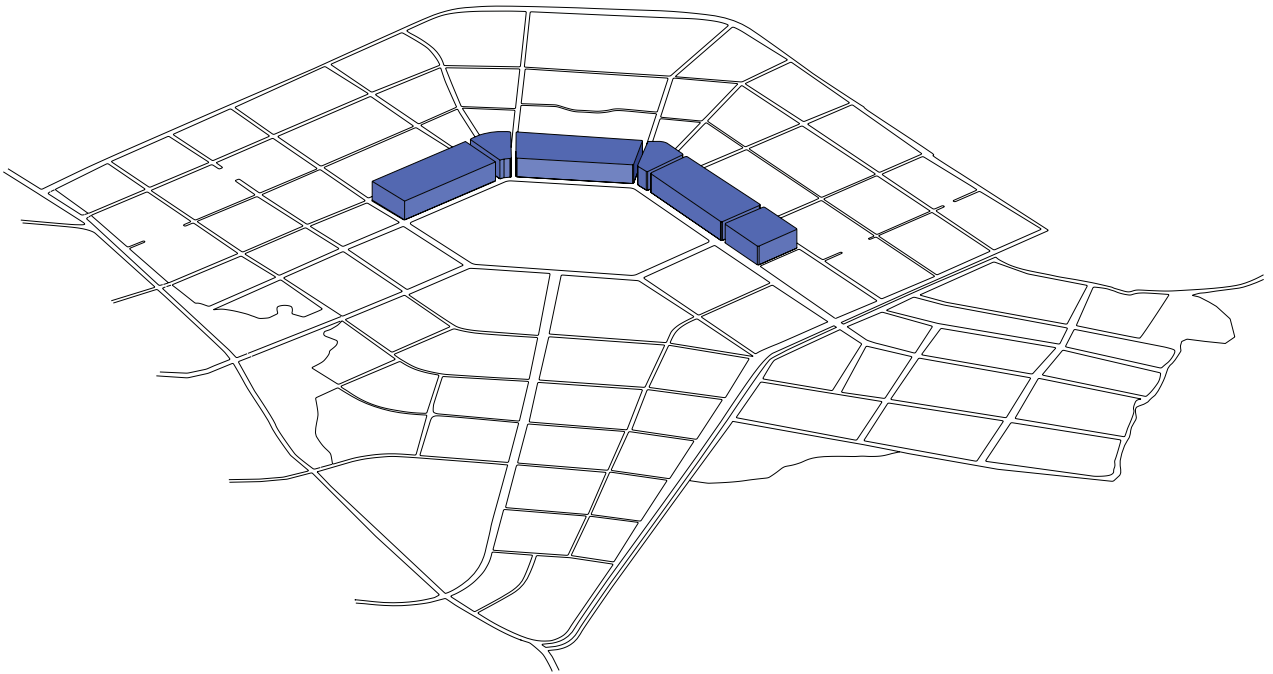
Source: Geschichte des Städtebaus by Lampugnani Vittorio  
<http://www.hertfordshire-genealogy.co.uk/images/views/letchworth-station-road.jpg>







# ADMINISTRATION CENTRALITY



## ADMINISTRATION

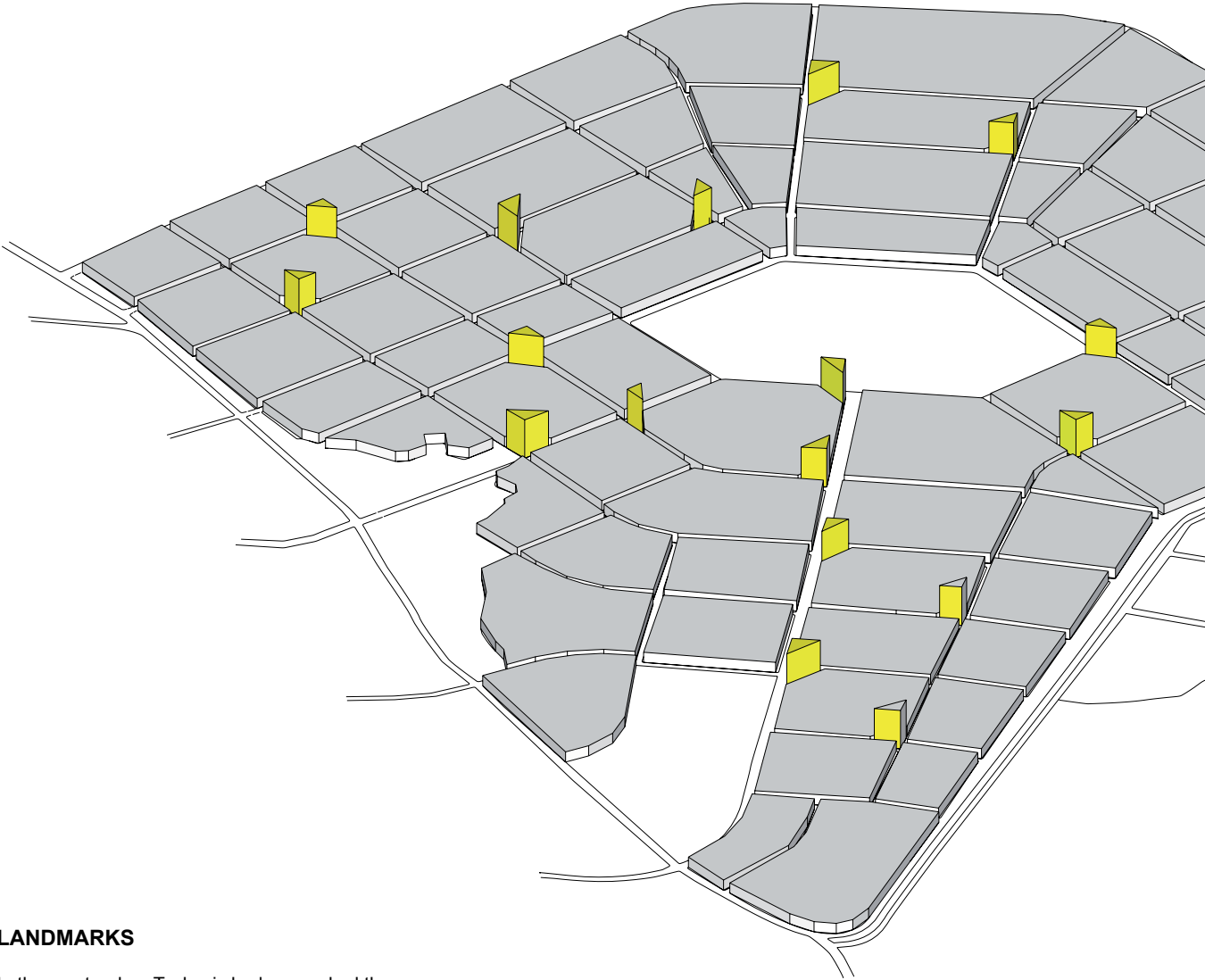
Many of the administrative offices of the West Bengal Government were shifted from Kolkata to Salt Lake. They are located around Central Park.



View from Central Park

# LANDMARKS

## ORIENTATION AND IDENTITY



### LANDMARKS

In the masterplan, Toskovic had earmarked the corner plots for institutions that could serve as landmarks. Orientation and identity are key points in urban planning ("mental map").

## KEVIN LYNCH, THE IMAGE OF THE CITY

Kevin Lynch (1918-1984) was an American urban planner and author.

Lynch provided seminal contributions to the field of city planning through empirical research on how individuals perceive and navigate the urban landscape. His books explore the presence of time and history in the urban environment, how urban environments affect children, and how to harness human perception of the physical form of cities and regions as the conceptual basis for good urban design.

Lynch's most famous work, *The Image of the City* published in 1960, is the result of a five-year study on how users perceive and organize spatial information as they navigate through cities. Using three disparate cities as examples (Boston, Jersey City, and Los Angeles), Lynch reported that users understood their surroundings in consistent and predictable ways, forming mental maps with five elements:

- **paths**, the streets, sidewalks, trails, and other channels in which people travel;
- **edges**, perceived boundaries such as walls, buildings, and shorelines;
- **districts**, relatively large sections of the city distinguished by some identity or character;
- **nodes**, focal points, intersections or loci; and
- **landmarks**, readily identifiable objects which serve as reference points

In the same book Lynch also coined the words "imageability" and "wayfinding". *Image of the City* has had important and durable influence in the fields of urban planning and environmental psychology.

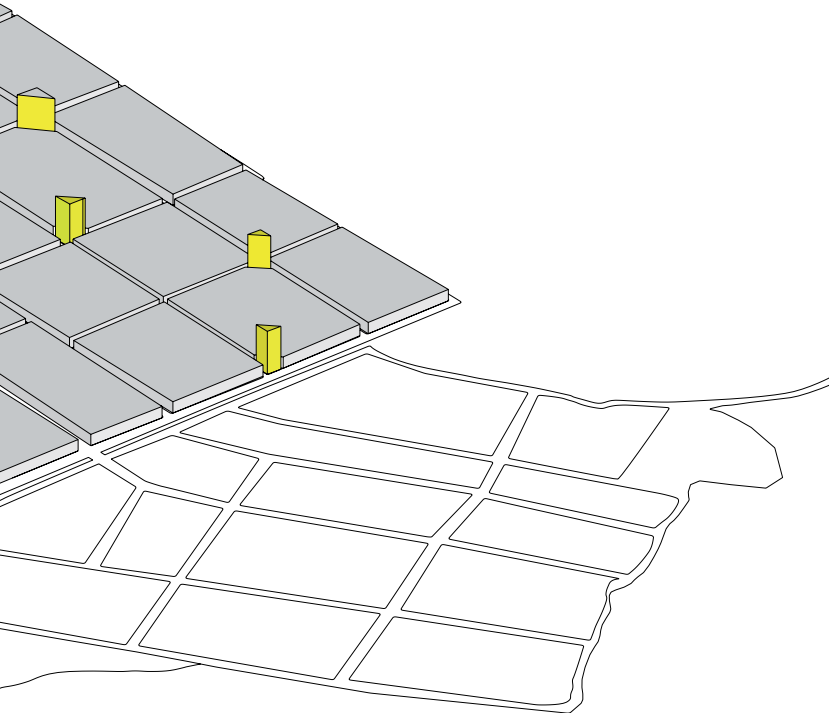
[http://en.wikipedia.org/wiki/Kevin\\_A.\\_Lynch](http://en.wikipedia.org/wiki/Kevin_A._Lynch)

Abstracts of the book, *The Image of the City*:

*"... Every citizen has had long associations with some part of his city, and his image is soaked in memories and meanings."* (p.1)

*"... Another distinction could be made between concrete, sensuously vivid images, and those which were highly abstract, generalized, and void of sensuous content. Thus the mental picture of a building might be vivid, involving its shape, color, texture, and detail, or be relatively abstract, the structure being identified as "a restaurant" or the "third building from the corner"."* (p.88)

Source: *The Image of the City* by Kevin Lynch



**path**



**node**



**edge**



**landmark**



**district**

### The City Image and its Elements

Source: *The Image of the City* by Kevin Lynch

# LANDOWNERSHIP LEASEHOLD

**BUILDING**  
PRIVATELY OWNED

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**LAND**  
ON LEASEHOLD  
OWNED BY GOVERNMENT

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## LEASEHOLD

Leasehold is a form of property tenure where one party buys the right to occupy land or a building for a given length of time (varies from months to 999 years and is then close to a freehold).

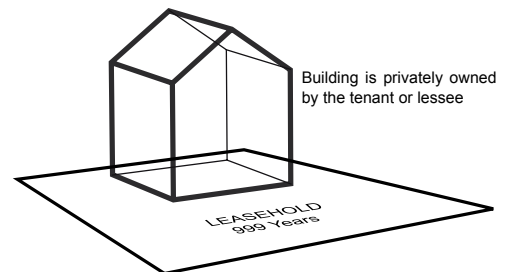
## HISTORY

The common law of the landlord-tenant relation evolved in England during the Middle Ages. In this feudal social order land was the primary economic asset and ownership of land was the primary source of rank and status.

[http://en.wikipedia.org/wiki/Leasehold\\_estate](http://en.wikipedia.org/wiki/Leasehold_estate)

## SALT LAKE

In Salt Lake the Urban Development Department of State Government (West-Bengal) owns the land and is therefore the lesser or landlord. A private person can get the land on leasehold for 999 years. The aim was to prevent speculation on land. So the houseowner needs the permission of the Government to sell his house.



Land is owned by the Urban Development Department of State Government



## **MASTERPLAN**

Introduction

Elements of a modern ideal city

Comparisons



# FROM THE MODEL TO THE CITY

Ebenezer Howard, Tony Garnier, Petrus Berlage, Le Corbusier addressed the **problems linked to the evolution of the industrial city in the 19th century**. The preexisting morphologies of the cities had been transformed by mechanization, new means of productions and transportation.

The cities in Britain and France had grown with uncontrolled speed as the peasantry had flocked to the urban areas for employment and had been housed in the most squalid conditions. In the same period **populations increased dramatically**. The result was a **slum landscape of factories, tenements, and a grimy street without decent communal or private amenities**.

But the distribution of industrialization extended well beyond the working-class slums into other areas of the city.

**The new middle classes required homes remote from the dirt created by the sources of their own wealth. Thus the fringes of the city extended outwards, enveloping the countryside with suburban lots and a new patterns of roads.**



Modern Architecture since 1900 by William J. R. Curtis

***“...Utopias are historically bound; they have ideological roots and formal precedents...”***

William J. R. Curtis, *Modern Architecture since 1900*

# EBENEZER HOWARD'S MODEL

## GARDEN CITIES OF TOMORROW

### THE GARDEN CITY

A Model for dealing with overpopulation was decentralization. Howard was disturbed by the disruption and waste he saw in London and other industrial cities, and argued in favour of **new communities of manageable size, in which rural and urban worlds would be brought together in a human scale environment**. But Howard was more than a town planner. He was first and foremost a social reformer, and his **Garden City** was intended to be merely the **first step towards a new social and industrial order based on the common ownership of land** (secure, decent, well designed homes for everyone).

Garden cities were to be planned, self-contained communities with a population of 32 000. At the centre would be a garden ringed with a civic and cultural complex, a park, housing, and industry, the whole surrounded by an agricultural green belt. Traffic would move along radial avenues and ring roads.

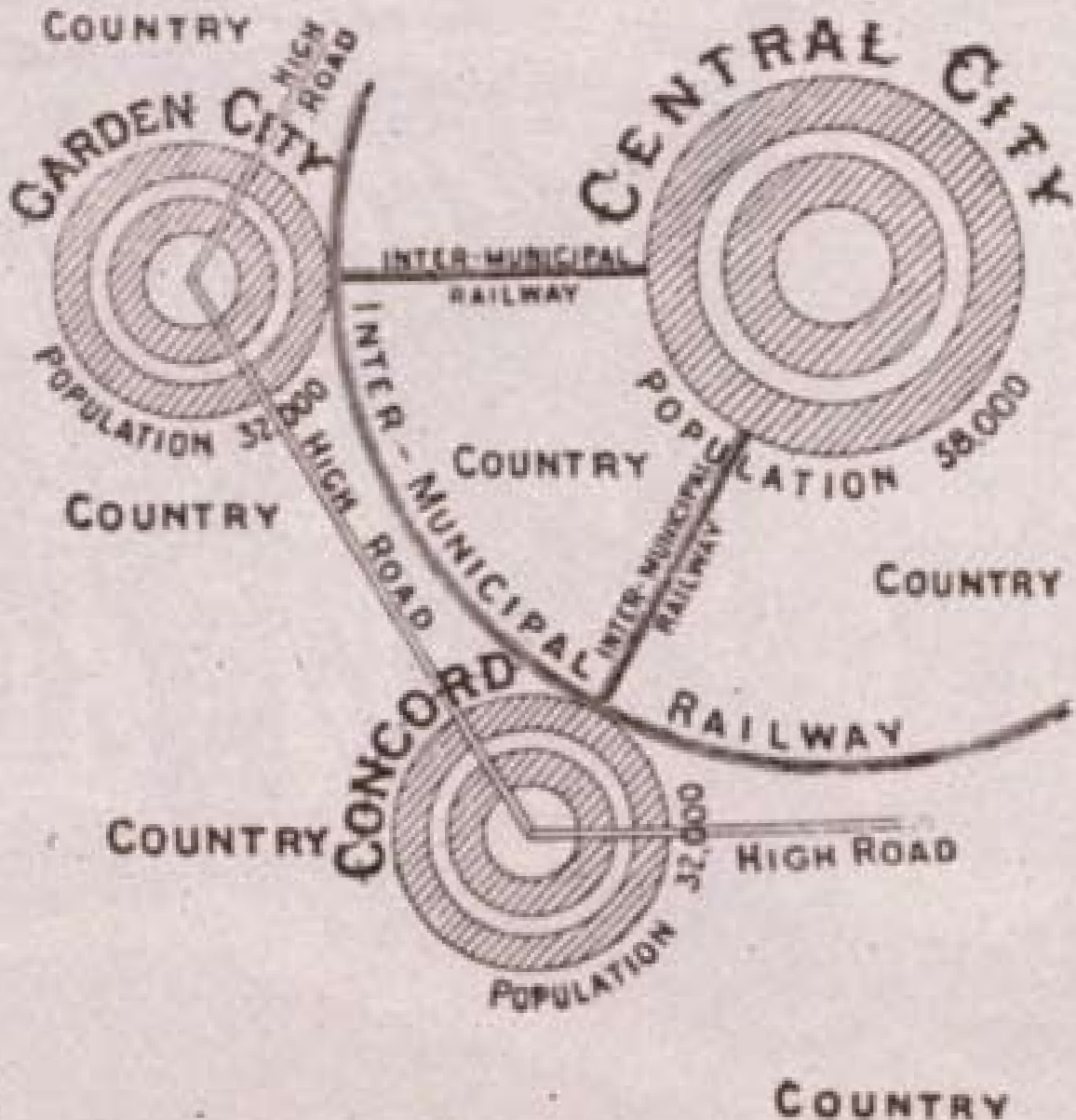
The unit in the Garden City was the family in its individual home. These houses were to be laid out along well-planted streets.



