

DELHI MOHALLAS

THE EVOLUTION OF A NEIGHBOURHOOD & ITS CPTED

AR. MANJARI KHANNA KAPOOR

PRACTISING ARCHITECT & ACADEMICIAN

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MOHALLA OR NEIGHBOURHOOD

CLUSTER PLANNING, COURTYARD/OPEN SPACES



- CLIMATIC BENEFITS,; PLAY OF LIGHT & WINDS
- HOMOGENEITY- ECONOMIC, SOCIAL, RELIGIOUS & REGIONAL
- FAMILIAL & LOGISTICAL INTERDEPENDENCE
- SUSTAINABILITY FOR ALL AGE GROUPS
- CASUAL SURVEILLANCE & HIERARCHY OF TERRITORIALITY- SOCIAL SECURITY

MOHALLA : CLUSTER FORM OF PLANNING
SPACES ORGANISED AROUND INTERACTIVE OPEN SPACES

MOHALLA OR NEIGHBOURHOOD

CLUSTER PLANNING, COURTYARD/OPEN SPACES



STREET CULMINATING IN SQUARE



RESIDENCES AROUND A COURTYARD



MODERN SETTLEMENT PLANNING - INSPIRED



- CLIMATIC BENEFITS, PLAY OF LIGHT & WINDS
- HOMOGENEITY- ECONOMIC, SOCIAL, RELIGIOUS & REGIONAL
- FAMILIAL & LOGISTICAL INTERDEPENDENCE
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MOHALLA : CLUSTER FORM OF PLANNING
SPACES ORGANISED AROUND AN INTERACTIVE OPEN SPACES

