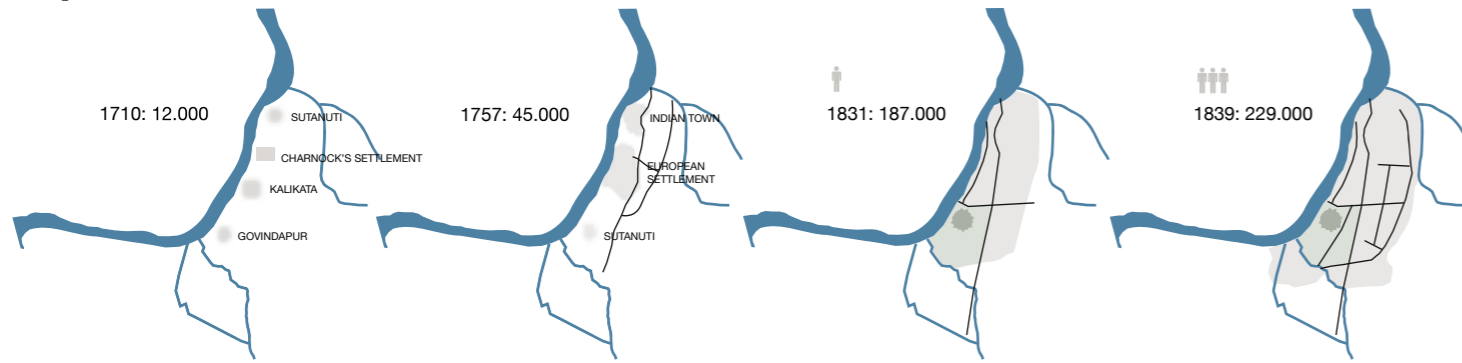


POPULATION AND HOUSING IN KOLKATA

Population Growth



Housing History

In 1690 Job Charnok grew the city of Calcutta on three villages Sutanuti, Kalikata and Govindapur. Calcutta became trading posts of the East India Company. The English initially built a fort, a church and some elegant houses. In 1706 the first survey of Calcutta was made. The area was 685 hectares with 8 **Pukka houses** and 8000 **Kachha houses** with two street and two lanes.

Within 50 years in 1756 with about double the area i.e. about 1307 hectares, the number of Pukka houses increased to 498 and Kachha houses to 14450. Most of the 'natives' lived in Kachha houses but as the population grew they were shifted outside to make room for the 'white' town. The British decided to build a new fort further south of the old fort.

The construction of new Fort William was completed in 1776. The English started living in **garden houses** in the suburbs also. These suburb villas became a model for the habitation style of Anglo-Indian officers in the stations and cantonments. The **Bungalow** became the model for British houses in India, an icon of colonial manorial lifestyle. In 1858 the city became capital of British-India.



1690 Founding of Calcutta
1700
1756 The Black Hole of Calcutta
1757 Battle of Plassey
1750
1800

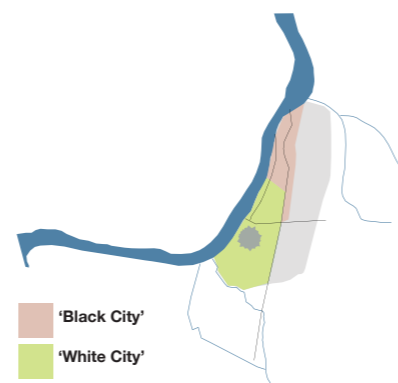
Settlement Typology



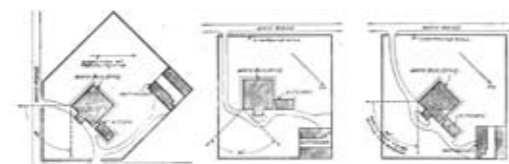
BLACK CITY VS. WHITE CITY

DWELLER: **Indian /Hindu**
LOCATION: in the closed, overpopulated city
SETTLEMENT TYPE: extremely **dense** and **compact** buildings within the walled city
DENSITY: 0.9 p/ha
HOUSE TYPOLOGY: multi-storey **Pukka House** with private **courtyard**
DWELLING SOCIAL STRUCTURE: extended **family**, clan
EMPLOYMENT: trader, labour force, manufacturer
SURROUNDINGS: isolated condition, verandah is used as a little garden