Modern Architecture since 1900 by William J. R. Curtis

# DIAGRAM

ILLUSTRATING CORRECT PRINCIPLE  
OF A CITY'S GROWTH - OPEN COUNTRY  
EVER NEAR AT HAND, AND RAPID  
COMMUNICATION BETWEEN OFF-SHOOTS.



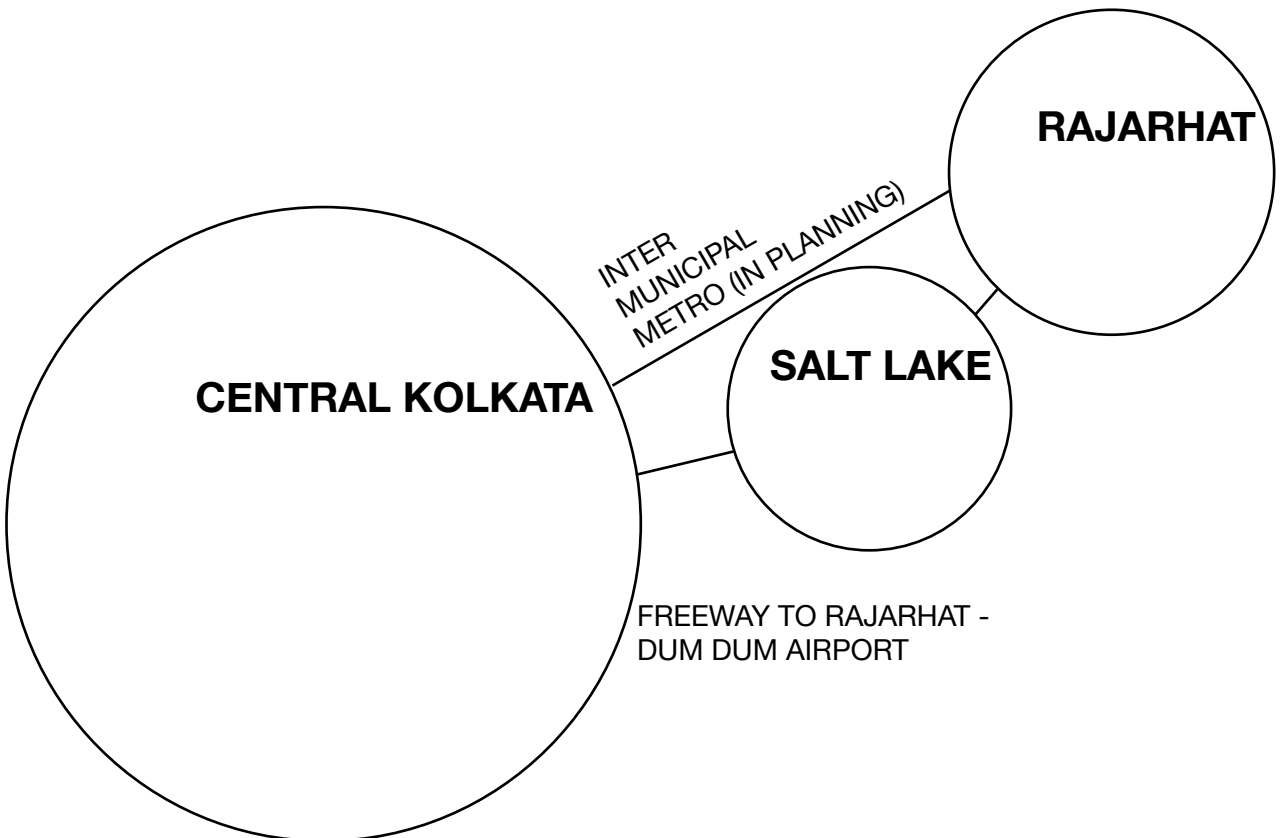
# FROM THE MODEL TO THE CITY

## SALT LAKE CITY - A GARDEN CITY?

With its 168 000 inhabitants Salt Lake City is too large to be a Garden City, although it contains several elements we can find in Garden Cities and the Ideologies are similar (central garden/park, green boulevards, low density, land on leasehold...).

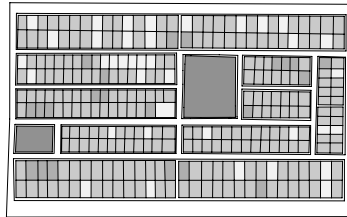
But if we zoom in into a single block in Salt Lake, we are able to compare it with a Garden City, for example with the Garden City Freidorf close to Muttenz, Switzerland by Hannes Meyer.

So one could say, that Salt Lake is no Garden City but an aggregation of 68 blocks which can be understood as Garden Cities.



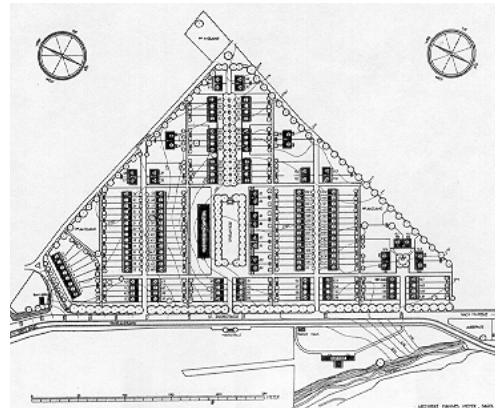
### SAMPLE BLOCK, SALT LAKE, KOLKATA

Foundation: 1962  
Population: 286 plots  
Area: 8 000 m<sup>2</sup>  
Architect / Planner: Dobrivoje Toskovic  
Landowner: Government  
(Urban Development Dept.)  
plots on leasehold for 999  
→ prevent speculation on site  
affordable plots for the  
middle-income group.



### SIEDLUNG FREIDORF, MUTTENZ, CH

Foundation: 1919  
Population: 150 Houses/Flats  
Area: 8 500 m<sup>2</sup>  
Architect / Planner: Hannes Meyer  
Landowner: Cooperative society  
plots are owned by the  
community  
→ equal status for all



0  
meters

500

# SALT LAKE / BIDHANNAGAR, KOLKATA



## SALT LAKE, KOLKATA

Foundation	1962
Population	168 000 (2001)
Area	12.5 km <sup>2</sup>
Density (people/km <sup>2</sup> )	13 440 (10 240 excl. Duttabad)
Architect/Planner	Dobrivoje Toskovic
City status:	Township of Kolkata



0 500 1000  
meters



# GANDHINAGAR



## GANDHINAGAR

Foundation	1960
Population	195 891
Area	57 km <sup>2</sup>
Density (people/km <sup>2</sup> )	3 436
Architect/Planner	H. K. Mewada Prakash M. Apte
City status	autonomous Capital of Gujarat State, India



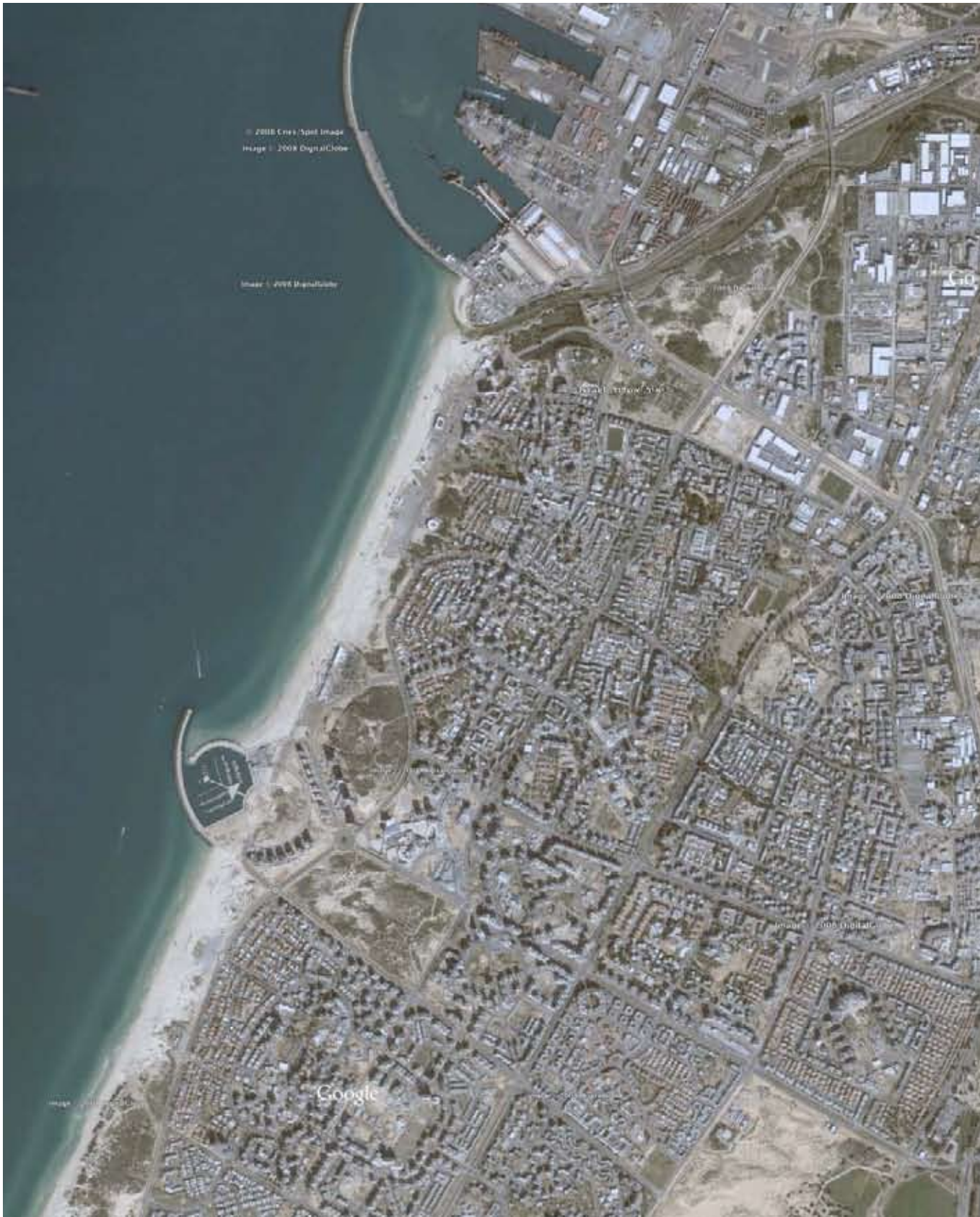
0 500 1000  
meters

# ASHDOD



## ASHDOD, ISRAEL

Foundation	1956
Population	207 000 (2007)
Area	47 km <sup>2</sup>
Density (people/km <sup>2</sup> )	4 404
City status	autonomous



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Image © 2008 DigitalGlobe

Google

0 500 1000  
meters

**DRAFT**  
© ETH Studio Bas

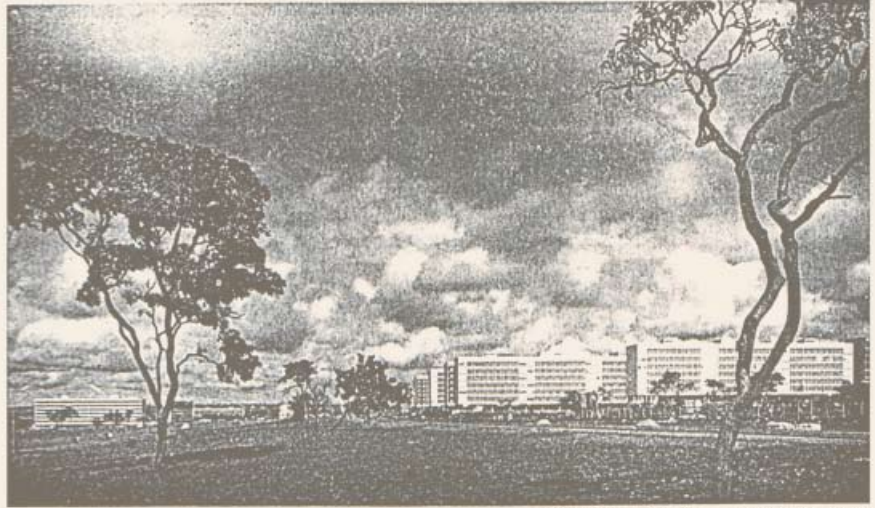
# “SEARCH FOR THE VISION”

## BRASILIA, RAVALPINDY, CHANDIGARH

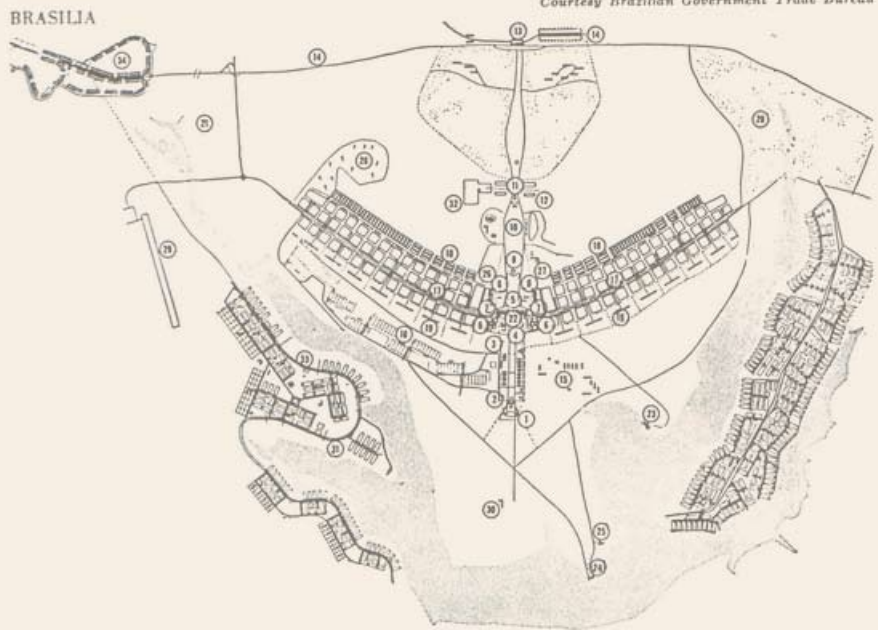
### BRASILIA

**COMMENT:**

- ENORMITY OF MAIN-ROAD AXES
- FORMALISM OF INITIAL SHAPE (CROSS)
- REDUCING THE IMPRESSION OF THE CITY TO
- A COLLOSAL QUADRANGLE BY
- EXCESSIVE DISTANCE AND SPACES



Courtesy Brazilian Government Trade Bureau



### “THE SEARCH FOR THE VISION”

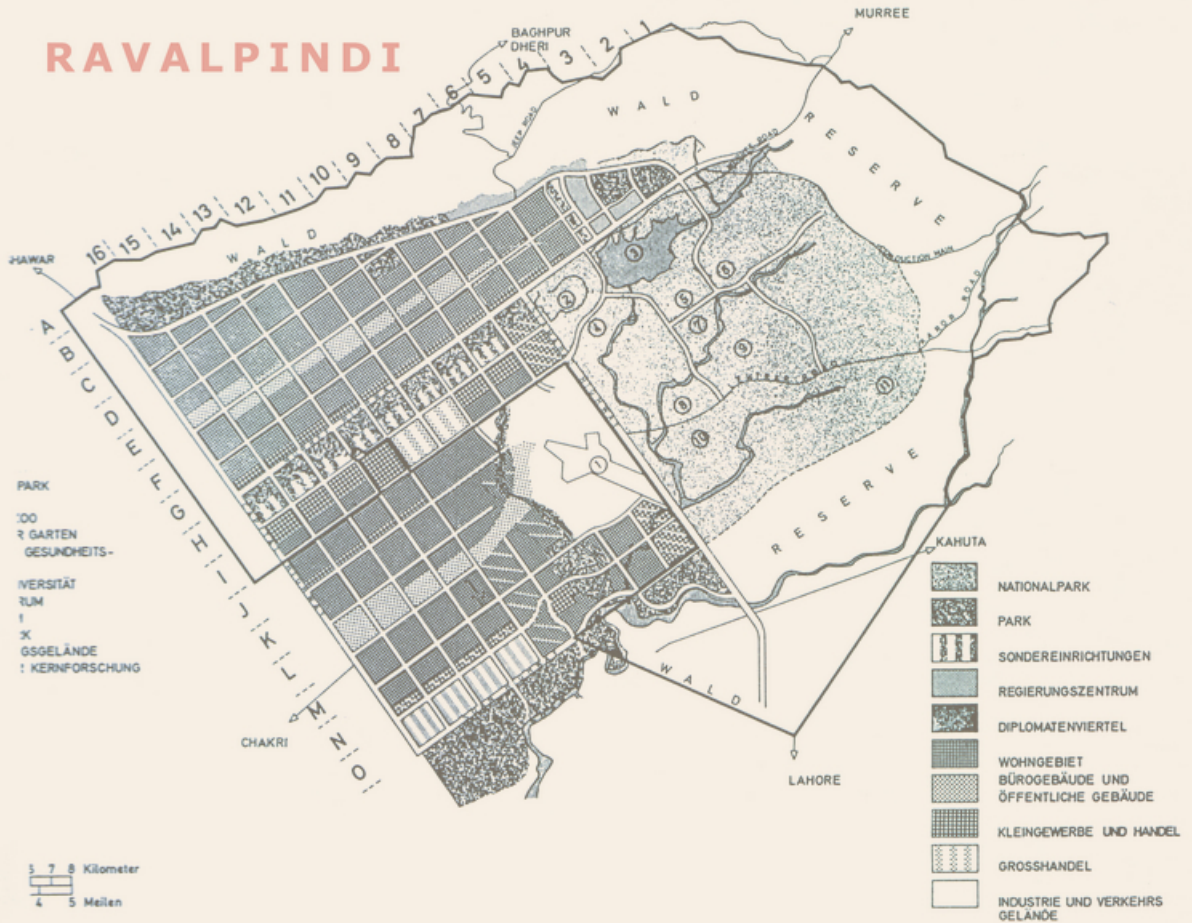
*“In this contest a critical review of the THREE CITIES was made: Chandigar, Ravalpindy and Brasilia, aiming to outline their characteristics which could serve as a lesson for conceptualization of the Salt Lake City. In the same chapter the first draft ideas with comments on acceptance or rejection of certain visions, are also presented.”*

