

Analysing the Re-vitalization of Hazratganj

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Abstract— Revitalization is a method to use the abandoned , left over , damaged and old structures maybe in working condition or not, in such a way that it not only reflects the past glory but also work accordingly and adaptable in the present condition, or we can say giving it a new life. It is a process to make the building or a particular area work again in better way. Hazratganj is a very important notable street and central business zone (CBZ) located centrally in the Lucknow. It marks the identity of Lucknow. It is socially, culturally and economically important, it the major market for food, clothing and IT sector. Hazratganj has various buildings which are administratively very important. Various events are organised at this place, promoting art, culture and tradition by the authorities. The research will focus on the revitalization strategies and the issues of the particular street and associated buildings. Research will highlight the problems and will present why the problems are occurring which are resulting in the degradation of the Revitalized Hazratganj street.

Index Terms— Revitalization, abandoned, Hazratganj, central business zone, promoting art, revitalization strategies, identity

1 INTRODUCTION

HAZRATGANJ is a prominent landmark in the city. It is a shopping area with beautiful heritage buildings in the heart of the city. It was founded in 1810 .Sadat Ali Khan built the 2Km long street where Lucknow's first bank, first fire station ,first ice factory and first dedicated English movie theatre came up all during the Raj days. In 2010, to revive the lost glory of Hazratganj, makeover took place. Removal of Huge hoardings from rooftops and encroachment on the road; followed by its ambitious makeover and beautification plans. Buildings in a uniform crème and pink, same size and colour signage, a multi-level modern car parking, stone pavements and Victoria style balustrades, lamp posts, waste bins and benches were installed.

2 AIMS, OBJECTIVES AND METHODOLOGY

2.1 Aim and Objectives

The main aims of this study is to study the Hazratganj Street and analyze the heads which are leading in the decline of the heritage street. For maintaining the glory of the street all the things should be kept in mind. The aim is basically to study the current design of the Ganj Street and if any flaws found, a fresh proposal should be designed considering the current flaws of that street. "Literature, Cuisine, performing arts and Tehzeeb puts Lucknow a cut above the rest and the world acknowledges it" Pleasant and Positive energy -Hazratganj is Unassuming and welcomes everyone with same energy. This place will leave us relaxed and joyful.

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2.1 Methodology

For the Analysis of the Revitalization of Hazratganj Street Various studies and analysis were conducted. Analysis of Land use, Nodes, activity analysis, Built Up and Open spaces, street hierarchy, traffic records, tourist records, road network, movement pattern, points of congestion, services, waste and water management. The main type of study is primary surveys and analysing the design of 2010. Apart from design, management schemes and implementation plans should also be analysed.s

3 OUTLINE

The research paper is to study the Hazratganj Street and analyse the heads which are leading in the decline or degradation of the street. A report should be made, listing the nodes at which the current design is failing and a fresh proposal should be made.

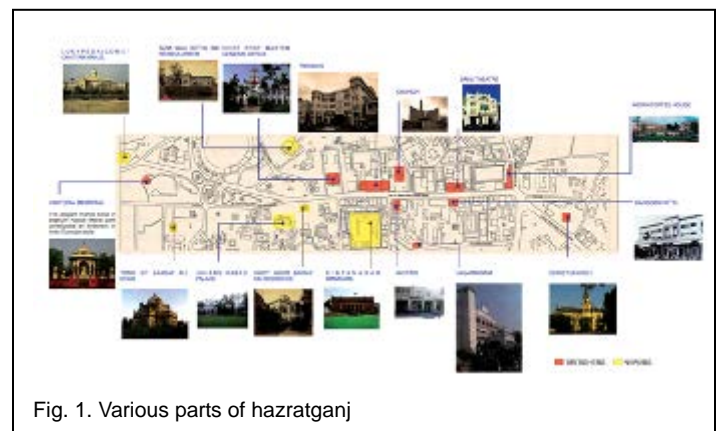


Fig. 1. Various parts of hazratganj

Purpose of this research is that the glory of the Ganj Street is getting lost again. This maybe because of design failure or of non-maintenance by authorities or lack in traffic management.