MY CITY, MY NEIGHBOURHOOD, MY STREET

STORY OF THE EVOLUTION

1970S: INCEPTION – CPTED AT PLAY

2000S: TROUBLES - CPTED ALTERED

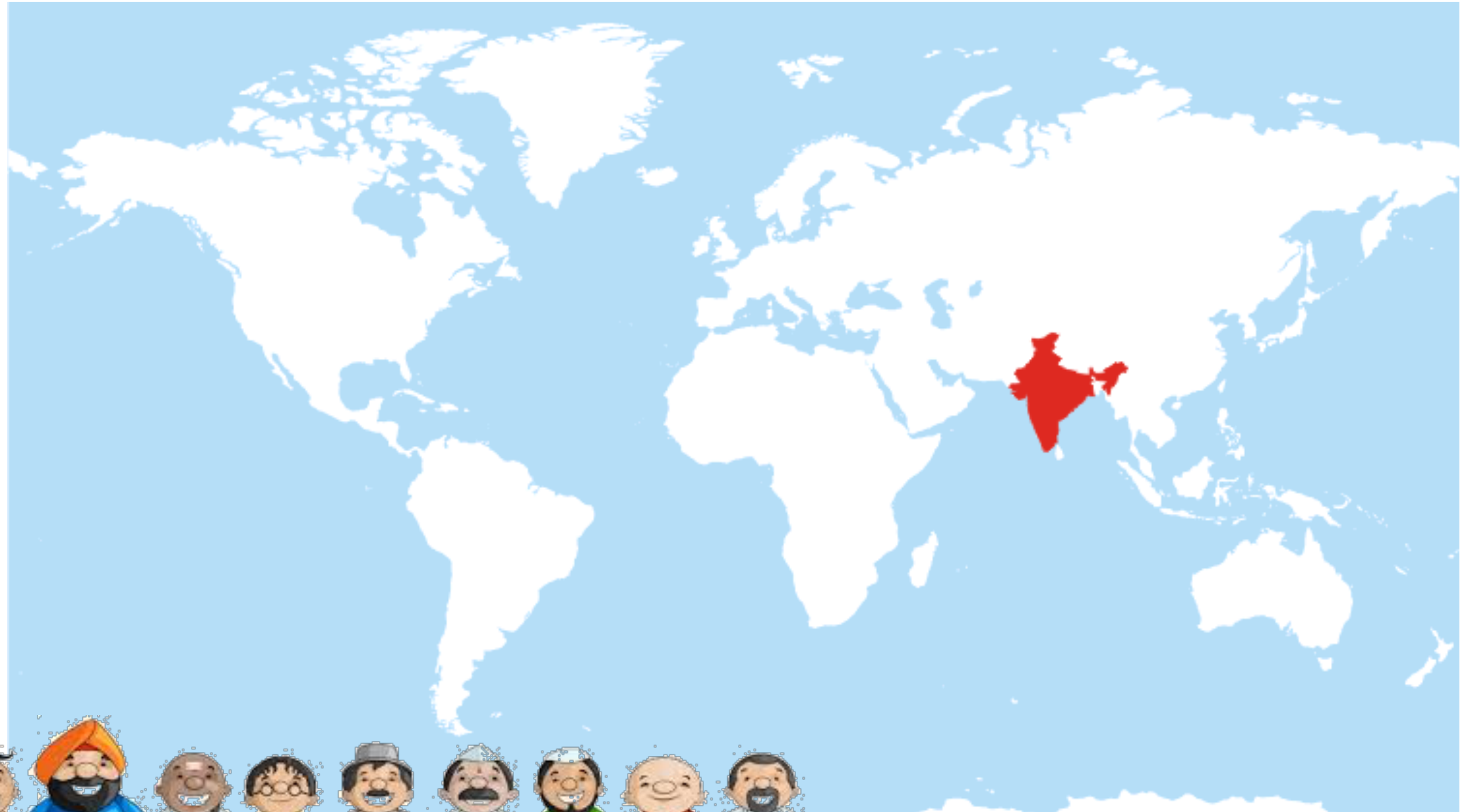
NOW: CORRECTIONS & EFFORTS

R
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INDIA

A BURGEONING STATE



A COUNTRY OF DIVERSITY