Dobrivoje Toskovic

### Brasilia, Brasil

Foundation	1960
Population	199 065 (2005)
City status	autonomous Capitol of Brasil

# RAVALPINDI



## COMMENT

- UNECONOMIC, PROBLEMATIC STREET GRID SET ARBITRARILY ON TOPOGRAPHY
- RIGID PLAN INSTEAD OF GRADUAL ADAPTION
- PSEUDO-TRADITIONAL DETAIL TO TIVE INTERNATIONAL STYLE  
A CONTINUITY WITH OLD FORMS

## RAVALPINDI, PAKISTAN

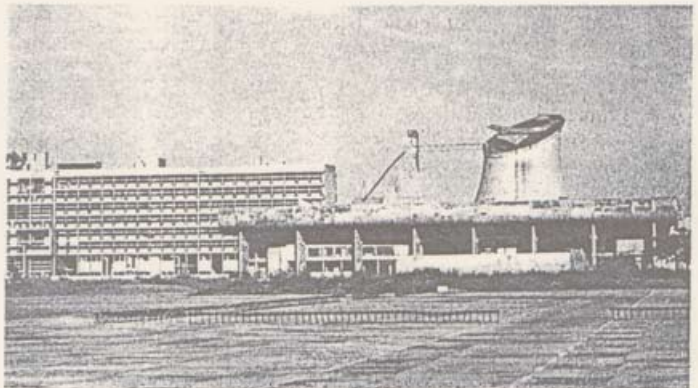
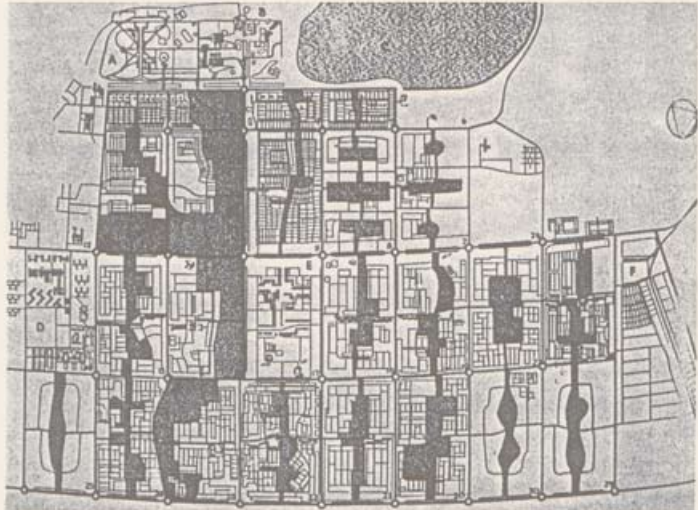
Foundation	Ancient
Population	3 039 550 (2006)
City status	autonomous

“SEARCH FOR THE VISION”  
BRASILIA, RAVALPINDY, CHANDIGARH

## CHANDIGARH

**COMMENT:**

- EXCEEDS ALL REQUIREMENTS OF A PROVINCIAL CAPITAL
- CIAM - CONCEPT OF FUNCT. DIVISIONS NOT IN ACCORDANCE WITH THE COUNTRY
- ROADS TOO WIDE
- OPEN SPACES TOO MANY AND TOO LARGE
- SHORTAGE OF POINTS FOR ORIENTATION
- SECTORS TOO SIMILAR
- NO SHADE
- SCALE SHOULD HAVE BEEN SET TO BICYCLE



### CHANDIGARH, INDIA

Foundation	1966
Population	1 111 000 (2008)
Area	114 km <sup>2</sup>
Density (people/km <sup>2</sup> )	9 476
City status	autonomous
	Capitol of Punjab



Courthouse of Chandigarh by Le Corbusier



Assembly of Chandigarh by Le Corbusier





## **DEVELOPMENT - IMPLEMENTATION**



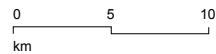
## **DEVELOPMENT - IMPLEMENTATION**

The “slow” development

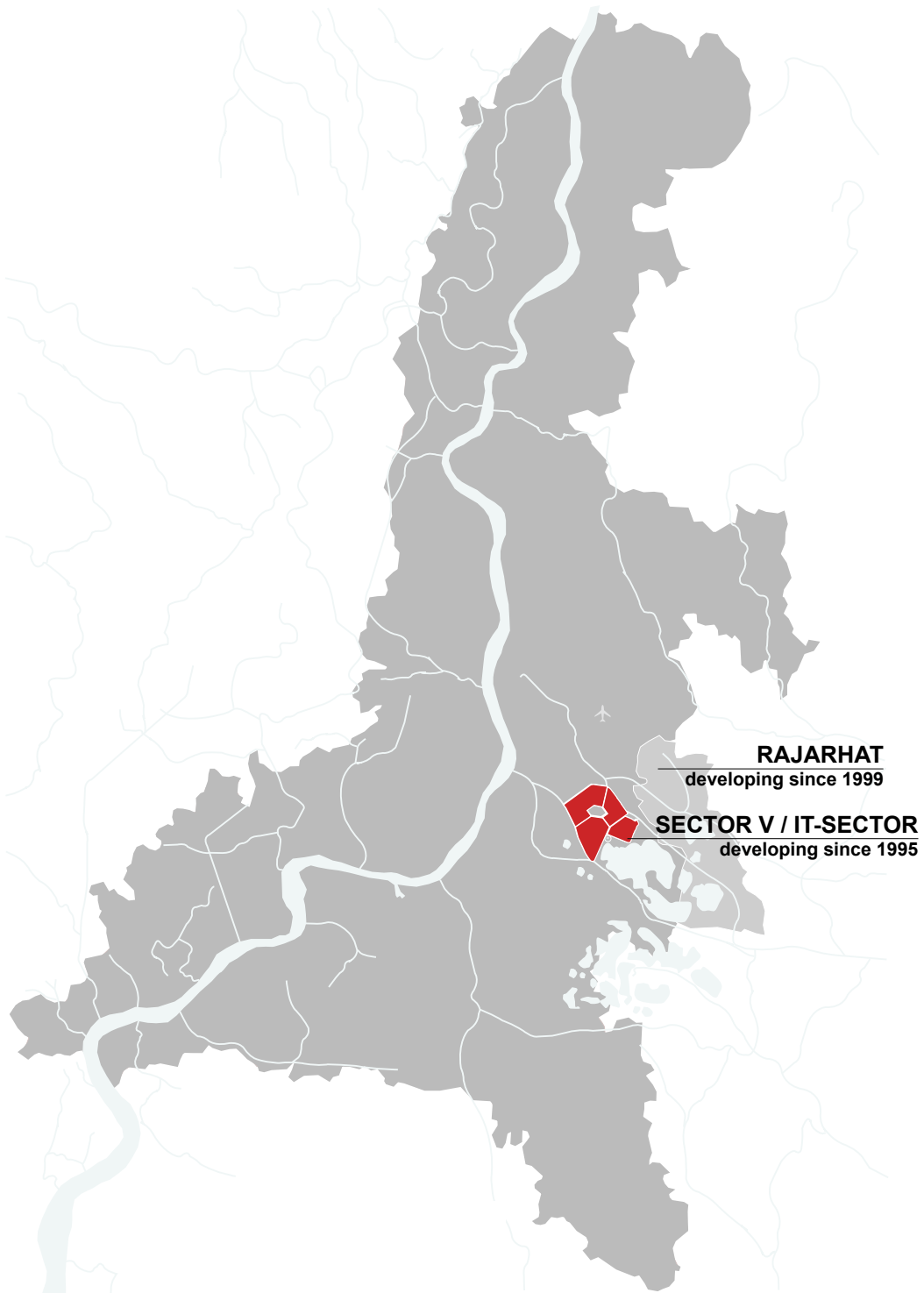
Masterplan and its actual realization

# FROM PERIPHERY TO CENTRE

1969

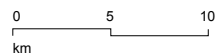


TODAY



**RAJARHAT**  
developing since 1999

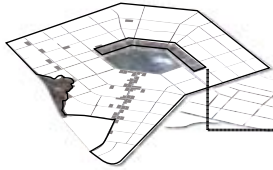
**SECTOR V / IT-SECTOR**  
developing since 1995



# THE "SLOW" DEVELOPMENT

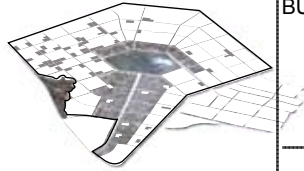
RESIDENTIAL - RESIDENTIAL SHOP ALLOWABLE - COMMERCIAL - INSTITUTIONAL - INDUSTRIAL

1970



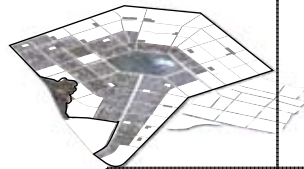
## SINCE 1970 INSTITUTIONAL/GOVERNMENT BUILDINGS

FIRST AREA TO BE DEVELOPED WERE THE BLOCKS NORTH OF CENTRAL PARK WITH THE GOVERNMENT BUILDINGS



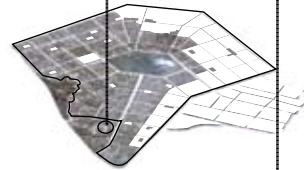
## SINCE CA. 1970 TILL TODAY RESIDENTIAL BUILDINGS

70% SINGLE HOUSING  
30% GROUP HOUSING



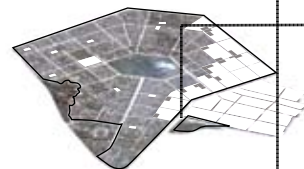
## 1984 SALT LAKE STADIUM

HOLDS 120 000 IN A THREE-TIER CONFIGURATION  
2ND LARGEST STADIUM IN THE WORLD  
USED FOR FOOTBALL MATCHES AND ATHLETICS



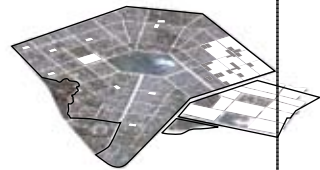
## 1991 NICCO PARK

AMUSEMENT PARK



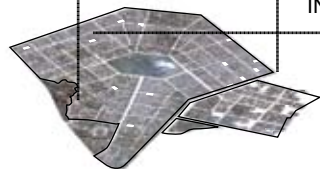
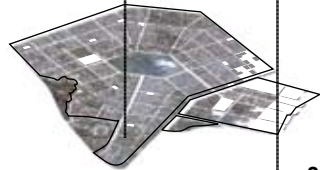
## SINCE 1995 SECTOR V / IT-SECTOR

ORIGINALLY PLANNED AS INDUSTRIAL SECTOR - NOW IT-HUB WITH GLOBAL EMANATION. SEPARATED 2006 FROM MUNICIPALITY TO FORM A SEPARATE 'NABADINGANTA TOWNSHIP AUTHORITY'



## 2002 HYATT REGENCY \*\*\*\*\*

INTERNATIONAL BUSINESS HOTEL



2008



### THE "SLOW" DEVELOPMENT

Almost forty years after its formulation, Salt Lake's last remaining vacant plots are being filled up and the city is being completed. Although not planned, this slow development provided many opportunities, especially the possibility of adaptation to new needs.

### 1997 CHARNOCK CITY

FIRST SHOPPING CENTRE  
IN SALT LAKE

### 2004 CITY CENTRE

BY CHARLES CORREA  
MULTI-UTILITY FACILITY  
(ADDA, SHOPPING, CINEMA...)



# ECONOMICAL AND SOCIAL CHANGE

## NEEDS OF THE 'NEW' MIDDLE-INCOME GROUP

### What's in, what's out

#### IN

Attitude  
Spending  
Career options  
Shopping malls  
Vacation in Singapore  
Nishant, Sneha

#### OUT

Ideology  
Saving  
Academics  
Local markets  
Vacation in Kulu, Manali  
Shakuntala, Snehalata

Multiplexes such as Inox, Forum, Fame and 89 Cinemas have opened up in the last few years. The number of car showrooms is on the rise. The biggest brands have their showrooms, too? many of which are located in middle-class Bengali localities.

Clearly, the traditional Bengali is raring for a make-over. And there are good reasons for that. "For one, there is more money to spend. Earlier, an average BMC family had primarily a single earning member. Now every other household has a double income. Among the younger lot, a working couple is the accepted norm," says Soma Sur, who teaches at the Army Institute of Management. In families of older people, sons and daughters have started earning.

Work avenues are opening up as well. Government jobs are no longer the only option. There are jobs in the private sector: in banks, hospitals, hotels, call centres and so on. Not surprisingly, spend now is the new mantra.

New consumer groups are being added to the old lot: teenagers working part-time for the extra buck, IT professionals earning a fat packet, young entrepreneurial professionals in new business and services, highly-skilled IT professionals with high mobility? both economic and social? and even an affluent rural segment migrating to the city for education or work.

# The

### THE BMC'S CHANGING

- 'Western wear and spaghetti straps are no longer strict no-nos'

The Bengali Middle Class is changing in almost every field, as a Telegraph-MODE survey reveals. Gone are the days when a BMC would subscribe to a life of restraint and modesty. Reports Tima Ray



THEN AND NOW: A still from the film, Charulata; actor Arunima Ghosh in a trendy outfit. Photo: Padma Das

Abhradeep Sen likes to buy the trendiest of clothes for his 12-year-old daughter, Jasmine. His wife is a bit apprehensive about this, but Sen feels that his daughter will be more confident of her body when she is older if she gets used to wearing slinky clothes right now.

Sourabh Das's 75-year-old mother may raise her eyebrows, but he has gone ahead and enrolled his daughter and son in a dance school. The public relations officer believes that his children need to swing to popular Hindi film music because it will help them acquire a confident body language.

Till last year, 42-year-old Pradip Dasgupta's favourite attire at home was his kurta-pajama. Now he wears shorts and a sleeveless T-shirt because he feels it gives him a trendy look. A year ago, he would have been worried about his neighbours sniggering. These days, they themselves are pretty open to changing dress codes.

Champe Mitra had no qualms about cooking fresh food for every meal. But, over the past 14 months, she's been cooking only once a day. A microwave oven has made things easier for her. Her husband was once finicky about eating fresh food. But his eating habits are changing, thanks possibly to his colleagues, many of whom like to eat out.

Call it a brand new attitude or a 21st century class struggle, but the Bengali Middle Class (BMC) is morphing. Just the other day, the quintessential 'Bong' was cocooned in his middle-class values, safely ensconced in tradition. Today, as a Telegraph-MODE survey reveals, the Bengali in Calcutta is all set for a dramatic metamorphosis.

Do you think the Bengali Middle Class is more modern and less conservative in outlook and attitude than before?

In almost every field? from clothes to food to social habits? the city's Bengali middle class is changing. Gone are the days when a BMC would subscribe to a life of restraint and modesty. Family sooms, such as no late night parties, no alcohol, no impulsive decisions and no luxuries are being obliterated with remarkable ease.

YES: 96% NO: 5%

Do you feel it is important to be trendy, smart and confident?

YES: 62% NO: 16%

# Telegraph

The statistics say it all. About 85 per cent of those surveyed agree that the BMC today is more modern and less conservative in outlook than it once was, while 42 per cent in the 20-50 age group care little about issues pertaining to morality. Eighty-two per cent feel it is important to be trendy and confident, and one out of every four polled loves to eat out.

A casual visit to Pizza Hut or a Kentucky Fried Chicken (KFC) outlet on any given day would back the statistics. The swelling BMC crowd? which couldn't think beyond *machher jhol aar bhajot* (fish curry and rice) till the other day? can be spotted tucking into crispy drinks of heaven or smacking their lips after a spicy chicken and mushroom pizza.

"The number of BMC's coming to our Calcutta outlets has almost doubled in the last 18 months," says Arvind Mediratta, chief marketing officer, Indian subcontinent, of the YUM! Restaurants International? the global chain that owns the Pizza Hut and KFC outlets in the country. Mediratta attributes this new consumer trend primarily to a global exposure along with the BMC's realisation that eating out is also a way of socialising.

Calcutta-based sales executive Shivaji Mahapatra agrees that the more exposed BMC is adapting to different kinds of cuisine. "Since we? the younger generation? are travelling more, we are acquiring new tastes and opening up to a menu beyond the patented home food," he says. "And Bengalis have amazing taste buds. They can adapt to any taste they wish to."

It's not only eating habits that are changing. As far as dress codes go, the shift has been revealing, literally. From cautious and diffident to bold and wild? it is how fashion gurus sum up the transformation. Suresh Sathwani, area manager, Pantaloon, agrees.

"Culturally, the BMC is evolving. With malls and multiplexes having become a part of our lives, the otherwise self-conscious Bengalis are shedding their inhibitions to be in sync with the predominating cultural ambience." Naveen Mishra, unit head, Shopper's Stop, adds, "Western wear and spaghetti straps are no longer strict no-nos for the BMC. Rather, it is all set to explore fresh options."

Take the case of Suhastini Chakravarti. An officegoer, she used to tie up her long hair and wear the dulcet of cotton sarees to work. A *salwar kameez* that she wore to an office party? and the praise that her colleagues showered on her? changed her attire forever. Today, Suhastini wears short chifon kurtas, sunshades and sweat shoes. "I guess it somewhere made me feel very happy to look pretty and young. And I could see it that it was contrary to what I felt in a saree," she says.

Not surprisingly, Sathwani estimates that 70 per cent of the customers at the Ganeshat branch of Pantaloon comprise the BMC, while Mishra contends that the Elgin Road outlet of Shopper's Stop has recorded a 40-45 per cent increase of the BMC in the past couple of years.

A tour around the city underscores the change that has been taking place.

Calcutta is spilling over with restaurants. Between March and December 2005, 40-odd restaurants and hotels, both small and big, came up in Calcutta. Shopping experiences have changed with malls such as City Centre, Forum, Big Bazaar and Emami mushrooming all over the city. "Shopping was a ritualistic ordeal till the other day, but not any longer," says Barhani Dutta, an ad executive with, what she calls, a moderate income. "I love it."

What's in, what's out	Multiplexes such as Inox, Forum, Fame and 88 Cinemas have opened up in the last few years. The number of car showrooms is on the rise. The biggest brands have their showrooms, too? many of which are located in middle-class Bengali localities.
IN	
Attitude	
Spending	
Career options	
Shopping malls	
Vacation in Singapore	
Nahant, Sneha	
OUT	
Ideology	
Saving	
Academics	
Local markets	
Vacation in Kulu, Manali	
Shakuntala, Snehalata	
	Work avenues are opening up as well. Government jobs are no longer the only option. There are jobs in the private sector: in banks, hospitals, hotels, call centres and so on. Not surprisingly, spend now is the new mantra.