The journey of 200 year old Hazratganj started with a basic step of first nawab of awadh in 1810. Known as 'Munnawar Baksh' at the time of induction, the place is a corridor straight

into Lucknow's glorious past. [1] This area has witness to the best and worst of times.

On a pleasant evening, as you take a break to enjoy the colour co-ordinated fountain in front of the multi-level parking, names like Ring Theatre and Kothi Noor Baksh may not ring a bell. With the passing by decades matter that you zip past these landmarks practically every day. Ring or Imperial Theatre, is what you know as General Post Office (GPO) and Kothi Noor Baksh is the present-day DM residence. This multi-level parking was proposed in place of another century-old structure – Hazratganj Kotwali and Fire Station so as to serve the parking needs because of no alternative left.

Although Ganj has been renovated and painted a fresh coat of colour and charm, almost every building lined up on both sides has a story behind it, which the new generation is not aware of. The uncountable kothis, maqbaras, markets, cinemas and theatres, dancing room, ball room – some of them, which no longer exist – have been adding to the charm of the place.

The credit to make this place into a city hub goes to the first nawab of Lucknow, Nawab Saadat Ali Khan. In 1810, he identified the place on the suggestion of Claude Martin's words and started building structures in European style.

Gradually, in 1827, the then Nawab Nasiruddin Haider introduced the China Bazaar and Kaptaan Bazaar, which were set up near the Buddha Park. These couple of spaces were precursors to the modern-day Ganj. Since the nawab was fond of imported products, these markets served stuff from various countries such as China, Japan and Belgium. Thus, the foundation stone for Ganj's market was laid. The famous Taar Wali Kothi, Dargah of 12 Imam's at Khas Mukaam, Choti Chatter Manzil, Saawan-Bhadoh Mahal (the present location of zoo), the stunning Baradari, which was earlier situated between Kaiserbagh, Darulshafa, and Lalbagh emerged during his regime. In 1842, a major changes was done and that was the change in the name of the place. The place was named after Nawab of Oudh, Amjad Ali Shah, who was popularly known as 'Hazrat' by his alias. After the Britishers took charge post the First War of Independence in 1857, Hazratganj was modelled after London's Queen Street. [1] The hotels, bars, theatres, cinemas and dancing room all started to come up at that time only.

The most sought-after place then was the Ring Theatre. It was another thought to discuss that its doors were closed for the natives. This place served as the hotspot for the British officers, who usually walked up with their families to entertain themselves watching movies and English. It was popularly known as 'Entertainment Centre'. This was 'Ganjing' in the Raj era.

Ring Theatre building is considered as the best example of changing times and history of Hazratganj. The historians see it as more than a building, which stood by in all times and phases whether good or bad. After building delivered its capabilities as an entertainment zone, it was next used as a special court. The hearing of the Kakori conspiracy case in which Ashfaqullah Khan was given death sentence in 1925 was held here

only. [1] In 1929-32, the building was renovated in Gothic style and a clock tower stood there right in the centre. The GPO, which was then situated inside the Begum's Mahal, which is now known as Janpath, was shifted to this building after that. [1]

Interestingly, when Nawab Ahmad Shah was shaping Hazratganj as the city's hub, his minister Imdad Hussain Khan alias Ameendaullah laid the foundation of another market in the other part of the city. It later came to be known as Aminanabad.

When Ahmad Shah died, his son Wajid Ali Shah got an Imambara constructed in Sibtainabad. The place is now called Sibtainabad Imambara and situated just behind Marksman restaurant, another landmark for the present generation.

If Ring Theatre was developed by Britishers, another landmark survived on the patronage of native Indians. It was the Indian Coffee House (ICH). It came up during the era of First World War back in (1914-18). It then was known as Filmistan cinema which today is popular in the name of Sahu Cinema. Evidently, the most talked about spot. Unlike Mayfair and Ring Theatre which was common place of meetings for Britishers, ICH was crowded by Indians all the time. In the 1920s, it is believed to emerge as a paradise for journalists and writers, who liked to expressed their views over a cup of coffee.