BURGEONING ECONOMY & POPULACE

DELHI LOCATION MAP

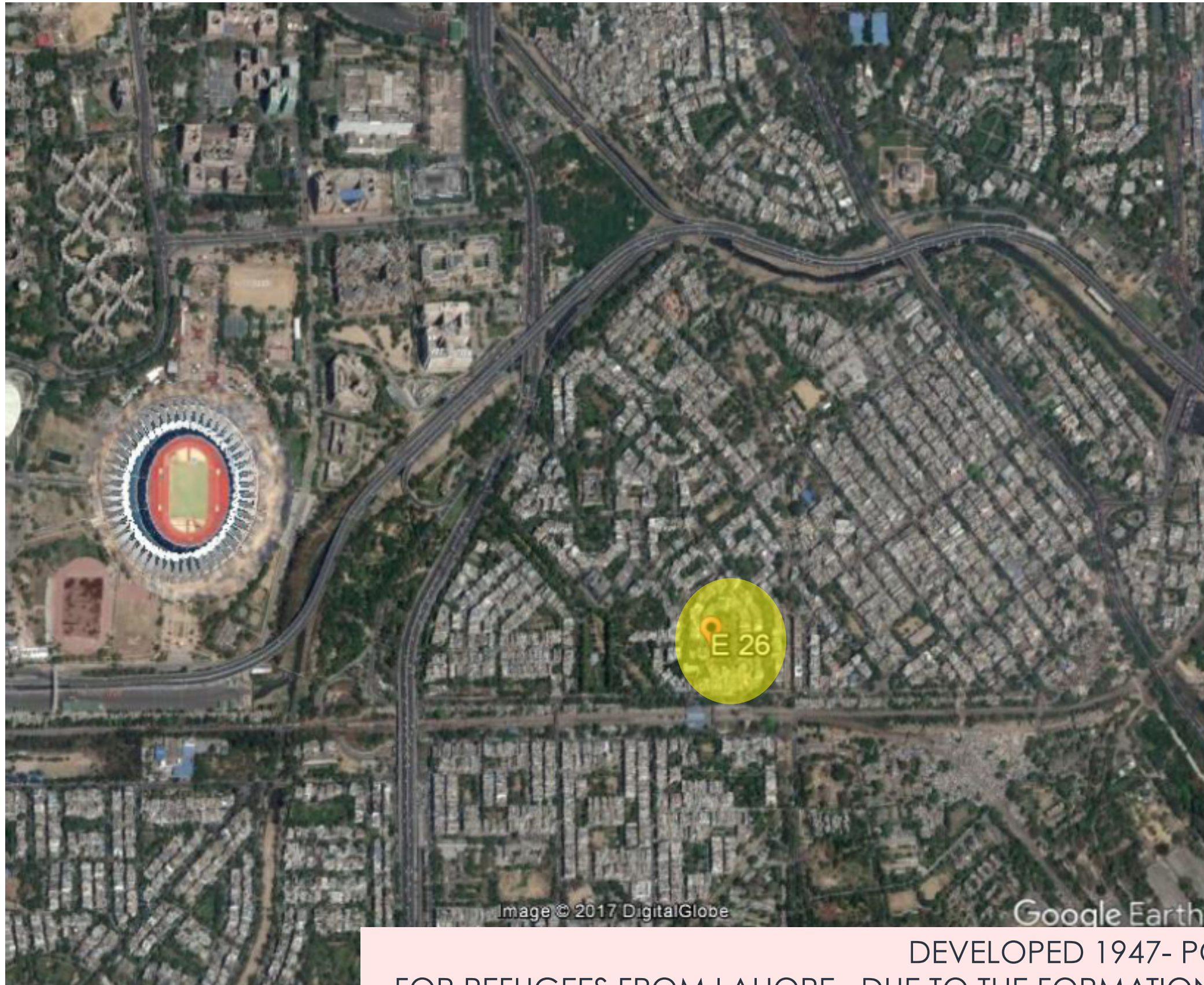


CAPITAL - CULTURAL, POLITICAL, HISTORICAL
MULTICULTURAL, MULTILINGUAL, MEGALOPOLIS LOCATED FOCALLY

MY NEIGHBOURHOOD

LOCATED IN SOUTH DELHI PRIME AREA

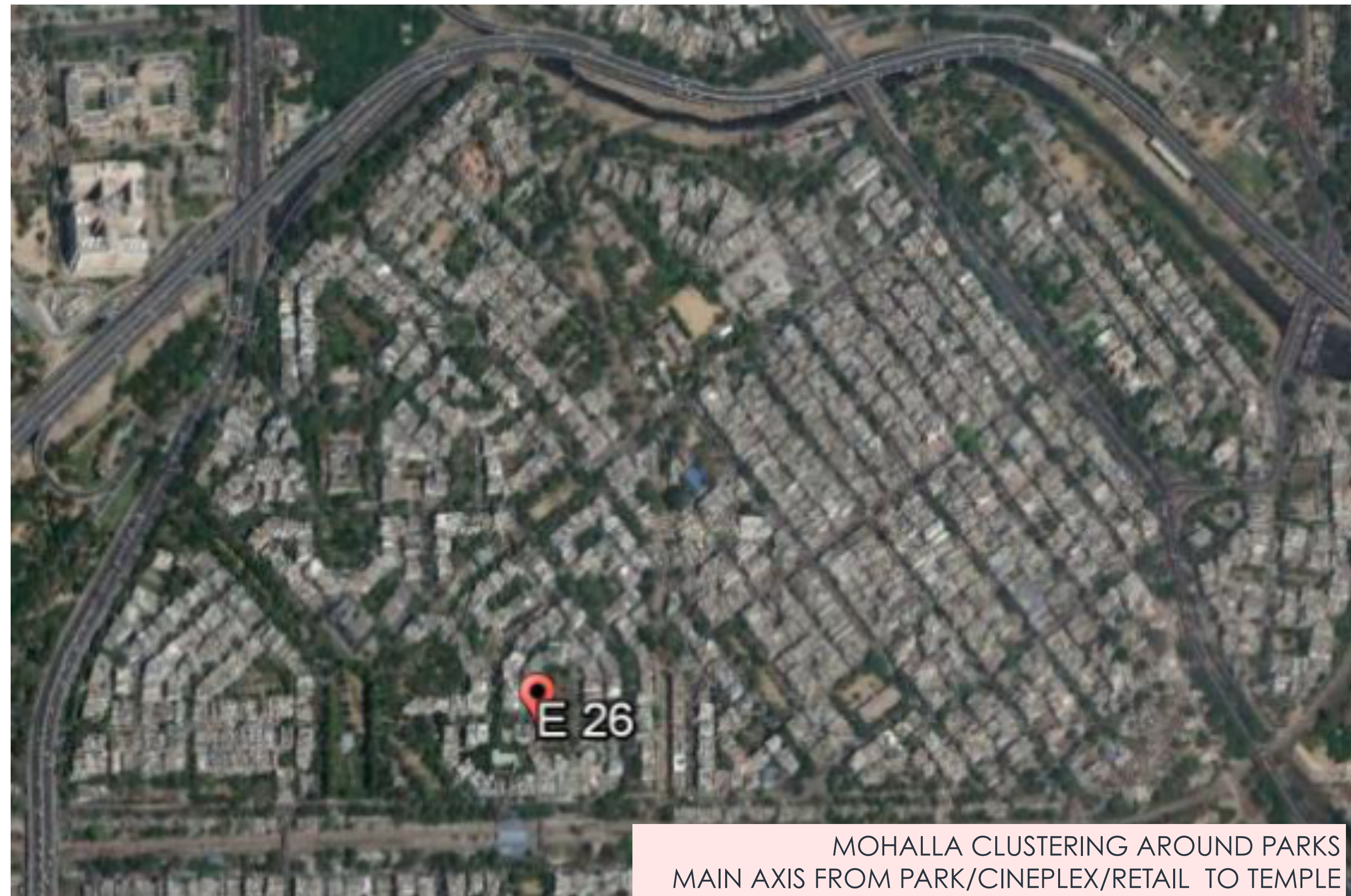