## Do issues like morality and immorality bother you?

YES: 56% NO: 44%

## Age group: 60-75

Do you feel that the Bengali Middle Class is going wild and losing its family values?

YES: 91% NO: 9%

Do you think this attitudinal change is healthy?

YES: 14% NO: 86%

New consumer groups are being added to the old lot: teenagers working part-time for the extra buck, IT professionals earning a fat packet, young entrepreneurial professionals in new business and services, highly-skilled IT professionals with high mobility? both economic and social? and even an affluent rural segment migrating to the city for education or work.

With ample cash to splurge and a plethora of options, the BMC is realising that the aspirational quality of life is within its solid grasp. Partying into the night or even cribbing about life over a few pegs with friends is no longer taboo. Alcohol, in fact? once frowned upon? is no big deal any more. Gautam Basu's parents remember when they did not allow the 19-year-old to party. Of late, they feel that he is not acquiring the skills of social interaction and are encouraging him to attend late-night doo.

Till the other day, alcohol was banned in Chandan Moitra's family, just like in any other middle-class Bengali household. But the Calcutta-based business professional stresses that he has to keep his clients happy. "Serving drinks helps them unwind, and that's when they open up and deals are sealed. My father doesn't approve of this but he has to understand my compulsions," he says.

Even a couple of years ago, not just drinking at home but even an unconventional hair cut could make or break a home. Ask Sabina Yah, an entrepreneur and hair stylist who runs Sunflower, a chic beauty parlour on Park Street, and she says, "Things have changed. There has been a 100 per cent shift in the attitude of BMC women, especially working women. They have realised that looks matter and so does presentation. So, they want a trendy look at any cost."

Style, by default, comes with shape. Sociologists believe, with the predominating influence of globalisation and consumerism, it is but natural that you start living up to a chic, metropolitan image. The Bengali is no longer scared of the gym? and can be seen working out on the treadmill to keep in shape. Every locality, on an average, has two health clubs or gyms.

Not everybody, however, is comfortable with the makeover. Rahul Pyne, 32, invested in share markets and the returns made him rich. He bought a car, then he started wearing branded stuff and now goes to a discotheque regularly. But, even today, he gets cold feet when he goes to a multiplex to buy a movie ticket. Pyne fears that he may not be looking hip enough? and that he would be spotted as what he is, a middle-class Bengali.

Not surprisingly, five to seven people in the 30-40 age group visit consultant psychiatrist J.R. Ram every week. "Trying to change too much produces a conflict within yourself," Ram explains. "When your core values receive a jolt, you feel neither here nor there."

Added to this element of confusion is an element of apprehension prevailing among the older generation. The survey shows that 91 per cent in the 60-75 age group feel that the BMC is going wild and losing its family values.

The frenzy to break free of one's assigned social mould may have its repercussions too. Says psychologist Malika Banerjee, head of the department of psychology, Calcutta University, "All of us have a coping strategy. When that goes beyond us, our cognition is affected. Our perception of life changes, emotions and passions get out of control and upsets our thought processes. The end result is conflict."

The apprehension is real? but the BMC shows little signs of withstanding the winds of change. After all, there's a revolution knocking at its doors.

## "We were modest"

Moti Wanti, the Bengali author who won the Sahitya Akademi Award in 1997, compares the present with the past.

The Bengali Middle Class family household has changed dramatically. Any middle class Bengali today has loads of electronic gadgets at his disposal. Nobody cares to read a book anymore. The BMC may go to the book fair, but I doubt whether they buy books.

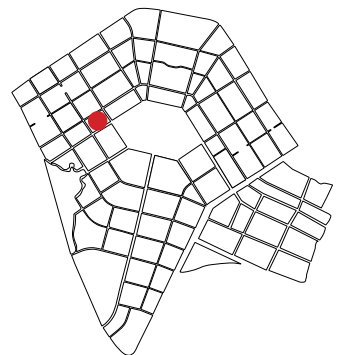
When I was a young man, Calcutta was not overcrowded with buses, people, shops and temptations. In every sphere of life, we were modest. At college, dhoti and shirt was the usual dress code. We never bothered much about food. My mother was from Barisal in Bangladesh, and she used to cook a very moderate meal. Today, TV programmes are aired to teach you to cook. I used to stay in the Shohrabazar, Dazapara area. A refreshing adds with my circle of friends at a para tea shop was a regular incentive.

To sum up, it was a life of contentment.

# CHANCES OF THE “SLOW” DEVELOPMENT ADAPTATION TO NEW NEEDS

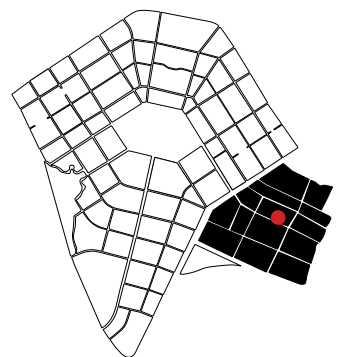


'City Centre' mall, since 2004





It-Sector, since 1995

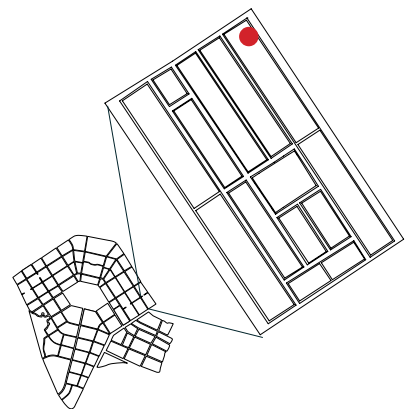


# FUTURE POTENTIAL OF VACANT PLOTS

## VACANT PLOTS IN THE RESIDENTIAL AREA



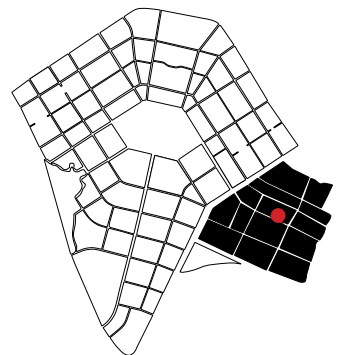
Vacant plot in AL-Block



# FUTURE POTENTIAL OF VACANT PLOTS GROWING IT-SECTOR



It-Sector, since 1995





## **DEVELOPMENT - IMPLEMENTATION**

The “slow” development

Masterplan and its actual realization



# THE MISSING COPY OF THE MASTERPLAN

## PLANNED CITY MINUS A MASTER PLAN

The Salt Lake civic body functions without a master plan, making it difficult for the authorities to detect any illegal construction.

Labony resident S. Chakrabarty came to know of the “startling fact” after he demanded a master plan from the municipality to verify whether some of the buildings in EC block were illegal.

“I was shocked to know that what is often touted as a planned township does not have a master plan,” said Chakrabarty.

Tapas Chowdhury, the sub-divisional officer of Bidhannagar, admitted that the township does not have a master plan. “The municipality also does not possess a land-use map. There is one map indicating the land-use pattern of Salt Lake with the urban development department, but the civic body never got a copy of it,” he added.

Before Bidhannagar Municipality came into being in 1995, the civic affairs of the 33-sq-km area of the township were looked after by the Bidhannagar Notified Area Authority. “If a master plan had existed before the formation of the municipality, the authority did not pass it on,” said a senior municipal official.

“Not a single board of the municipality ever tried to prepare the plan, which would have helped the authorities decide on any modification to the building rules,” the official added.

Apart from the civic building department, the absence of a master plan is being felt by the officials in the drainage and sewerage section.

“We have a basic sketch of sewerage-drainage network in each block. So, taking a block-wise decision is not a problem. But we are handicapped and forced to work on approximation when we plan any upgrade for the entire municipal area,” said an official in the drainage department.

“The flaws in our planning are evident in the frequent waterlogging in the township,” pointed out the official.

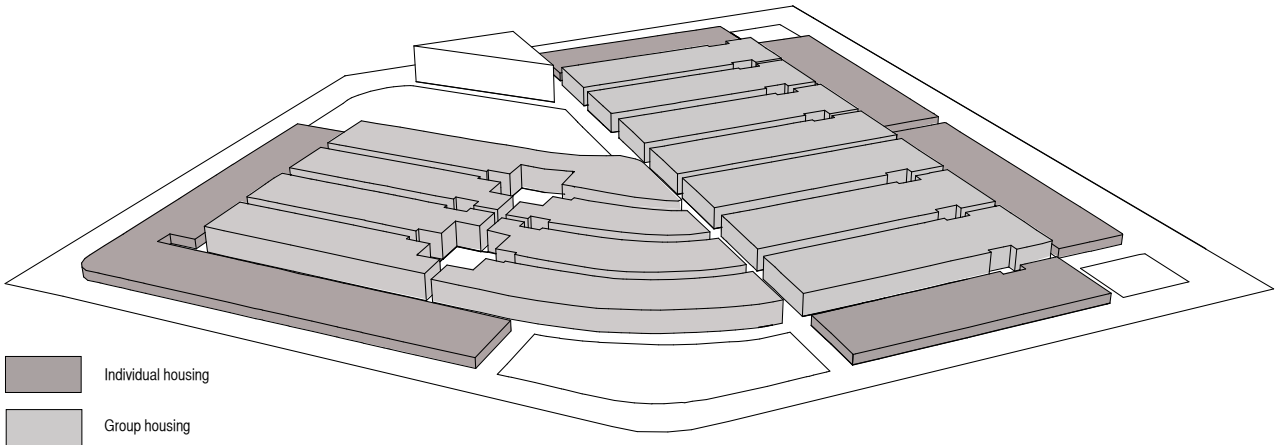
[www.telegraphindia.com/1080305/jsp/calcutta/story\\_8974984.jsp](http://www.telegraphindia.com/1080305/jsp/calcutta/story_8974984.jsp)



**DR. BISWAJIBAN MAJUMDAR**  
CHAIRMAN OF THE BIDHANNAGAR MUNICIPALITY

# PLANNED 70% GROUP HOUSING - 30% INDIVIDUAL HOUSING

HIGH DENSITY population: 250'000 planned



## PLANNER BEMOANS LOSS OF GROUP HOUSING

Dobrivoje Toskovic feels Salt Lake would have benefited more from a greater thrust on group housing as opposed to plotted bungalows, given the population density in Calcutta.

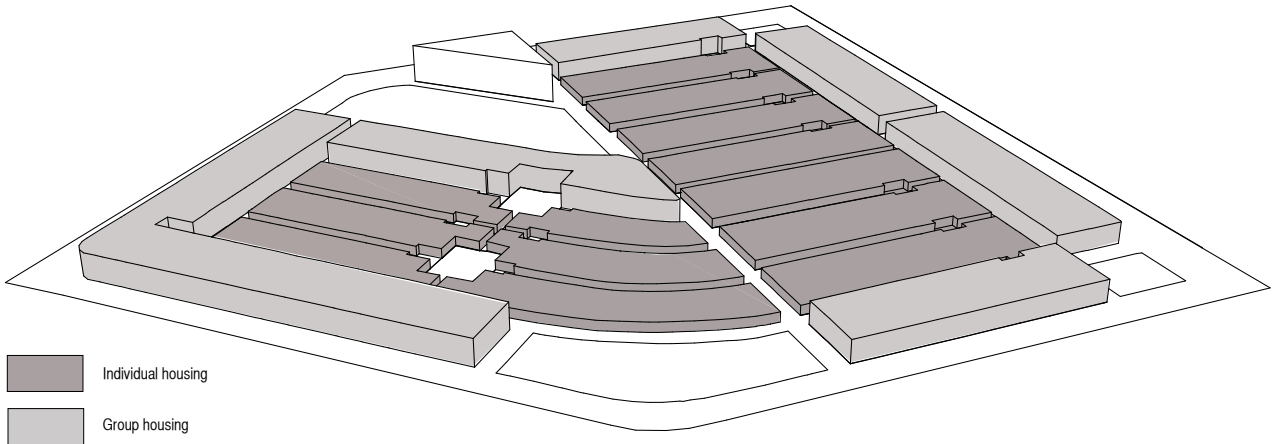
The architect-planner from erstwhile Yugoslavia, who had drawn up the original master plan for Salt Lake during Bidhan Roy's regime, is back in the city, at the initiative of the state chapter of Indian Institute of Architects (IIA) and Centre for Built Environment (CBE).

"Dr BC Roy had told me to take good care of the middle class when I was asked to draw the Salt Lake master plan. Accordingly, I had proposed to devote 70 per cent space in the new town to collective buildings or group housing, and the remaining 30 per cent to low-rise individual houses and public buildings," Toskovic, 81, told Biswawajiban Majumdar.

But the state irrigation department, which was handling the project, forced a reversal of the residential land-use ratio, allotting 70 per cent of the township's space to individual plotted housing. "One-storey bungalows on four-cottah plots are a luxury for Salt Lake," he smiled.

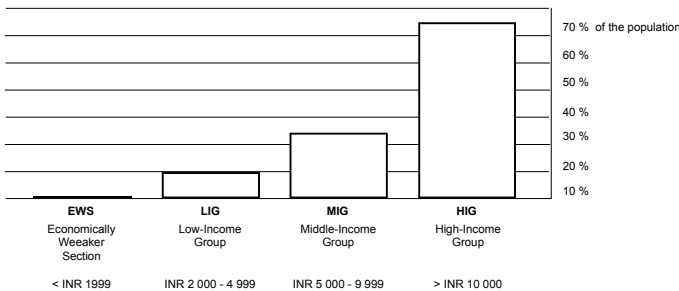
# BUILT REALITY 30% GROUP HOUSING - 70% INDIVIDUAL HOUSING

LOW DENSITY population: 168'000



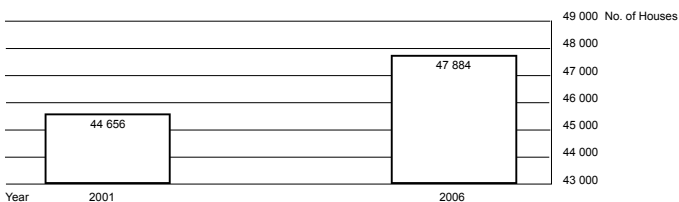
## UPGRADING - VIRTUAL GENTRIFICATION

Salt Lake City was basically a planned township with residents from the middle income group (70%), upper-middle income group and upper income group (latter 30%). Today there are more individual houses than the planned group houses. So the population density is much lower. The upper-middle income group had displaced the planned 70% middle income group. You can speak about a virtual gentrification, a revaluation of the masterplan. Salt Lake City is today more attractive.



## HORIZONTAL GROWTH

The most inevitable aspect of urbanization is horizontal growth of the town and change in land uses. Bidhannagar is basically comprised of the planned township of Salt-Lake with an area of 12.50 sq km and with a population of 168'000 (250'000 planned). The number of houses in the planned area has increased from 44656 in 2001 (Data: Census) to 47884 in 2006 (Data: Urban Household Survey by SUDA).



Source: Draft Development Plan of Bidhannagar Municipality

Source: Draft Development Plan of Bidhannagar Municipality

# GROUP HOUSING

Just Rs. 3000/- initial deposit may fetch you a flat in the most unique housing project now under construction in Calcutta.

## SALT LAKE SECTOR III BLOCK GA

Now ready for advance registration

### TRY YOUR LUCK

The small initial deposit is the first step towards your participation in the lottery to be held for allotment of these flats. Plus your deposit earns 5% interest. If you are unsuccessful you get back your money as per Board's rules. So you have nothing to lose. So try your luck. Don't miss an opportunity like this.



This is the first time that the West Bengal Housing Board has initiated one composite housing project of 2146 units with a wide variety of designs. There are one, two and three bedroomed flats and houses broken into 14 clusters. There are various sizes of flats. Individual detached houses are also available. The choice is really wide for you.

**Location :** rapidly growing Salt Lake. The location of the project area is in the newly built city of Salt Lake at Sector III close to the existing settlement of Sector I, Salt Lake. Labany Estate and other private/public housing co-operatives.

The area has been divided into clusters containing approximately 150-200 dwelling units in each, with open courtyards inside and common open spaces in between the clusters. The pedestrian movement will be predominant and there will be less or practically no possible traffic hazards. See the key map, study the chart, then work out your personal equations.

**"Beautiful but practical"**  
These were the exact words used by some of the visiting architects and engineers who are part of a team of private consultants working with the West Bengal Housing Board to complete this, the biggest housing project planned in the city in the shortest possible time.

To make up your mind, we suggest you just spend Rs. 5/- and get your copy of the "Advance Registration Guide" and the application form for registration from any of the banks listed below during banking hours. These will be available from December 10 1980. Study the Chart here. Read the "Advance Registration Guide" carefully. Act quickly. Try your luck.

The outstanding applicants are requested to rush Rs. 10 - to Canara Bank, 2, Hare Street, Calcutta-1 for the application form and the "Advance Registration Guide".

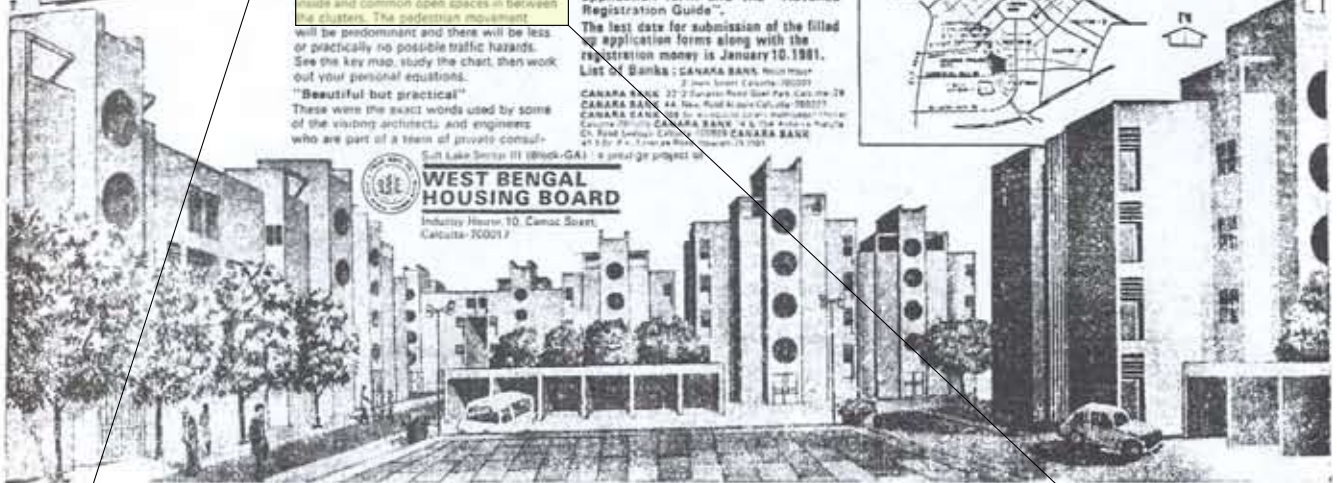
The last date for submission of the filled application forms along with the registration money is January 10, 1981.