India got Independence and this place became the most favourite spot for bureaucrats, students, teachers and thinkers, of Lucknow University. Big names including Dr Ram Manohar Lohia, Atal Bihari Vajaypee, and Chandrashekar to Yashpal, Bhagwati Charan Verma, Amrit Lal Nagar and Anand Narayan Mulla all had their fair share of Indian Coffee House moments.

These landmarks have withstood the worst of time, there are many which failed that have faded into the past – though they are still pretty vivid in the city's collective memory. No native of Lucknow can forget the quality time spent in best of Hollywood classics at Mayfair; Kwaliti's cushioned comfort; sessions at the British Library and Chinese at Ranjana. Today, as the place is set to regains its old glory, these memories of old times of such landmarks will keep us reminding what the Ganj standard is all about [2].

When Ahmad Shah died, his son Wajid Ali Shah got an Imambara constructed in Sibtainabad. [3]The place is now called Sibtainabad Imambara and situated just behind Marksman restaurant, another landmark for the present generation.

4 BEAUTIFICATION AND MAKEOVER

In 2010, to celebrate 200 years of Hazratganj, the then government, started a programme for the makeover of the area. The original makeover plan designed by country's noted architect Nasir Munjee several years ago worked as the base for the final plan that entailed an expense of Rs 30 crore.

Hoardings from rooftops and encroachments on the road were

removed.[4] Buildings were painted in a uniform crème and pink, same size and colour signages, stone pavements and the Victorian style balustrades, lamp posts, waste-bins, benches, an open air tiny amphitheatre and colourful fountains were constructed. About 100 years old Fire Station was demolished and shifted to new place so as to build modern multi-level parking which aims at solving parking problem.

4.1 Hazratganj crossing

Hazratganj crossing is the busiest crossing of Lucknow city. It is situated at 4 confluence of National Highway-24, National Highway-25, National Highway-28 and National Highway-24B. The whole area of the crossing falls in Lucknow's Heritage zone.

4.2 Schools and colleges

Hazratganj area is home to very prestigious and old institutions such as St. Francis' College, Seventh Day Adventist Senior Secondary School, La Martiniere Boys' College, La Martiniere Girls' College, Loreto Girls' College, Christ Church College, National P. G. College and St. Joseph's Cathedral.

5 URBAN CHARACTER

5.1 Traffic Conditions

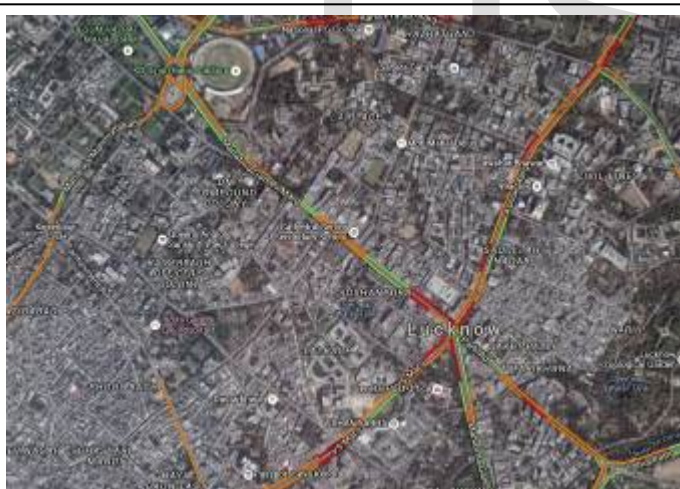


Fig. 2. Red line represent the major traffic most of the time and the green line indicates the the least traffic conditions or free from traffic jams most of the time.

Traffic load on Lucknow roads has increased by 52.21 per cent in the last two years [5], much more than the national average of 20 per cent per year. If this trend continues, traffic problems in the city are expected to multiply in the next four years. .

A study stated that while the number of buses in the city was declining, the number of cars and auto-rickshaws was increasing, clogging the traffic arteries.

The study also recommended an increase in the strength of the traffic police. "The city needs about 600 traffic personnel, but the actual strength is only 281," It also suggested deployment

of more buses in the public transport system and decentralisation of government offices from the Hazratganj-Nishatganj route to some outer area.