DWELLER: **Anglo-Indian**
LOCATION: in open stations, cantonments
SETTLEMENT TYPE: extremely **open** architecture in compounds outside the walled city
DENSITY: 600 p/ha
HOUSE TYPOLOGY: one storey **Bungalow** with semi-public **verandah**, kitchen is separated from the house
DWELLING SOCIAL STRUCTURE: **individualist**, unmarried
EMPLOYMENT: officer, governor
SURROUNDINGS: big gardens, open spaces, park



'Black City'
'White City'



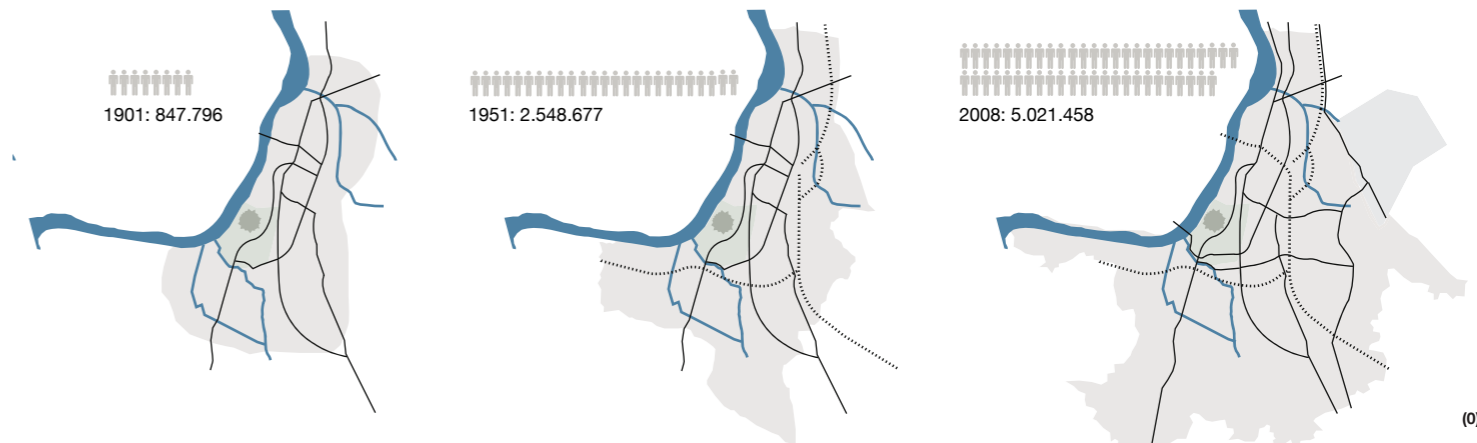
typical compounds of officers

19th century (2),(3),(6)



dense population

72 (0) www.censusindia.net, 10/03/08, 11:14am, (1) Architectural and Urban Conservation by Santosh Ghosh, (2) Die Anglo-Indische Station by Jan Pieper, (3) The Bungalow, The production of a global culture by Anthony D King,



The 19th Century Calcutta became the Centre of Indian Renaissance as Calcutta expanded, new roads were constructed and railway lines connected the city with other parts of India. Industries, trade and commercial establishments attracted more people and educational institutions grew in numbers. The **residential palaces** of the newly rich became examples of neo-architectural styles.

The capital of India was shifted to Delhi in 1911. Calcutta became larger in population and dimension, but development was slow due to neglect, famine, the Second World War and the refugee problem arising out of the partition of Bengal in 1947. Immigration develops new scores of **slums**, because the economy in the city stagnate and hasn't new jobs for refugees.