PLOTTED RESIDENCES – 250-300 SQ YDS



FOR REFUGEES FROM LAHORE

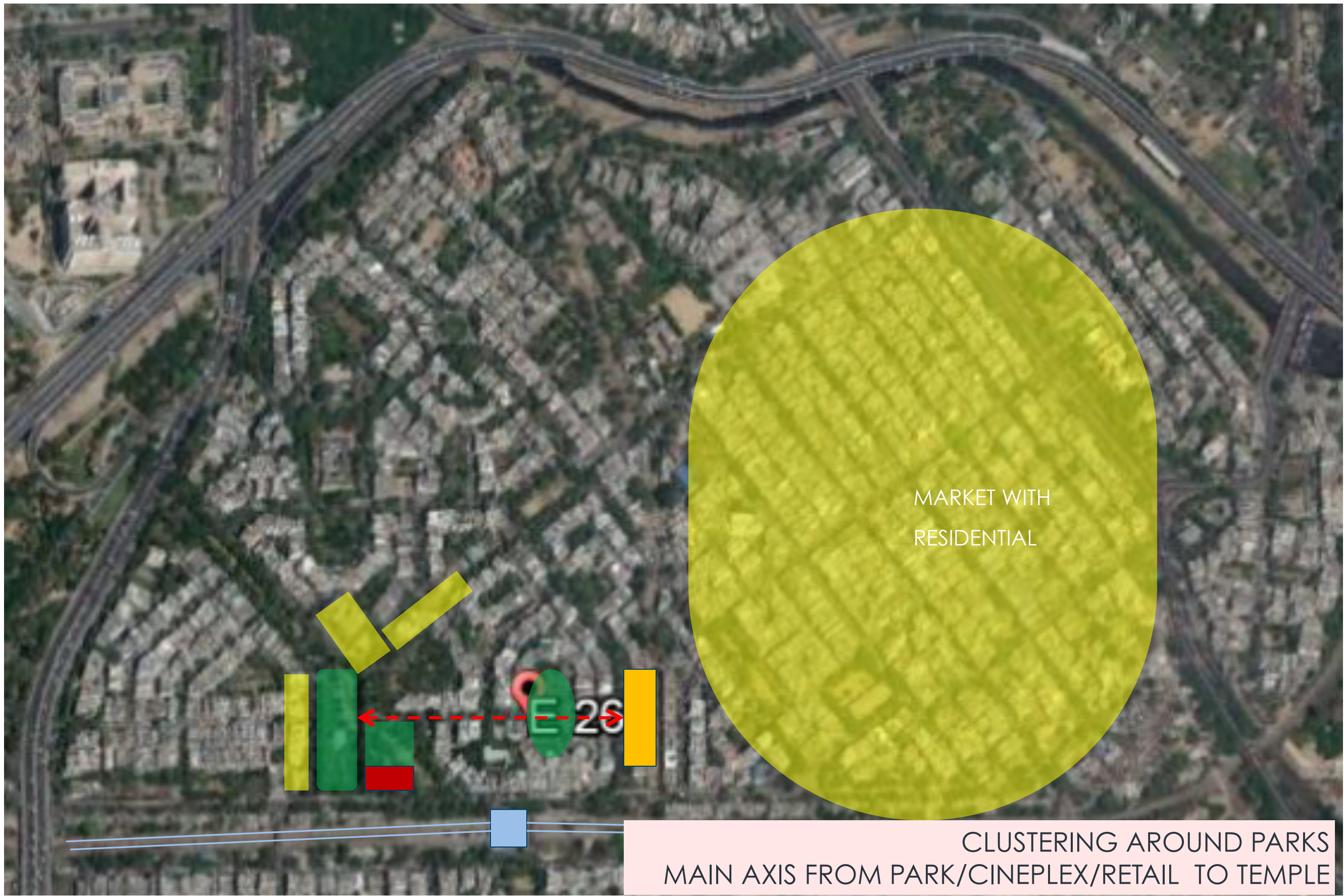
DEVELOPED 1947- POST PARTITION
DUE TO THE FORMATION OF PAKISTAN

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MOHALLA CLUSTERING AROUND PARKS
MAIN AXIS FROM PARK/CINEPLEX/RETAIL TO TEMPLE