**LIST OF BANKS :** CANARA BANK, Room No. 2, Jawahar Centre, 900001  
CANARA BANK, 27-7 Sankar Road Salt Lake, Calcutta-29  
CANARA BANK, 14, New Road Above Calcutta-700077  
CANARA BANK, 10, Park Road, Calcutta-700017  
CANARA BANK, 10, Park Road, Calcutta-700017  
C. S. Bank Limited, Calcutta-700017  
C. S. Bank Limited, Calcutta-700017  
C. S. Bank Limited, Calcutta-700017

Sl. No.	APPLICABLE FLOOR AREA Sq. m.	NO. OF UNITS TO BE CONSTRUCTED	PROPOSED SALE PRICE Rs.	MONTHLY RENT/FLAT Rs.	INITIAL DEPOSIT (Rs. 5% of sale price)
1.	27.23	144	38,750/-	7200-18000/- per annum	3,000/-
2.	33.16 to 39.60	472	44,800/- to 49,885/-	7200-18000/- per annum	4,000/-
3.	43.17 to 57.27	486	84,838/- to 1,18,750/-	Above 18000/- per annum	8,000/-
4.	64.26 to 75.40	432	1,00,846/- to 1,15,050/-	Above 18000/- per annum	8,500/-
5.	81.50 to 88.23	368	1,30,060/- to 1,38,000/-	Above 18000/- per annum	12,000/-
6.	104.17 to 124.62	74	2,35,000/- to 3,43,000/-	Above 18000/- per annum	15,000/-



**WEST BENGAL HOUSING BOARD**  
Industry House, 10, Camac Street, Calcutta-700017



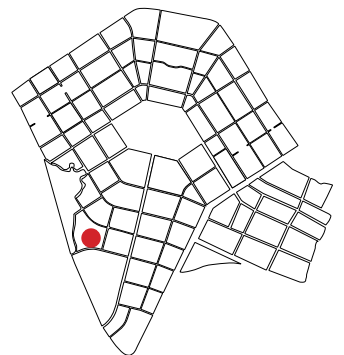
This is the first time that the West Bengal Housing Board has initiated one composite housing project of 2146 units with a wide variety of designs. There are one, two and three bedroomed flats and houses broken into 14 clusters. There are various sizes of flats. Individual detached houses are also available. The choice is really wide for you.

The area has been divided into clusters containing approximately 150-200 dwelling units in each, with open courtyards inside and common open spaces in between the clusters. The pedestrian movement

# GROUP HOUSING



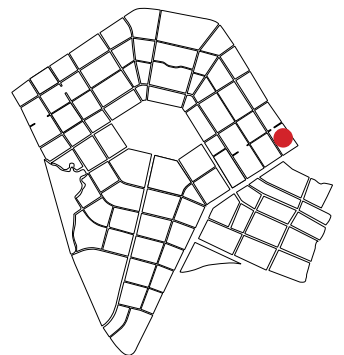
Group House in IA-Block



# INDIVIDUAL HOUSING



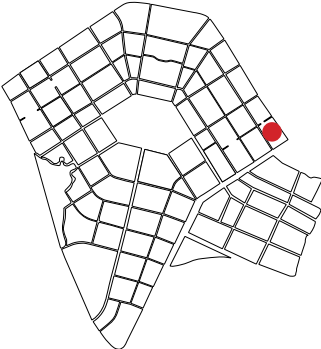
House in AL-Block



# INDIVIDUAL HOUSING CORNER HOUSE



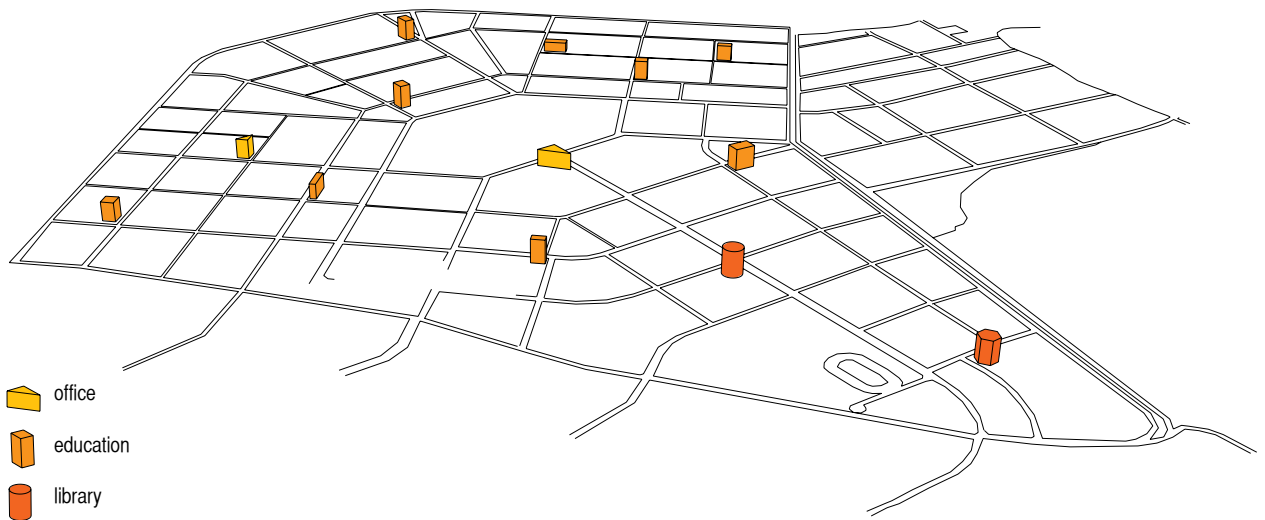
Corner House in AL-Block





# THE MISSING LANDMARKS

## PLANNED INSTITUTIONAL BUILDINGS

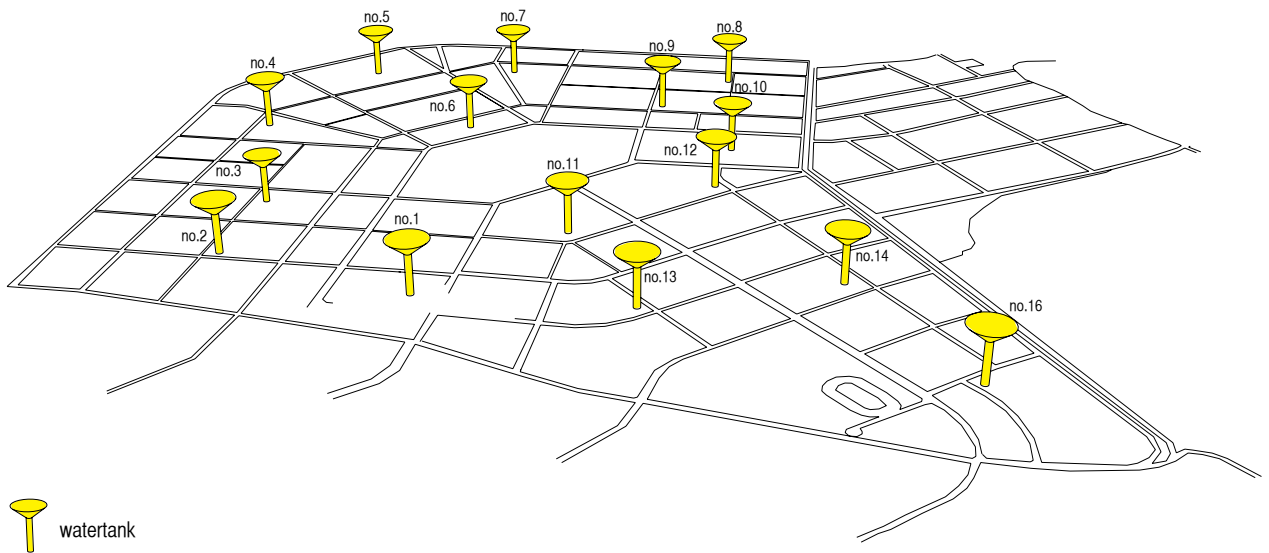


### PLANNED INSTITUTIONAL BUILDINGS AS LANDMARKS

In the masterplan, Toskovic's had earmarked the corner plots for institutions that could serve as landmarks.

# THE MISSING LANDMARKS

## WATERTANKS AS ORIENTATION POINTS



### NUMBERED WATERTANKS

Today the watertanks serve as landmarks, since the institutional buildings were never realized on the corner plots as proposed in Toskovic's masterplan. For a better orientation the watertanks have been marked with numbers, different colours and shapes.

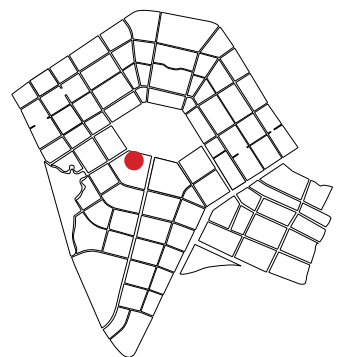
# THE MISSING LANDMARKS

## PLANNED INSTITUTIONAL BUILDINGS



### MUNICIPALITY OFFICE

One institutional building, the Bidhannagar Municipality Office, was realized on a corner plot and serves as a landmark today, as proposed in Toskovic's masterplan.

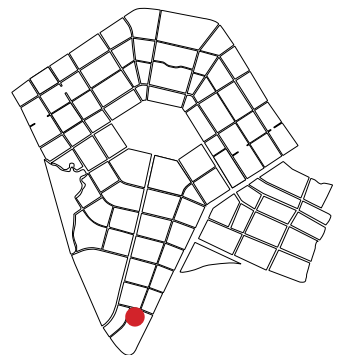


# THE MISSING LANDMARKS

## WATERTANKS AS ORIENTATION POINTS



Watertank no. 16





**THE MISSING LANDMARKS**  
**WATERTANKS AS ORIENTATION POINTS**





## CASE STUDIES





## **CASE STUDIES**

Public Space

'Central Park' in Salt Lake City

Local Park

Recreation

Local Market

'City Centre' Mall

Interdependence

Global scale

City scale

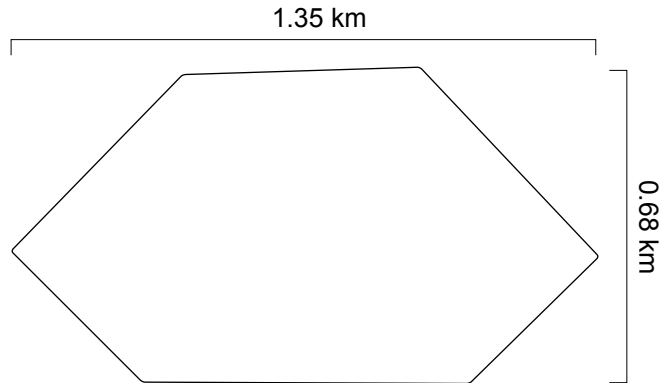
Salt Lake City: Serving and served



***„My vision was to ensure that the central park had enough greenery to generate a soothing breeze.“***

Prof. Dr. Dobrivoje Toskovic, urban planner

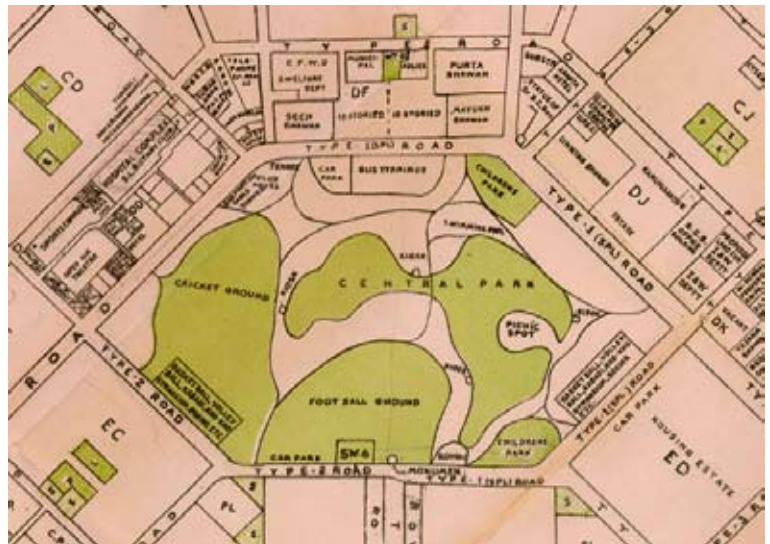
# 'CENTRAL PARK' IN SALT LAKE CITY THE GATED PARK

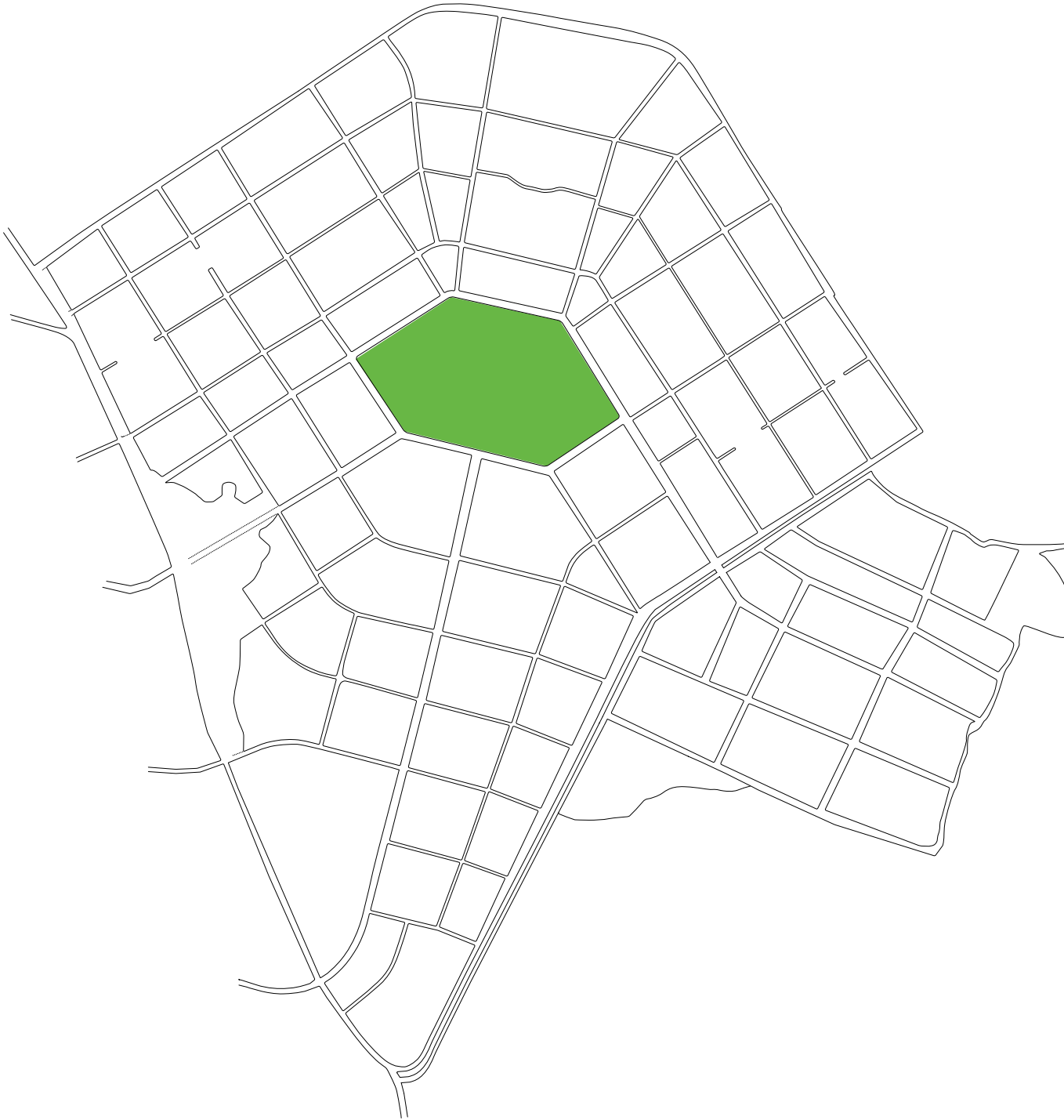


## WESTERN MODERN IDEAL ON INDIAN SOIL

On early maps (see extract to the right) urban planner Dobrivoje Toskovic proposed various recreational programs within the park (childrens park, cricket ground, basketball court, volleyball court, football ground). Except the footballground non of the other parts were implemented.

Prof. Dr. Dobrivoje Toskovic arguments that in each neighbourhood unit are implemented spaces for recreation (in some cases swimming pool, in some playfield). On town level there is a Centre for Cricket training and a Municipal Academy of Sports.