In the 1960s the satellite township **Salt Lake City** was devised. Forty years later the last buildings of Salt Lake City are being constructed. **Rajarhat** - also called 'Kolkata New Town' - is one of India's latest and fastest-growing planned new cities. Today Kolkata has a lot of social and ethnic groups. (1),(6)



1850
1857 Great Mutiny
1861 Indigo Revolt
1883 Ilbert Bill
1884 White Mutiny
1900
1905-11 Division of Bengal
1912 Delhi new capital of British India
1943 Great famine
1947 Independence of India
1950
1967 2nd famine
1971 India-Pakistan War
1984 First Kolkata Underground line part



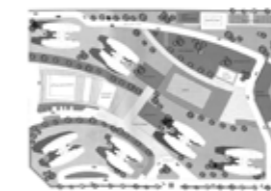
INFORMAL SETTLEMENT VS. CITY MODEL

DWELLER: **poor Indian, refugees**
LOCATION: near workstations, **anywhere**
HOUSE TYPOLOGY: one storey **huttet** with only one room (10sqm) or **homeless**
DWELLING SOCIAL STRUCTURE: **family, group of workers**
EMPLOYMENT: out of work, day labourer, **odd jobs**
SURROUNDINGS: isolated condition, rails, river, roads
DEVELOPMENT: runaway, **informal** settlements with **rented** huttet in a **bustees** or **squatter**

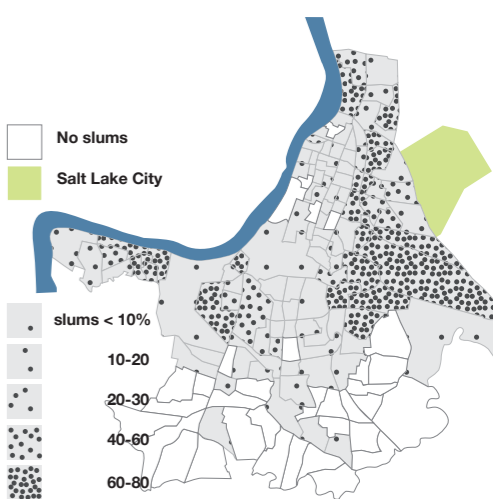


bustee

DWELLER: **Indian middle-class**
LOCATION: **Salt Lake City, Rajarhat**
HOUSE TYPOLOGY: **detached houses**, multi-storey concrete building, residential **tower blocks**
DWELLING SOCIAL STRUCTURE: **individualist, family**
EMPLOYMENT: good earning jobs, **fix income**
SURROUNDINGS: open spaces, cultural centers
DEVELOPMENT: intended, a city **model**, structured with **self-owned** flats



Rosedale - Garden Apartment Complex



today

(4) Asien: Strasse, Haus, Eine typologische Sammlung asiatischer Wohnformen by Michael Bier, (5) Dwellings, The House across the world by Paul Oliver, (6) Indien by Schreitmüller Karen, (7) www.rosedalenr.com, 10/03/08, 11:14am,

POPULATION AND HOUSING IN KOLKATA

Housing Typology



KACHHA HOUSE
INDIGENOUS BANGGOLO



LOCATION: suburb
DWELLER: poor **Hindu**
CONSTRUCTION: mud, sticks, grass
one storey, deep **verandah**, earth plinth, high thatched roof; a small shrine stands in the **yard**