- RETAIL
- TEMPLE
- PARKS
- POLICE STATION





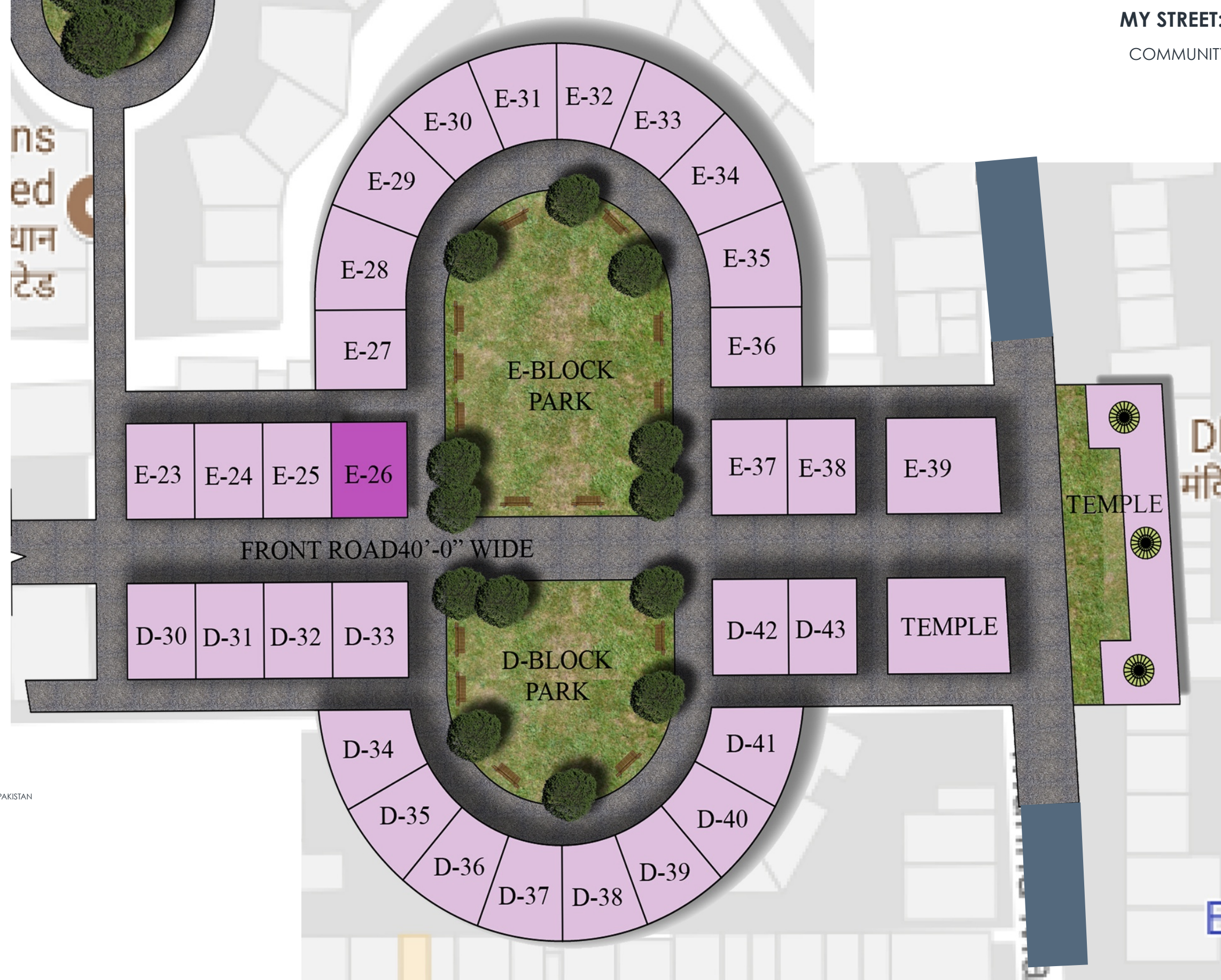
2 PARKS AND A TEMPLE LANE
1 OF THE FEW **NONGATED COMMUNITIES** IN HEART OF DELHI



A QUIET NEIGHBOURHOOD WITH REAL ESTATE COST @200 \$/SFT
& YET **NO GATES , BARRICADES OR CHECKS**

MY MOHALLA

1970S: INCEPTION – CPTED AT PLAY



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HOMOGENEITY.....COMRADRIE
 INTERACTIVENESS AND TEMPLE RELATED COMMUNITY ACTIVITES

1-2 STOREY HOUSES
SINGLE FAMILY OWNERSHIP
LARGE OPEN SPACES- INTERACTIVE & USED
LOW BOUNDARY WALL
GARAGE TYPE PARKING – MAX 1 VEHICLE PER PLOT

MY STREET: 1970S

BUNGALOWS- EXTROVERTED



IN LINE WITH MOST CPTED PRINCIPLES
CASUAL SURVEILLANCE, TERRITORIALITY MOST OF ALL

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SINGLE FAMILY OWNERSHIP
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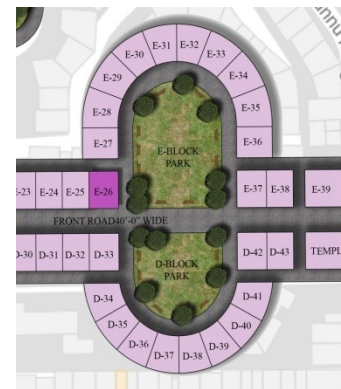
IN LINE WITH MOST CPTED PRINCIPLES
CASUAL SURVEILLANCE, TERRITORIALITY MOST OF ALL

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- 1. STREET LIFE, INTERACTION
 - 2. LIMITED VEHICLES- OFF STREET
- PUBLIC, = STREETS
SEMI PUBLIC = PARKS
SEMI PVT = VERANDAHS/BALCONIES
PRIVATE = HOMES