0 500 1000  
meters

'CENTRAL PARK' IN SALT LAKE CITY  
THE GATED PARK

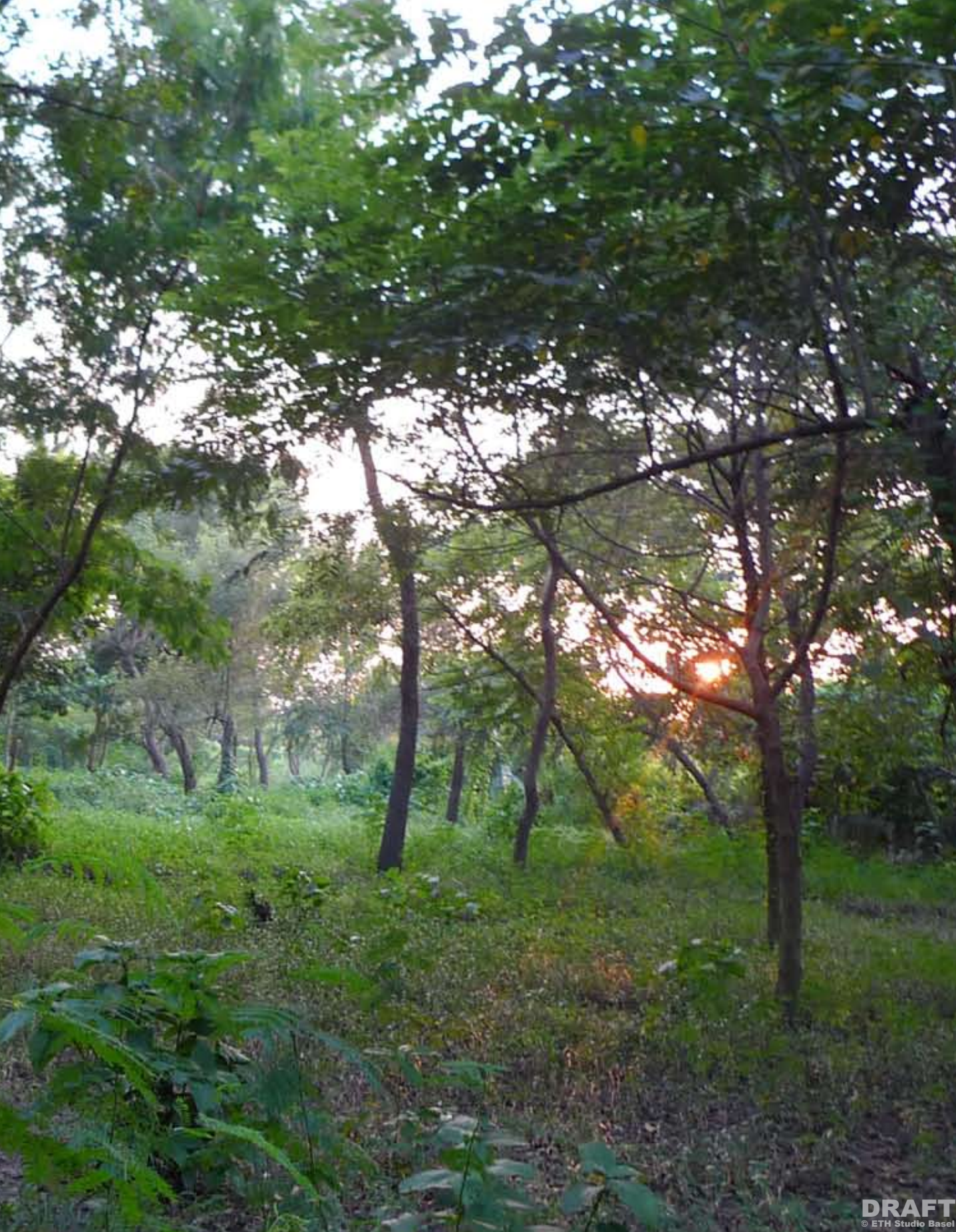


বনবিজ্ঞান





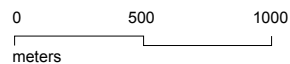
'CENTRAL PARK' IN SALT LAKE CITY  
THE GATED PARK

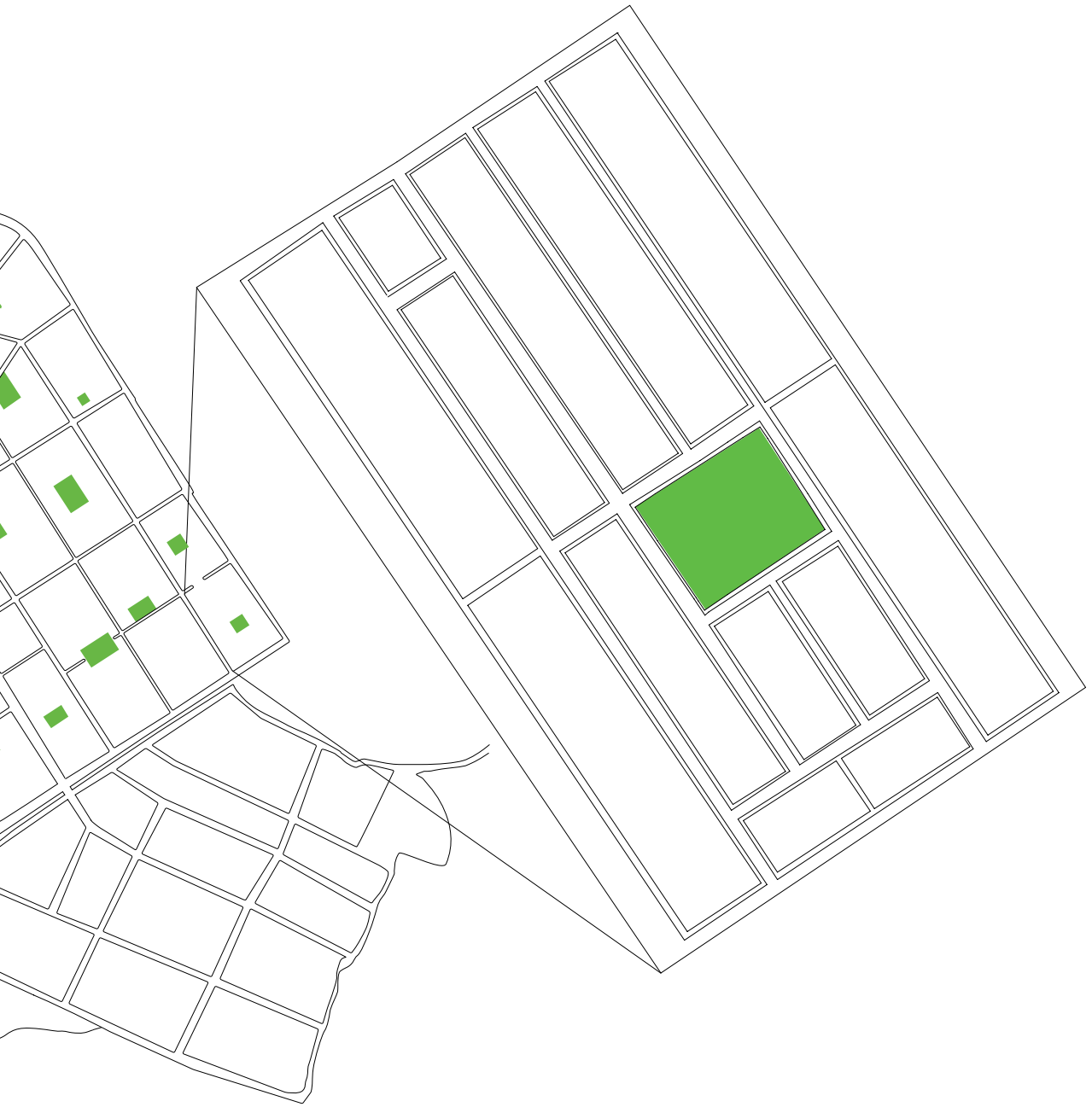


# LOCAL PARKS

## PARKS\_SQUARES\_PLAYGROUNDS

The Bidhannagar Municipality is enriched with greeneries in the form of parks, squares and playgrounds. The greeneries are gatheringpoints for the locals, thus parks and playgrounds play a significant role in enhancing the quality of urban environment and are to be treated as lungs of an urban area. Although the Bidhannagar Municipality maintains the parks, they are mostly neither properly planned nor maintained.



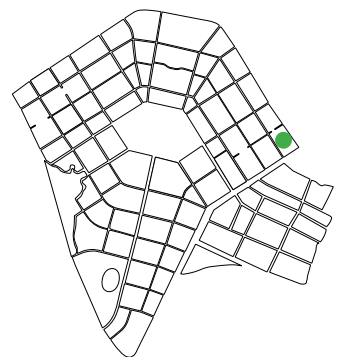


LOCAL PARKS





Local Park in the centre of AL-Block with childrens playground



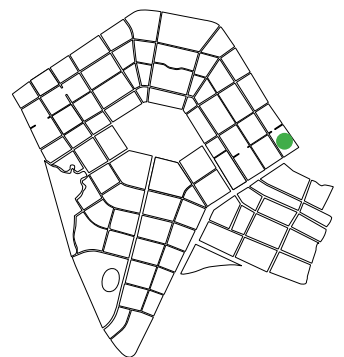
## LOCAL PARKS



Local Park in the centre of AL-Block



Local Park in the centre of AL-Block



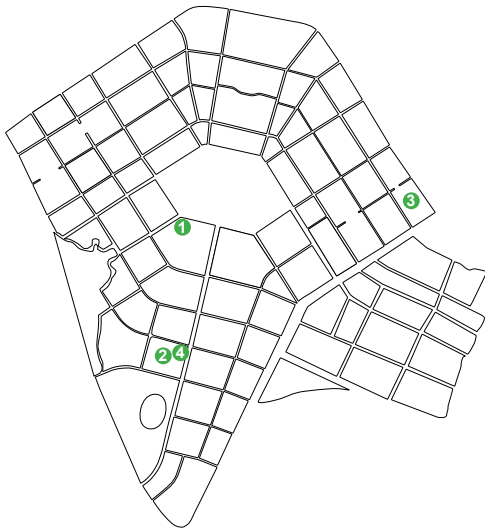


# LOCAL PARKS PLAYGROUND

## PLAYGROUND

There is a children's playground in most local parks, they are mainly maintained by the municipality. But most of them are in poor condition due to lack of maintenance.

During the day, while the children are at school, the playgrounds are locked-up and are released again as soon as the children are off school (at 4pm).





# RECREATION STADIUM

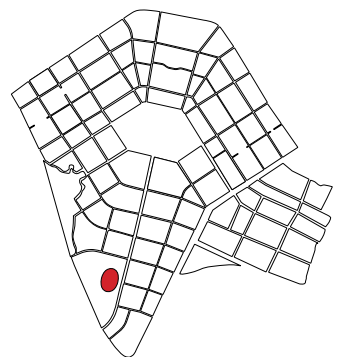


## SALT LAKE STADIUM

Built: 1984

Capacity: 120.000

2nd biggest Stadium in the world



# RECREATION

CENTRAL PARK - BIDHANNAGAR MUNICIPAL SPORTS ACADEMY





# 'CITY CENTRE' MALL

## ADAPTATION TO ACTUAL NEEDS

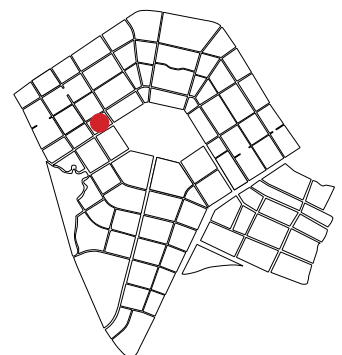


### THE MALL AND THE CITY

Charles Correa's design for this project in Kolkata draws on the feel of traditional **marketplaces**. Today it has proved a mall can become a high-quality **public space**.

*"A City Centre must be a very special place a microcosm of the whole metropolis, catering to multiple land-uses and diverse income profiles a kaleidoscope of contrast and color and energy. Hence we have here in the Salt Lake City Centre a wide range of different sized residencies, entertainment centres, offices, and shops-varying from the smallest dukaans to the most glamorous air-conditioned boutiques and large department stores."*

Charles Correa, the designer





The courtyards mimic the social experience of a marketplace



# “CITY CENTRE” MALL PUBLIC SPACE



'Streets' inside lead up to higher levels

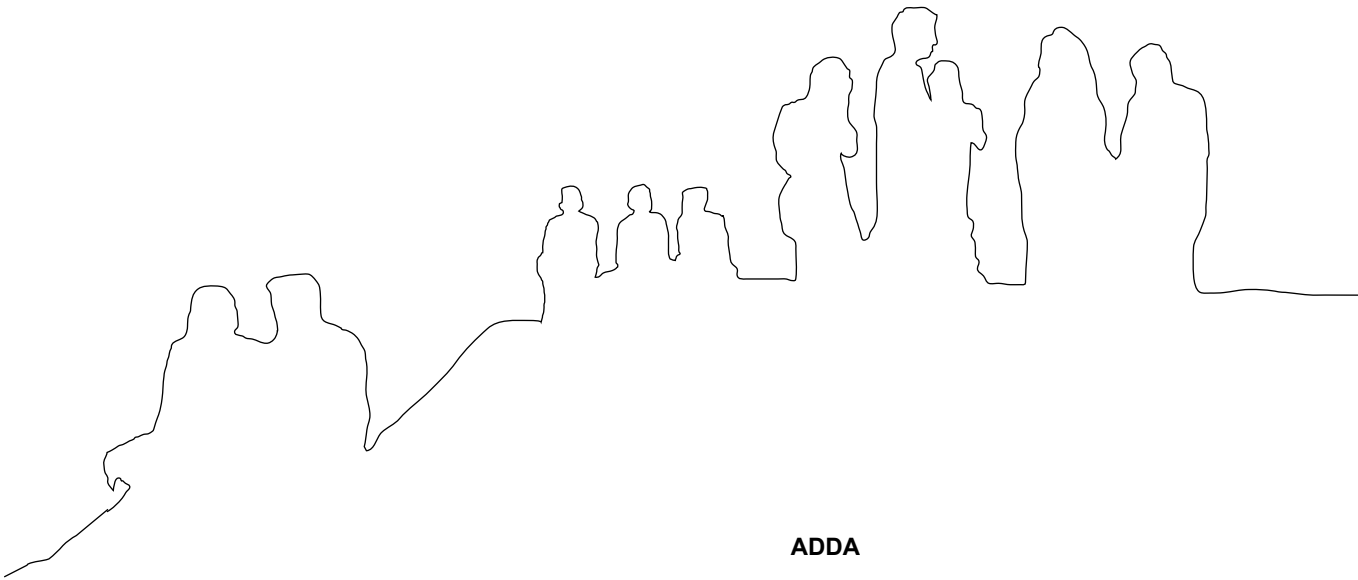
## THE NEW MARKETPLACE

Correa was among the early modern Indian architects to derive inspiration from the sociable local architecture of traditional **towns, houses and streets**. At the City Centre he disaggregates the mall into an arrangement of commercial blocks that form different kinds of “**streets**” and courtyards in the interstitial spaces of the complex. The courtyards mimic the social experience of a marketplace. 'Streets' inside lead up to higher levels.

City Centre makes you feel you are in an extension of the street, still in touch with the city. Of course, this is a controlled open space in terms of design as well as management. But, at the very least, it presents a number of easy entrances leading in, almost imperceptibly, from the bustling city just outside.

[www.livemint.com/2008/09/04003148/The-mall-and-the-city.html](http://www.livemint.com/2008/09/04003148/The-mall-and-the-city.html)

# “CITY CENTRE” MALL A PLACE FOR ADDA



## **ADDA**

Adda (bengali origin „conversation between people“):

intellectual exchange among members of the same socio-economic strata

the venue can be anywhere and everywhere

a group activity, where people just hang around and talk on everything or simply watch the world go by, over a cuppa

since 2004 the choice of venue for the adda, especially among the youth, is fast shifting from old Kolkata to City Centre, a place that promises great hangout options and is ideal for an afternoon/evening of interrupted adda

City Centre Mall has become the new destination of Kolkata's adda-loving populace

<http://www.asklaila.com/article/Kolkata/Adda+at+Kolkata's+City+Centre/820/>

# LOCAL MARKETS



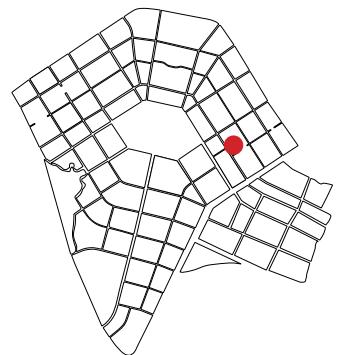
## DAILY NEEDS

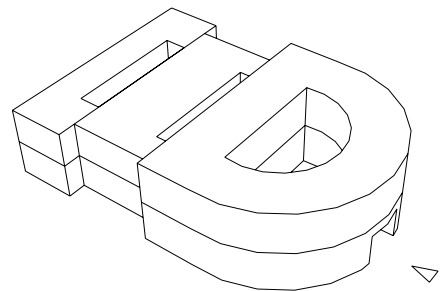
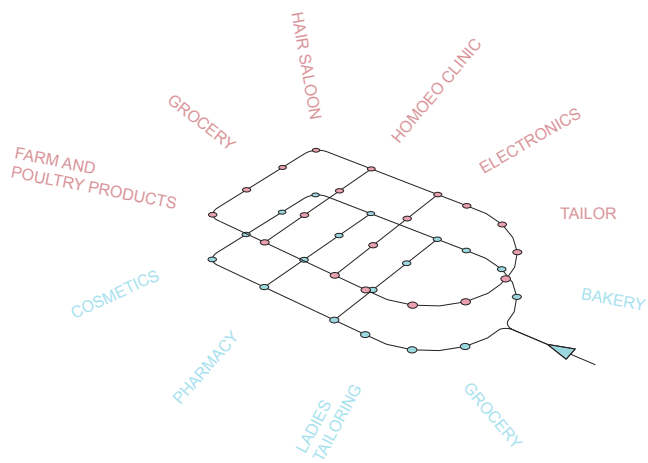
The typical local market has courtyards. Daily needs are located along the courtyards on two stories.

## POOR MAINTENANCE

There are fifteen markets in the planned area of the Municipality - seven in Sector-1, three in Sector-2 and five in Sector-3. The physical condition of most of the markets mainly in Sector-1 are very poor being built nearly 25 years ago. Nearly all of them needs thorough repairing or renovation and extension too.