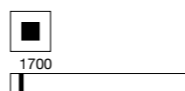
PUKKA HOUSE



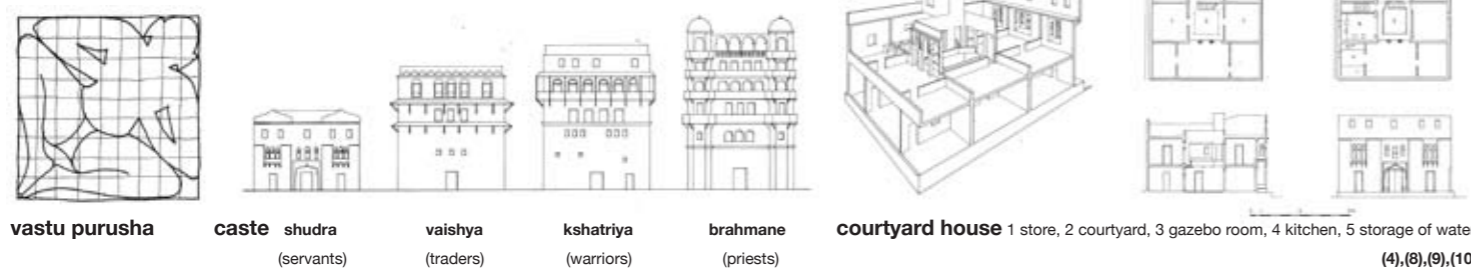
LOCATION: centre ('**Black Town**)
DWELLER: rich **Hindu**
CONSTRUCTION: stone, timber, burnt brick, plaster
mostly two storeys, private **courtyard**, verandah on the road site, flat roof; differentiated caste groupings



COURTYARD HOUSE



Each plot contains a vastu purusha, a spiritual force represented by a male form, whose head points northeast and feet southwest. The centre of the form indicates the sacred centre of a building. This most private space in a house is the **courtyard**.



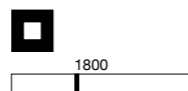
GARDEN HOUSE



LOCATION: outside the walled city, in the outskirts of Calcutta
DWELLER: **colonial masters**
CONSTRUCTION: stone, timber, plaster
these suburb villas became a model for the habitation style of Anglo-Indian officers in the stations and cantonments



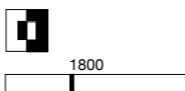
ANGLO-INDIAN BUNGALOW



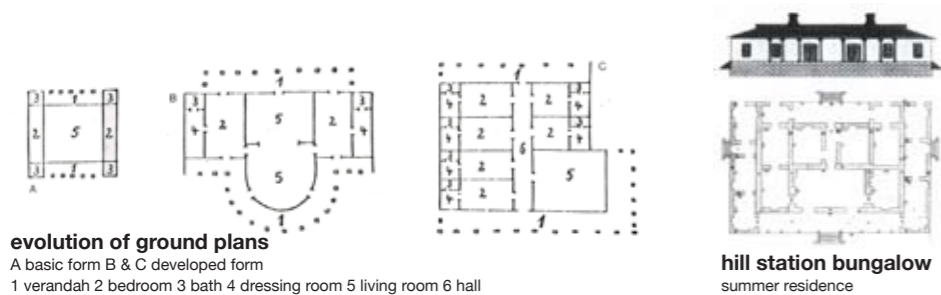
LOCATION: '**White town**', station, cantonment, compound
DWELLER: **Anglo-Indian** officers, governor
CONSTRUCTION: stone, timber, burnt brick, plaster
covered semi-public **verandah**, often on all four sides; it became the model for British houses in India, an icon of colonial manorial lifestyle



PALACE, MANSION & VILLA



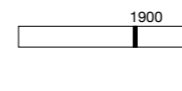
LOCATION: '**Grey Quarter**' between 'Black & White town'
DWELLER: rich **traders all over the world**
CONSTRUCTION: stone, timber, burnt brick, plaster
central traditional **courtyard**, surrounding pillared galleries, shrine, **western style** facades, diverse mix of western exteriors and vernacular courtyards with decaying marble statues; Kolkata achieve the surname 'City of residential palaces'; The residential palaces of the newly rich, e.g. the Tagores, became examples of neo-architectural styles.