In January 2006, the total number of cars, including maxi cabs, was 31,179, now the number of cars alone was 35,080. Number of autorickshaws has also increased from 11,365 to 21,001. [6]

This is mainly because of the traffic jams the heritage importance of the city is getting degraded .In recent times the traffic department of the city has made a provision of one way in the hazratganj and neighbor areas. This one way has various advantages for the traffic personnel and the traffic controllers. Because of one way hazratganj roads are having less dividers and breakers on the street.It is because of which the city is having smooth flow of traffic in the major time of the day or even on the peak days. This one way has been affecting the large number of people by increasing the circulation and even by increasing the time of travel for even covering short distances .Because the individual has to cover whole circulation for going back to the same destination. It is because of which the traffic condition of the Hazratganj has been improved a much. But this one ways has been a headache for the individuals.

It is because of which the major traffic of the city which used to travel from hazratganj is now taking the alternate route. This has increased the traffic jams on the other streets. The individual who used to travel from the one end of the city to the other end is now choosing alternate route.

The use of ring roads and the other streets are now properly done as planned because of this one way which is implemented in the city center this has increased the flow of traffic .and because of which the traffic is also decreased and the load on the alternate routes has been increased.

The traffic of the street is managed by with the human effort and the technology .The traffic personnel always check the stopped traffic .And this human effort is helped with the advanced technologies incorporated in the hazratganj.

The adoption of the Intelligent Transport System (ITS) to tackle congestion of the hazratganj street and to regularly check the stopped traffic these methods have been adopted. To tackle the crime related activities the CCTV cameras have been installed.

5.2 Street Hierarchy

The Road network plan shows the type of roads which are present. The main ganj street is quite wide and is primary road. From this primary road the road network has developed .Further resulting into smaller road (secondary and tertiary roads).



jams

5.5 Circulation and Point of Congestion

Main areas of congestions are Hazrat Gnaj node and Cathedral-Mayfair Node.

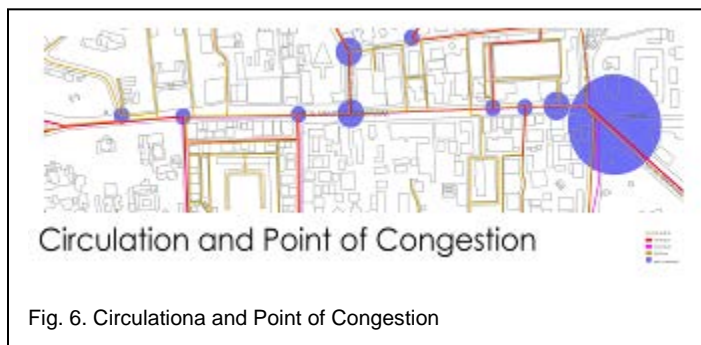


Fig. 6. Circulation and Point of Congestion

5.3 Landuse

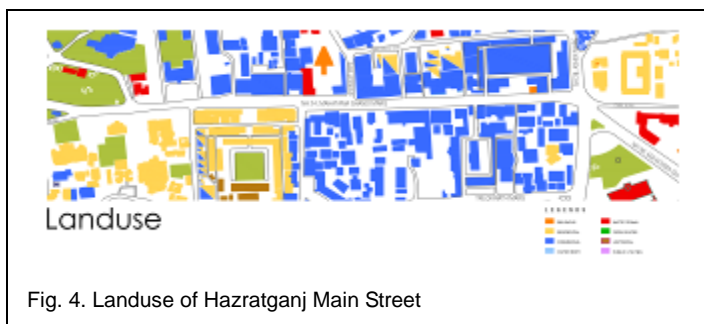
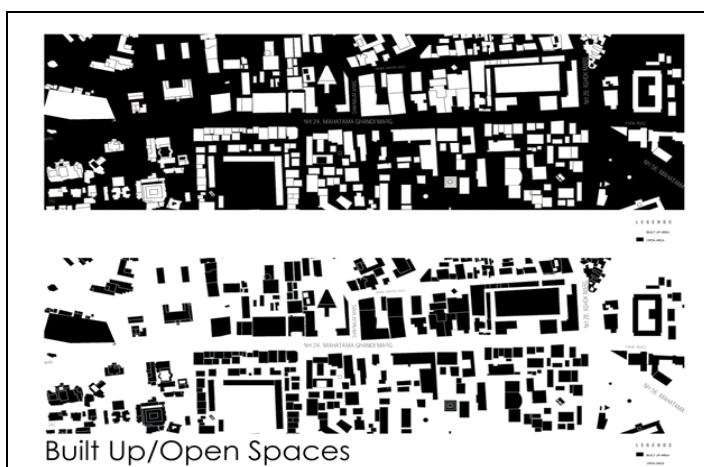