Source: Draft Development Plan of Bidhannagar Municipality







## **CASE STUDIES**

Public Space

'Central Park' in Salt Lake City

Local Park

Recreation

Local Market

'City Centre' Mall

**Interdependence**

Global scale

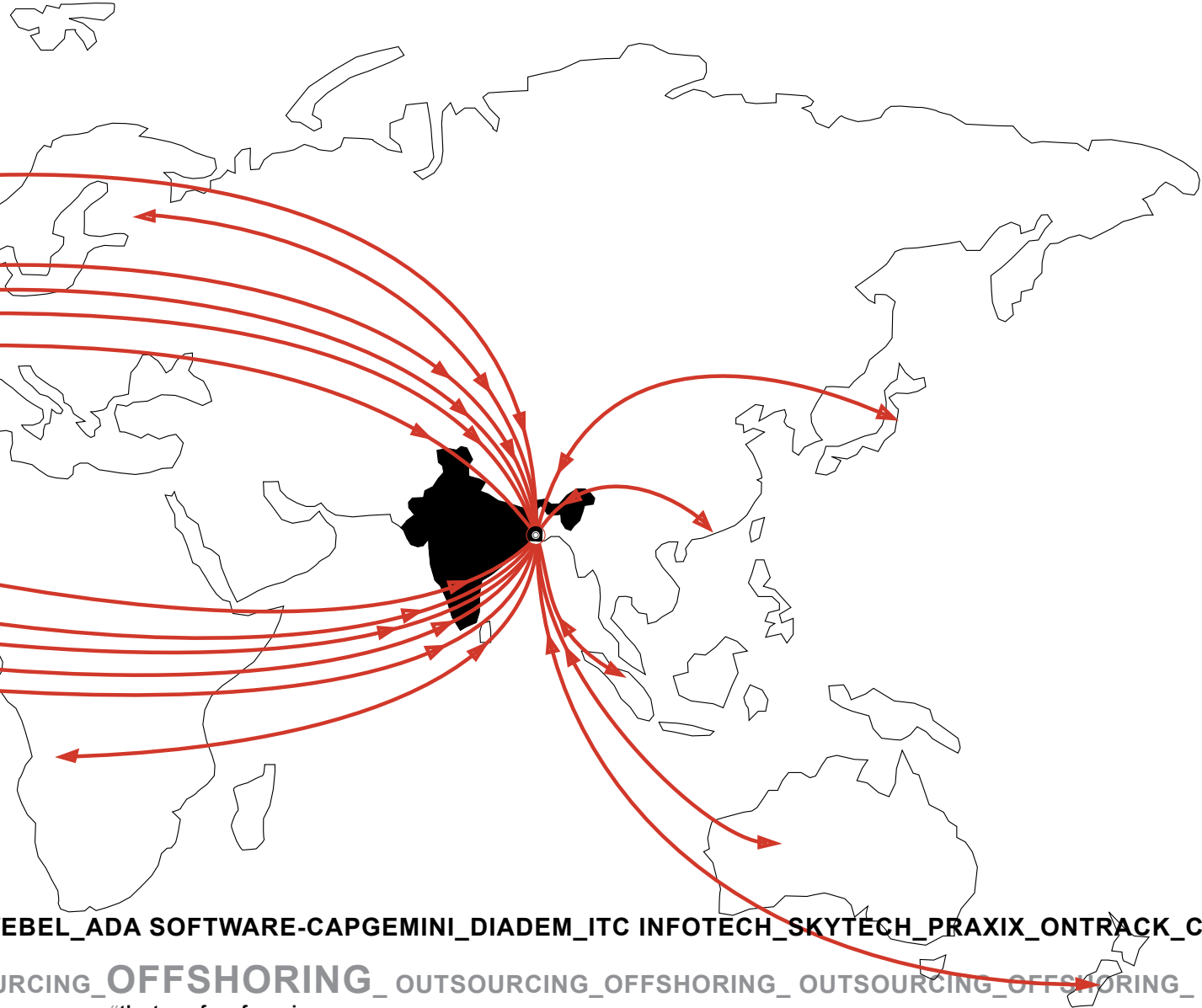
City scale

Salt Lake City: Serving and served

# GLOBAL NETWORK

## GLOBAL INTERDEPENDENCE





**“the transfer of service operations to foreign countries in order to take advantage of a supply of skilled but relatively cheap labor. Services may be outsourced to a foreign company or a wholly owned foreign subsidiary company may be established. The main benefit of offshoring is the reduction of costs but concerns about redundancies and job losses in the home countries have been raised.”**

<http://dictionary.bnet.com/definition/Offshoring.html>



# GLOBAL NETWORK

## FAST GROWING IT-SECTOR

### IT-SECTOR OF KOLKATA

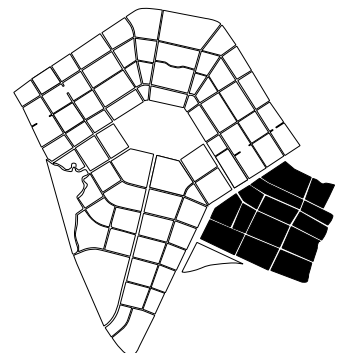
The Kolkata IT-Sector is the new IT destination of India. The West Bengal Government is encouraging the leading IT-companies to invest in West Bengal and the IT-Sector in Kolkata therefore has India's highest growth rate for STPs (Software Technology Parks). Companies are attracted by incentives as for example tax reduction or weekend buildings rules.

#### QUALIFIED AND CHEAP SPECIALISTS

An Indian IT-specialist earns about 1/5 of a western IT-specialist.

#### LEADING COMPANIES IN IT-SECTOR OF KOLKATA

Almost all major IT-giants have stepped to Kolkata for running their businesses. Renowned international companies like Pricewaterhouse Coopers, IBM, TCS, Cognizant, Skytech, Lexmark, AIG and HSBC have already started their operational activities in Kolkata.





# GLOBAL NETWORK MILLENNIUM CITY

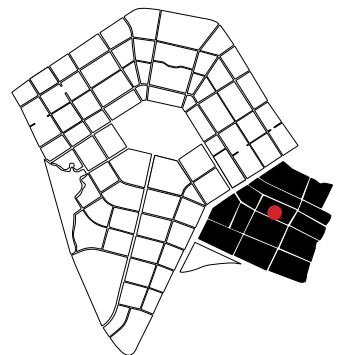
**MILLENNIUM CITY**  
SOFTWARE TECHNOLOGY PARK

**IBM**  
TATA INTERACTIVE SYSTEMS  
LUFTHANSA

**NOKIA INDIA PRIVATE LIMITED**  
ROYAL SUNDARAM  
SARFGAMA INDIA LTD  
DAKSH BUSINESS  
BMA STOKE BROKING  
EAGA ENGERY INDIA  
HAWORTH INDIA  
HERTZ TRADE CENTRE  
SAF FERMION  
SINGAPORE AIRLINES  
ADLABS FILMS  
MINDTECK INDIA

**ALSTOM PROJECTS INDIA LTD**  
AGILITY LOGISTICS

**SIEMENS INFORMATIONS SYS-  
TEMS LTD**  
SONODYNE TELEVISION  
BHARTI AIRTEL LTD  
RUNGTA GROUP





GLOBAL NETWORK  
TECHNOPOLIS

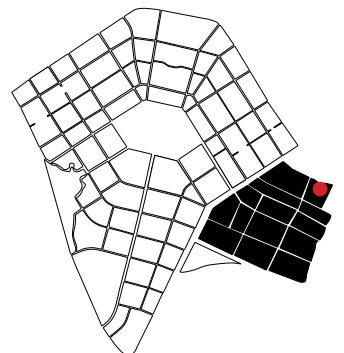




**TECHNOPOLIS -  
WEBEL TECHNOLOGY LIMITED (WLT)**

Technopolis is regarded as the first Green Building for IT in India. The structure was being built to the specifications of the US Green Building Council.

From generating cost savings up to 30 per cent by optimising energy consumption to providing a healthy indoor air quality by electronic monitoring of carbon dioxide levels, the 14-storeyed building in the state's IT hub is supposed set a new standard in the city.

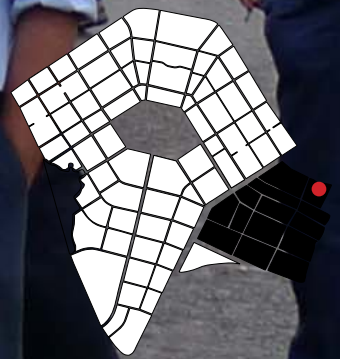


GLOBAL NETWORK  
TECHNOPOLIS

Technopolis



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# CITY SCALE\_ SLEEPING CITY - COMMUTER TOWN INTERDEPENDENCE

## INTERDEPENDENCE SALT LAKE CITY - KOLKATA

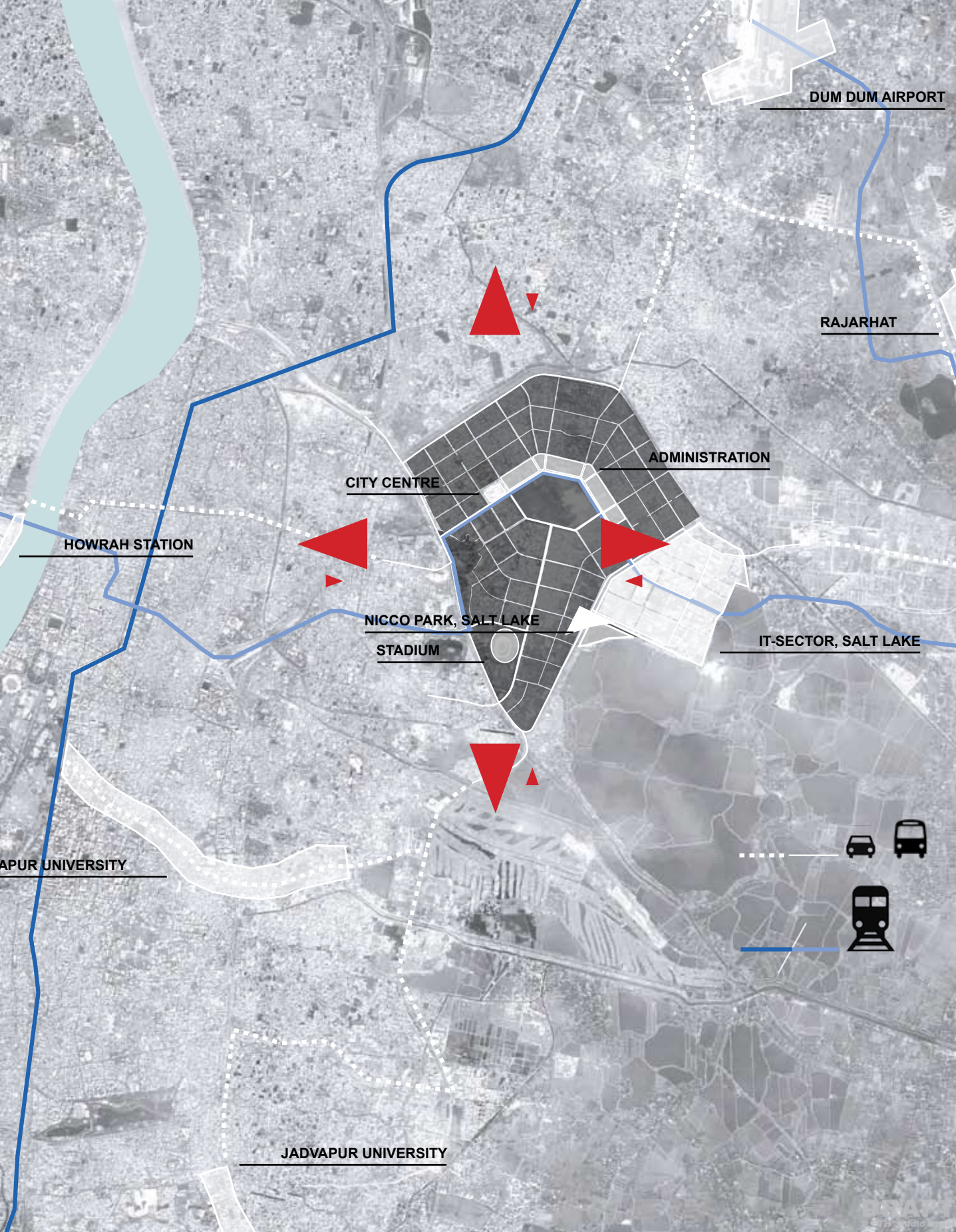
Salt Lake is mostly a commuter town. Most residents travel to work outside of Salt Lake (for example Rajhrhat, Jadvapur University, Dum Dum Airport...) with their own private car.

There are jobs within Salt Lake, as governmental jobs, jobs in private sectors as in the IT-Sector (Sector V). But the proportion of people working in Salt Lake to people working outside is much smaller. So we see in the morning most traffic heading out of Salt Lake and vice versa in the evening.



**08.00 - 10.00**  
**Commuter traffic**





DUM DUM AIRPORT

RAJARHAT

ADMINISTRATION

CITY CENTRE

HOWRAH STATION

NICCO PARK, SALT LAKE

STADIUM

IT-SECTOR, SALT LAKE

JADVAPUR UNIVERSITY

JADVAPUR UNIVERSITY



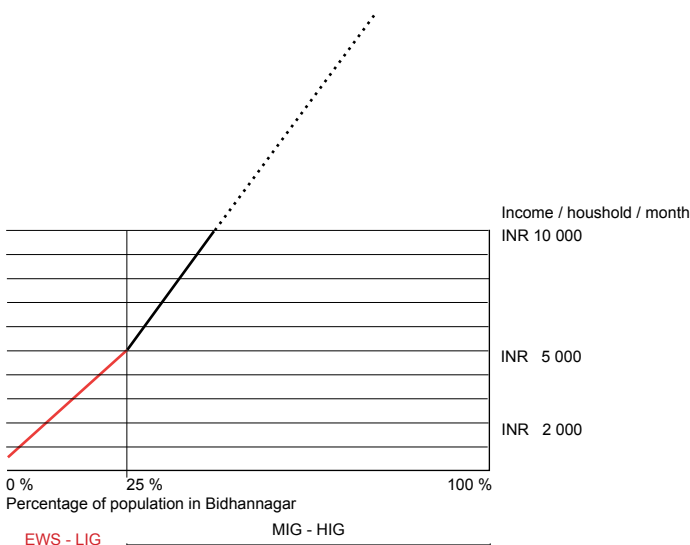
# SALT LAKE CITY SCALE\_ SERVING AND SERVED INTERDEPENDENCE

## SERVING AND SERVED AND THE GEOGRAPHY OF POVERTY AND AFFLUENCE IN KOLKATA


The importance of the size and function of the “**informal**” sector in Kolkata's economy must be highlighted: by most estimates this collection of urban workers comprises **40 percent or more of the Kolkata's labor force**, in occupations from garbage collection, material transport, home delivery of consumer products, to small crafts and manufacturing. One sub-sector of this informal economy is of particular interest in **analyzing the spatial distribution of income and wealth**:

### **the domestic servants,**

ubiquitous in high-income and middle-income group residences, **have lived and continue to live in close proximity to their employers**. It is essential to have an understanding of the spatial distribution of the informal sector, particularly the domestic service element, and its relationship to capital and technology, to understand the **geography of poverty and affluence in Kolkata**.



EWS: Economically Weaker Section  
LIG: Low-Income Group  
MIG: Middle-Income Group  
HIG: High-Income Group

A photograph showing two women in a domestic setting. On the left, a woman in a white sari with green borders and polka dots stands smiling, looking towards the other woman. On the right, a woman in a yellow sari is sweeping the floor with a broom. The background features a doorway with a metal grille and some laundry hanging outside.

***“The middle-income group consumes the (cheap) workforce of the low-income group.”***

Dietmar Rothermund, INDIEN Aufstieg einer asiatischen Weltmacht (2008)

# SALT LAKE CITY\_SERVING AND SERVED LIVING\_FAMILY STRUCTURE

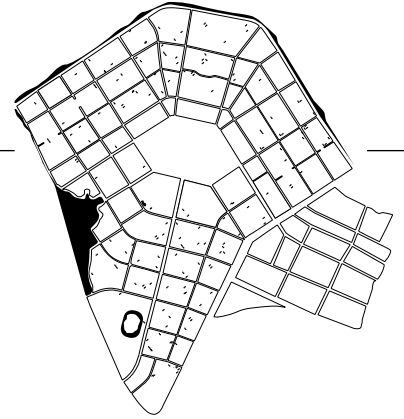
## SERVING

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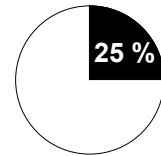
### ONE ROOM HOME / FAMILY

ECONOMICALLY WEAKER SECTION (EWS)

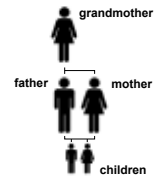
LOW INCOME GROUPS (LIG)



40 000 people



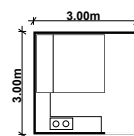
family size: 5 people



floor area: 9 m<sup>2</sup>



floor area/person: 1.8 m<sup>2</sup> / person

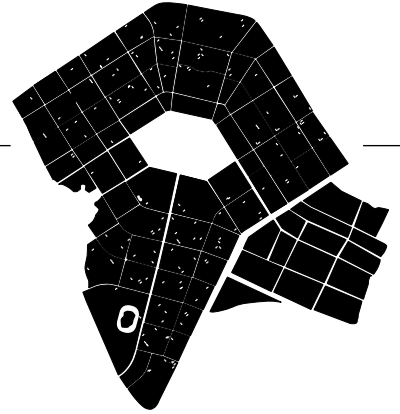


# SERVED

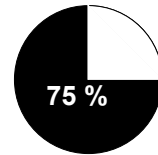
> 3.5 ROOM HOME / FAMILY

MIDDLE-INCOME GROUP (MIG)

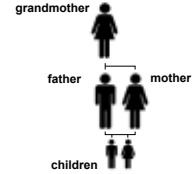
HIGH-INCOME GROUP (HIG)