TYPICAL STREET SECTION

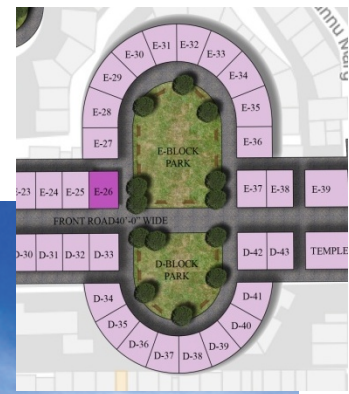


INTERACTIVE STREET WITH VISUAL LINK
CENTRAL PARK- FOR PLAY & PRIVATE FUNCTIONS

- 1. STREET LIFE, INTERACTION
- 2. LIMITED VEHICLES- OFF STREET
- PUBLIC, = STREETS
- SEMI PUBLIC = PARKS
- SEMI PVT = VERANDAHS/BALCONIES
- PRIVATE = HOMES

PARK – MARRIAGES, FUNCTIONS
 PLAY AREA/CHILDREN'S ZONE
 ACCESS CONTROL
 OUTSIDER IDENTIFICATION
 CASUAL SURVEILLANCE

KEY PLAN >>>



TYPICAL STREET SECTION



TYPICAL SECTION THROUGH THE PARK

INTERACTIVE STREET WITH VISUAL LINK
 CENTRAL PARK- FOR PLAY & PRIVATE FUNCTIONS

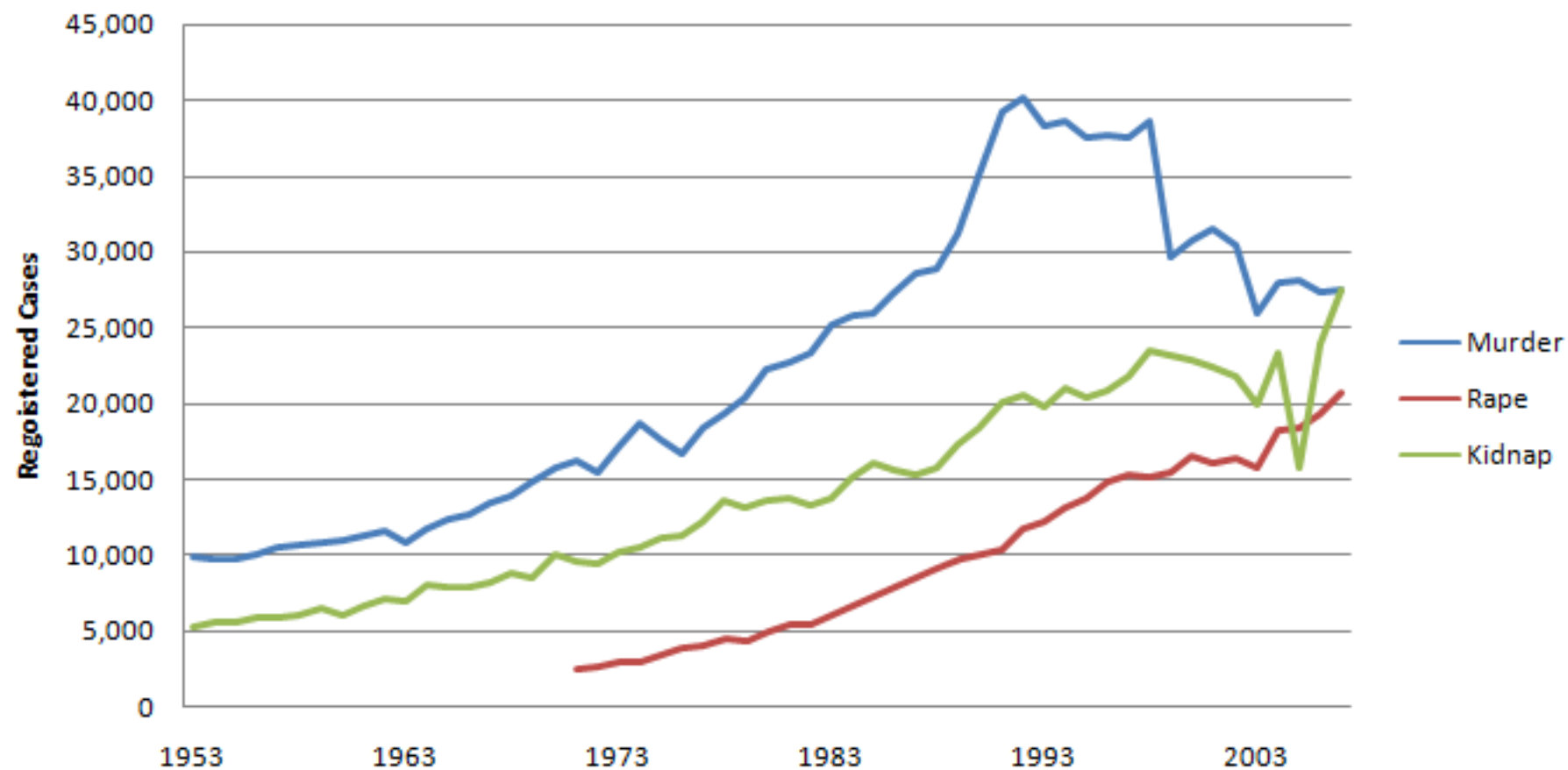
1990-2000S

TROUBLES & TRIBULATIONS



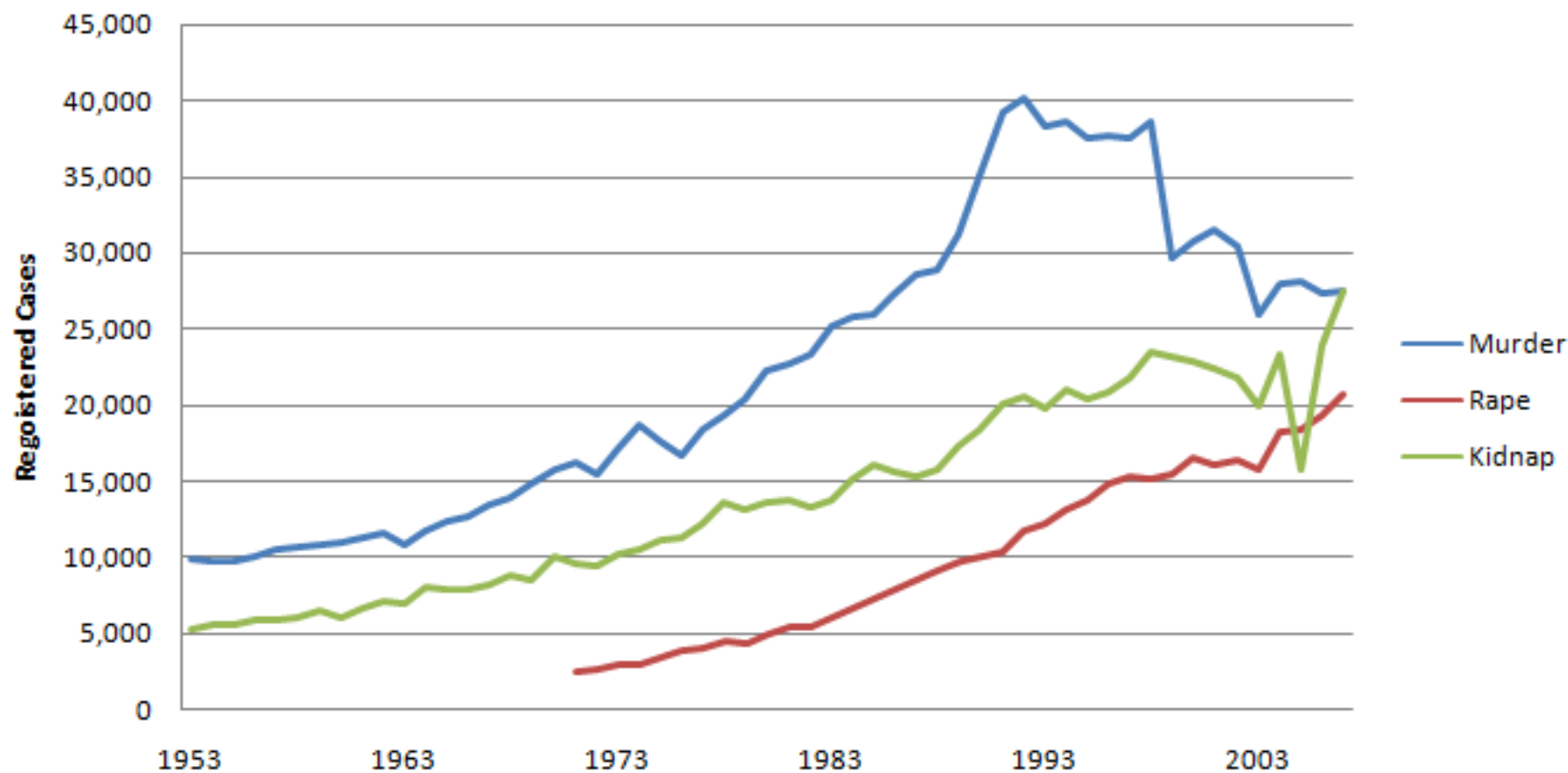
ALARMING JUMP IN CRIME RATES ACROSS THE COUNTRY

Incidence of cognizable crimes in India (1953-2007)