Fig. 4. Landuse of Hazratganj Main Street

From this Landuse plan we can derive that the major portion of the ganj street is a commercial hub. It is having few structures of institutional, religious, residential and historic character. The later developed part of the ganj street is of mixed character. The position near the marksmen restaurant is having both the residential and commercial shops/showrooms. No green spaces can be identified near the Ganj Street and the location of public utilities can not be seen in this premises.

5.4 Built Up/Open spaces



From this Plan showing Built Up and Open Spaces it can be clearly derived that the buildings are closely built. The main street of ganj is quite wide but the streets leading to the gali is quite narrow. No open spaces can be identified. Only the main ganj street is wide but the secondary and tertiary road are quite narrow leading to the point of congestion and nodes for traffic

5.5.1 ISSUES



Fig. 7. Pictures showing current issues of Hazratganj Street

- Disposal of Waste on the Street of Hazratganj.
- Encroachment on footpath by vendors and illegal parking.
- Traffic jam during peak hours because of rules not are followed and point of congestion formed by intersection of primary and secondary road.
- The illegal parking on the both sides of the Janpath market street. This also becomes the point of congestion and results into the traffic jams. In the day time only two wheelers and pedestrians can only pass from this street. No movement of 4 wheelers is possible at the day time.
- Street Light falls on because of poor Maintenance.
- The Fountain near the multi level parking is not in a working condition. This is because of the non maintenance of the fountain by the authorities.

6 ANALYSIS

On the basis of the primary surveys and literature study we can derive certain heads which has the scope of improvement.

1. There are certain nodes which are becoming the point of

congestion because of its neighbouring land use or streets around it. These nodes are becoming source and reason for the traffic jams.

2. There should be proper management and regulation of the traffic coming toward the Ganj Street or moving away from the Ganj Street.

3. The Traffic jams occurs mostly in the office time. i.e. (in morning from 9:30 to 11:00 and in evening from 17:00 to 20:00)

4. There is no sufficient amount of persons for traffic management and traffic regulation.

5. There is no proper arrangement for the time to time maintenance of the Ganj Street.

6. The areas near the food joints like (Marksman, royal cafe, the experiment, sahu cinemas etc) are becoming a dump yards .Dustbins cannot be easily identified and if found then these dustbins are mostly full. No time to time maintenance is done by the authorities of the dustbins.

7. Parkings by the private persons are mostly full and a high amount of money is charged from the individual .The multi-level parking and the parking by the government authority is not being used frequently by the individuals because of the poor maintenance.

8. Bills, banners, signages and posters on the walls are degrading the heritage importance of this street.

9. The color of the lamp post, waste bins, benches, balustrades is not matching the heritage looks. These lamp post and waste bins are not being maintained by the authorities.And the condition of the lamp post and fountains are very poor and are even not working.

10. The uniform creme and pink color theme is also not followed by shop owners. There is now no regular theme being followed .Theme designed in 2010 for the black and white signage are also not being followed by the different shop owners.

11. There are several points on the street from which the two wheelers are getting parked on the footpath.

12. City administration is not at all active in the development of this street.

[6] RTO Website, Lucknow, Data retrieved on 16 November 2016

7 CONCLUSION

Ganj Street is City center of Lucknow City .There is no proper management and maintenance of Ganj Street in terms of parking facility, waste and sanitation.Uniform crème and pink color of the structures of Ganj Street is now in mismatching condition. There is lot of encroachment near the Ganj Street and on footpath and on its network roads.The Victoria style balustrades, lamp posts, waste bins and benches are not in the condition so that it can be used.

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