128 000 people

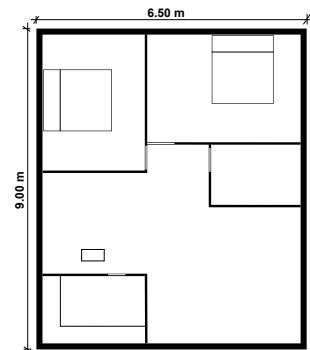
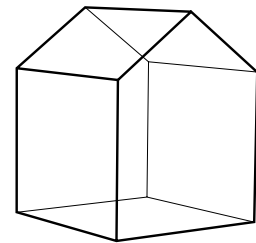


family size: 5 people



floor area: 67.5 m<sup>2</sup>

floor area/person: 13.5 m<sup>2</sup> / person



SERVING  
LIVING\_SQUATTER SETTLEMENTS



ALONG THE CANALS



ON EMPTY PLOTS



IN AND AROUND THE STADIUM

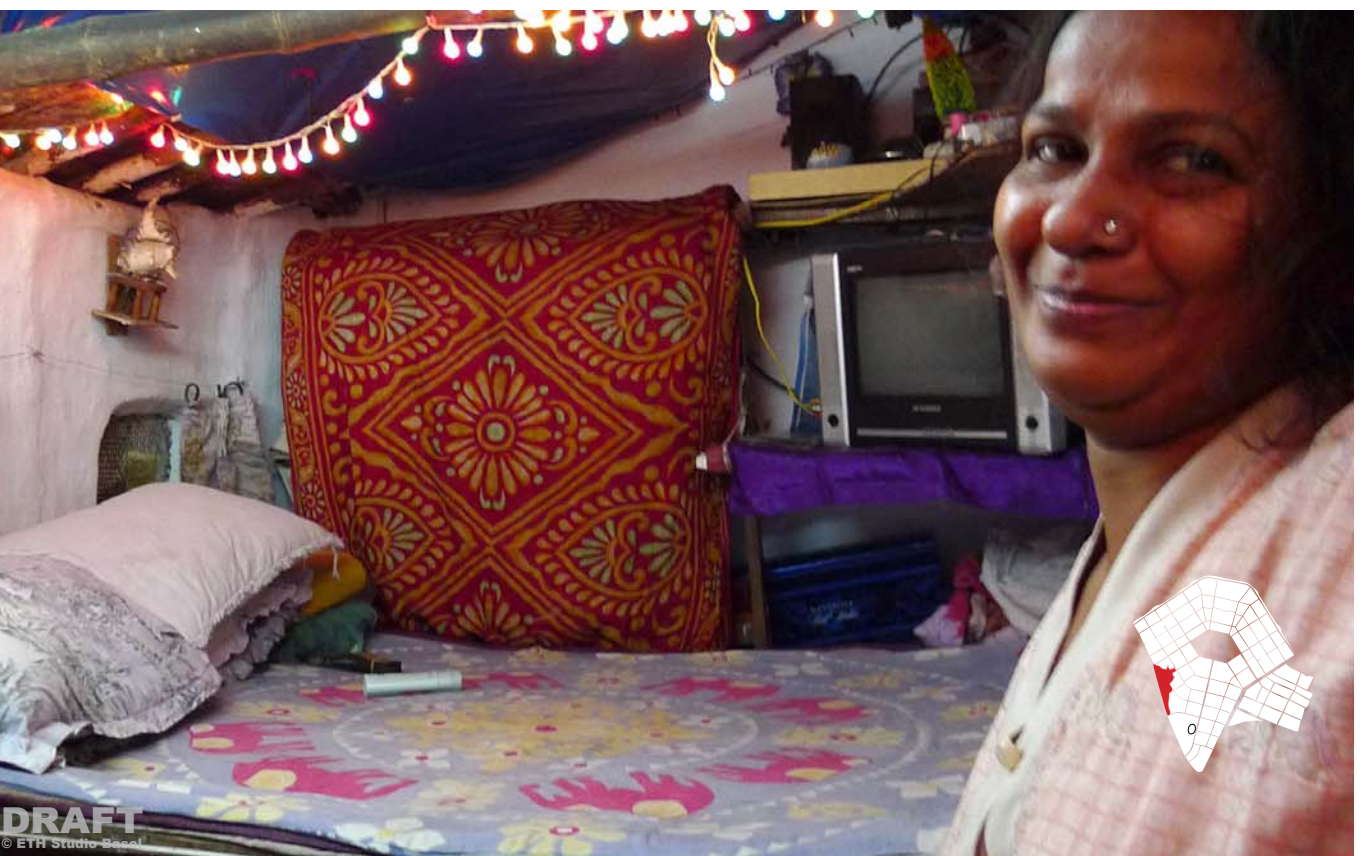
SERVED  
LIVING\_GROUP HOUSING



GROUP HOUSING MOSTLY ALONG BLOCK ROADS TYPE 1, 3



SERVING  
LIVING\_BUSTEE SETTLEMENTS IN DUTTABAD



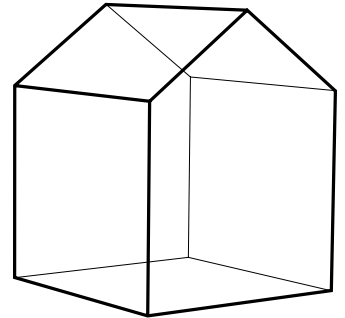
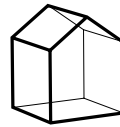
SERVED  
LIVING\_INDIVIDUAL HOUSING



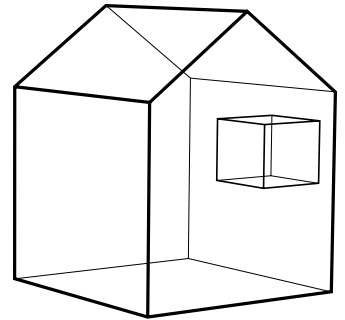
# SALT LAKE CITY SCALE\_ SERVING AND SERVED INTERDEPENDENCE

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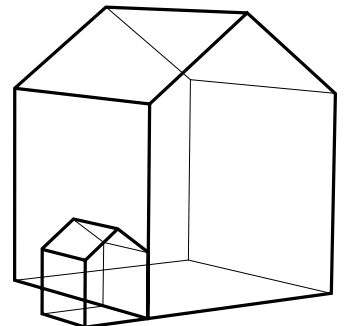
DOMESTIC SERVANTS  
**MODEL 1** LIVE SEPARATELY  
MIDDLE-INCOME GROUP FAMILY



DOMESTIC SERVANTS  
**MODEL 2** LIVE IN SAME HOUSE IN THEIR OWN ROOM  
MIDDLE-INCOME TO HIGH-INCOME GROUP FAMILY



DOMESTIC SERVANTS  
**MODEL 3** LIVE IN SAME HOUSE BUT IN DIFFERENT APPARTMENT  
HIGH-INCOME GROUP FAMILY







**OUTLOOK**



## **OUTLOOK**

Ideology vs Implementation

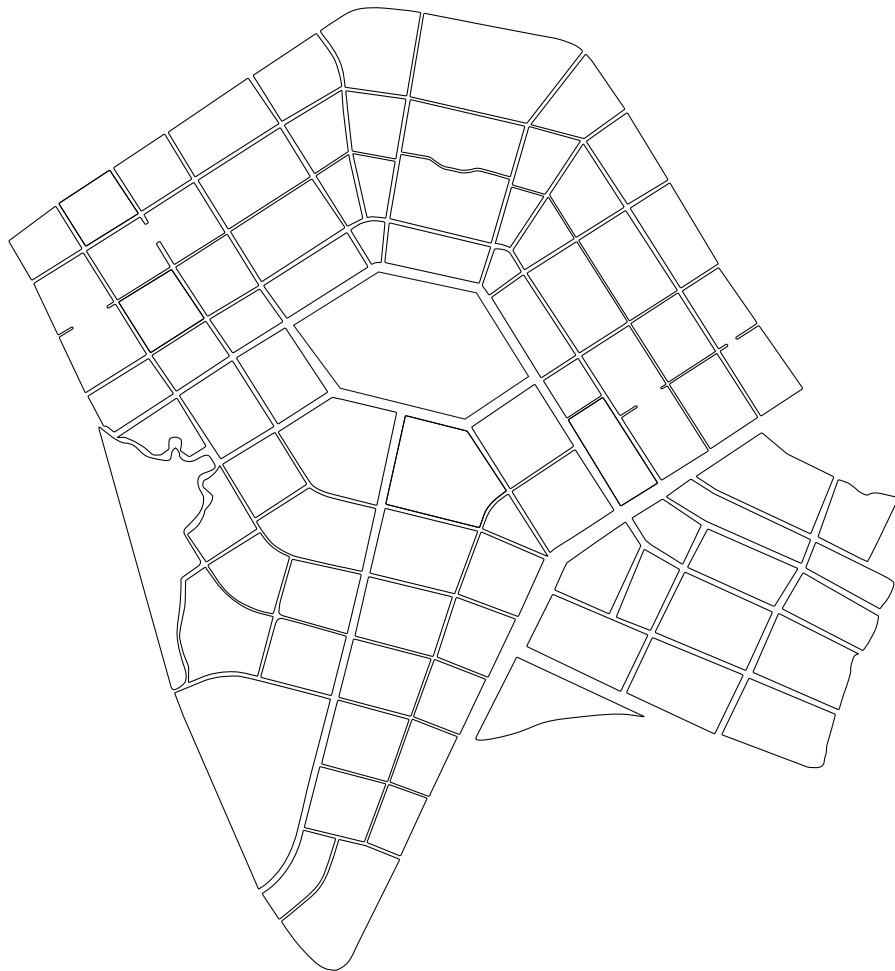
Salt Lake City vs Rajarhat

Salt Lake City - an ideal city just completed



# IDEOLOGY VS IMPLEMENTATION

ONE PLANNER / AUTHOR



**ONE RIGID AND IDEAL CHARACTER**



**HOMOGENEITY**



**LARGE-SCALE PLANNING**



# IDEOLOGY VS IMPLEMENTATION

## MULTIPLE PLANNERS / AUTHORS



*"The character of the buildings is quite non-contextual. The buildings were often designed by non-designer and semi-qualified architects. The ones that were designed had been borrowed imagery of the west particularly the US. Always seen as the land of opportunities. Images of California suburbia, or English mansion has been the social want and these have been quite physical manifestations of these."*

Ayan Sen, architect in Salt Lake City

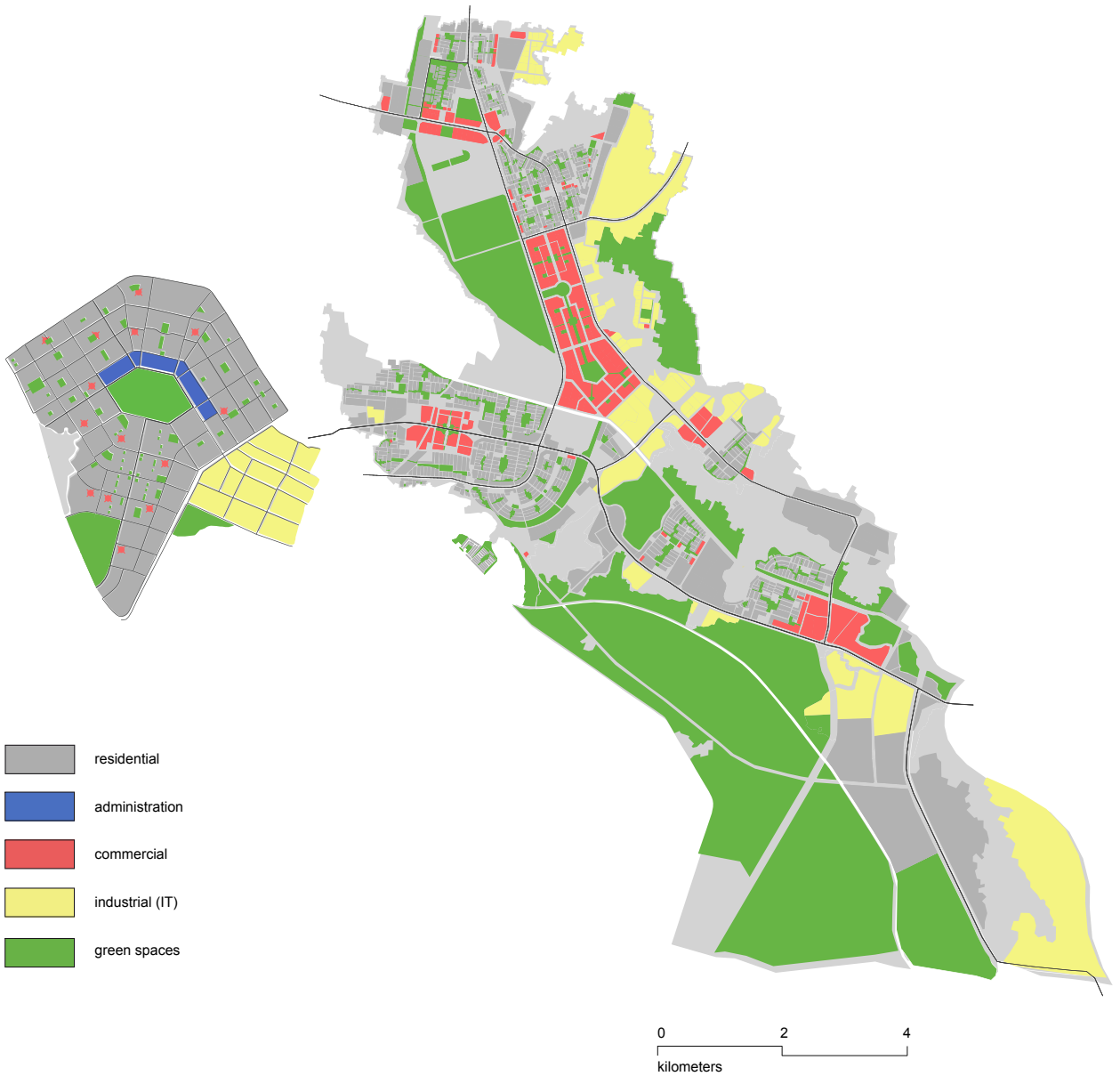
→ **WHOLE RANGE OF CONSTRUCTIONS**

→ **DIVERSITY**

→ **SMALL-SCALE FIGURES**

# SALT LAKE CITY VS RAJARHAT

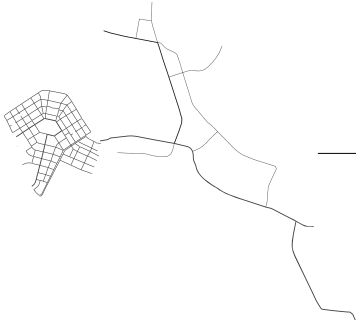
## SOCIALIST MODEL VS CAPITALIST MODEL





## form

hard edges vs soft edges



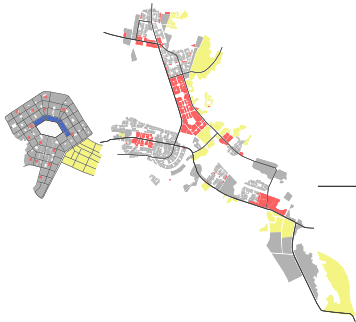
## transport / infrastructure

radial, orthogonal and linear axis vs arteries



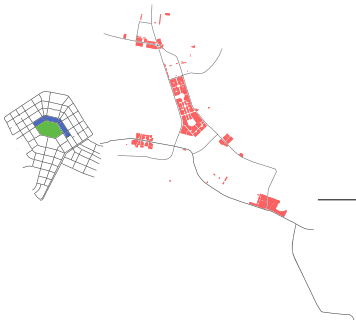
## green spaces

green in separate districts vs green along traffic arteries (large open spaces)



## functions zoning

separated vs mixed



## monocentric vs polycentric

cultural/political centers centralized vs repeated centers

# SALT LAKE CITY VS RAJARHAT

## DIVERSITY - POSSIBILITIES



HOUSEOWNER: CREATIVITY, POSSIBILITIES



**SALT LAKE CITY VS RAJARHAT**  
**HOMOGENEITY - GATED**



**GATED COMMUNITY**

# SALT LAKE CITY VS RAJARHAT

## FAST LARGE-SCALE DEVELOPMENT



**SLOW ORGANIC GROWTH OF THE CITY**



**SALT LAKE CITY VS RAJARHAT**  
SLOW SMALL-SCALE DEVELOPMENT



→ **FAST GROWTH OF NEW TOWN**





# SALT LAKE CITY

## A SUCCESS STORY

The implementation of a masterplan, according to modernist ideal city utopias can be seen as a success story.

The masterplan with its radial axis, orthogonal roads and linear streets following a central and symmetrical plan, deviding the sectors, has a clear **hierarchy of street typologies**, which gives a simple and coherent structure to the different element and housing parts. There is a park in the **centre** and administrative buildings around it. This structure is continued on block level, with a local park in the centre as well.

Although the ideal plan/map looks rigid from distance with its grid consisting of a hierarchy of roads it looks surprisingly heterogeneous in the zoom in.

This heterogeneity originates from the **leasehold system**, which initially was implemented by the government to prevent speculation on land, but also resulted in a slow development over the last 40 years and diversification, although not planned.

Because of the **slow and organic growth**, the city was able to adapt to new needs, as such as the 'City Centre' mall which answers to the consumption needs of a new middle-income group, or the IT-Sector, originally planned as an industrial area, and now, however the new workplace for the well trained young Indian generation.

The **small-scale structures**, mainly residential and individual housing and their individual authors/designers are responsible for a great **heterogeneity**. There is a whole range of structures, unusual for satellite towns and their known uniformity, to be seen in fast growing Rajarhat, because of its profit maximising purpose. In the fully planned and gated communities in Rajarhat is no room for action space.

Due to the development of further satellite townships north-east of Salt Lake and the growing Kolkata itself, Salt Lake City is absorbed and no longer a suburb, but now **well placed in the city**. This resulted in the upgrading of some residential blocks, rather lying on an important node than on the edge.

Finally there are two other factors next to the modern idealist masterplan contributing to the success story: More diversity than originally planned and a slower development than anticipated.



Our thanks go to

Prof. Jacques Herzog and Prof. Pierre de Meuron  
Manuel Herz, Shadi Rahbaran, Ying Zhou  
Prof. Christian Schmid and Pascal Kallenberger  
Claudio Künzler

Partha Ranjan Das, Architect, Salt Lake City  
Ayan Sen, Architect, Salt Lake City  
Dr. Biswajiban Majumdar, Chairman, Bidhannagar Municipality  
Taniya Dutta Ghosh, Urban planner, Bidhannagar Municipality  
S. A. Ahmed, Chairman, Nabadiganta Industrial Township Authority

and special thanks go to  
Prof. Dr. Dobrivoje Toskovic, Urban planner

and everyone that made this project possible.

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