■ = courtyard
■ = verandah
■ = mixed
(10),(11),(12)



SLUMS - BUSTEE



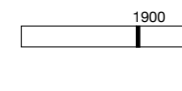
LOCATION: all over the town, close to work (factories); nearly 5000 bustees
DWELLER: **poor Indian** (1.5 Mio)
CONSTRUCTION: bricks, concrete, steel
INCOME: a family gets about 400 INR per month
TAXES: 60-120 INR (Indian Rupees) per month
RENTAL: to the thika tenant
families live in **one room** (10sqm) together; absence of sanitation and deficient water supply



pavement dweller



SQUATTER SETTLEMENT



LOCATION: along the Hooghly river, on all free surfaces in the town, on streets near the city, in parks, under bridges
DWELLER: **poor Indian** (unregistered)
CONSTRUCTION: made of poles and rags
INCOME: less than a family in a bustee
NO TAXES
RENTAL: protection money to a kind of 'mafia' just selfmade houses out of rubbish; no toilets



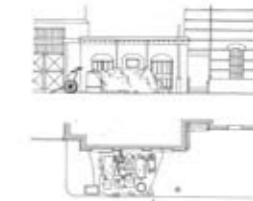
1 on the day, 2 at night, 3 cooking area



PAVEMENT DWELLER



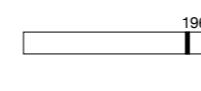
LOCATION: sleep on the steps of shops, in the station precincts, on rooftops, on traffic islands, on the sidewalks, under rikshas
DWELLER: **very poor Indian** (unregistered)
CONSTRUCTION: busses, boards, plastics, cords
INCOME: no income, begging
NO TAXES
RENTAL: backhanders to the police
many streets are impassable at night



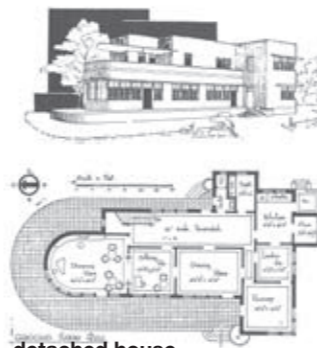
(4),(5),(6)



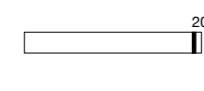
SALT LAKE CITY
'IDEAL CITY' MODEL



LOCATION: to the east of the centre
DWELLER: **Indian upper middle-class**
CONSTRUCTION: concrete
planned satellite township, multi-storey buildings (2-3 floors) and **detached houses**, complete and self-contained entity



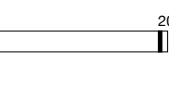
RAJARHAT NEW TOWN



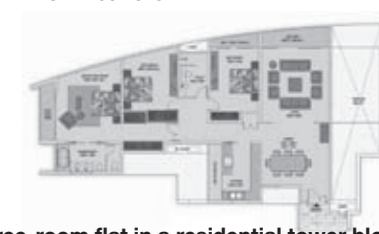
LOCATION: eastern part of Kolkata
DWELLER: **middle- /upper middle-class**
CONSTRUCTION: concrete, **highrise** apartments
one of India's latest and fastest-growing **planned** new cities, one of the most modern residential places of the country, luxurious highrise apartment complexes, each estate has their own club houses with **modern** sports and cultural complexes, community and shopping centres, swimming pools and others



ROSEDALE PROJECT IN RAJARHAT



LOCATION: in Rajarhat New Town
DWELLER: **middle- /upper middle-class**
CONSTRUCTION: concrete, **high** standard, 6 condominium **towers** with 11-25 floors
self-owned flats in a Garden Apartment Complex with community hall, indoor games club room, landscaped garden with play area, swimming pool, round the clock **security**
AREA: three-room flat (200sqm)
FLAT PRICE: 7.964.670 INR



(7),(13),(14),(15)

74 (8) Traditional Buildings of India by Ilay Cooper, (9) The Indian Courtyard House by T. S. Randhawa, (10) Architecture of India by Ramprakash Mathur, (11) Architecture of the British Empire by Jan Morris, (12) Calcutta's Edifice: the buildings of a great city by Brian Paul Bach,

(13) The Indian Metropolis. A View Toward the West by Norma Evenson, (14) www.kolkataproperties.8m.com, 10/07/08, 11:14am, (15) www.nkrealtors.com/rajarhat.html, 10/03/08, 11:14am, images: (16) Kalkutta, Poesi im Chaos - Leben in einer unmöglichen Stadt by Kurt J. Rosenthaler, (17) Calcutta, Chitpur road and neighborhoods by Peter Bialobrzeski