ALARMING JUMP IN CRIME RATES ACROSS THE COUNTRY

Incidence of cognizable crimes in India (1953-2007)



THE MOST UNSAFE

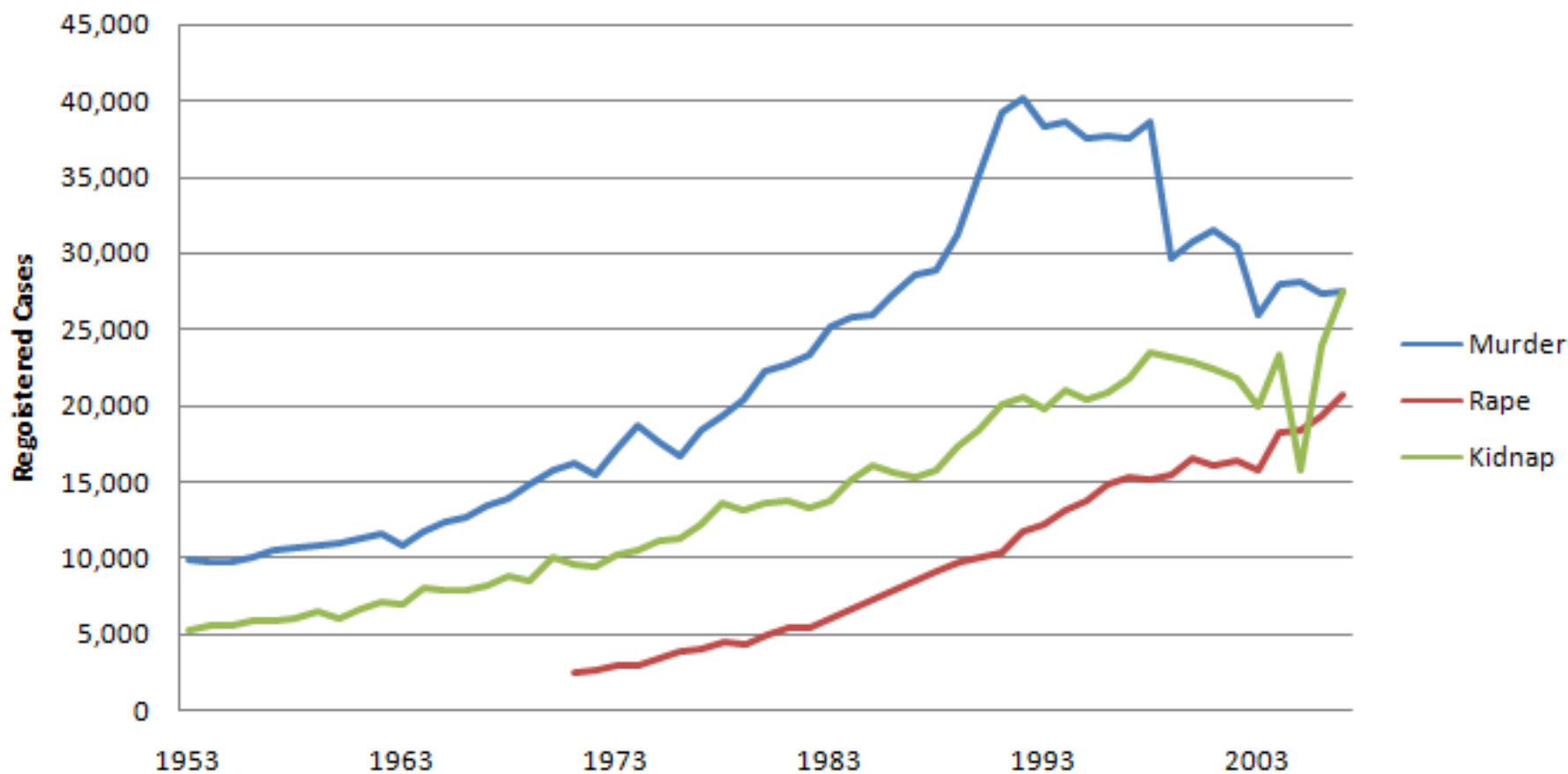
CITY	TOTAL CRIME	% OF TOT
Delhi	1,39,707	22.7
Mumbai	40,361	6.5
Chennai	16,861	2.7
Bengaluru	31,892	5.2
Hyderabad	18,940	3.1

	RAPE	DACOITY	ROBBERY	CASTE BASED RIOTS
Delhi	1,813	65	5,847	16
Mumbai	607	34	2,094	2
Chennai	65	8	72	0
Bengaluru	104	51	1,097	9
Hyderabad	126	9	58	11



ALARMING JUMP IN CRIME RATES ACROSS THE COUNTRY
 DELHI MOST UNSAFE- FOR A BRIEF PERIOD

Incidence of cognizable crimes in India (1953-2007)



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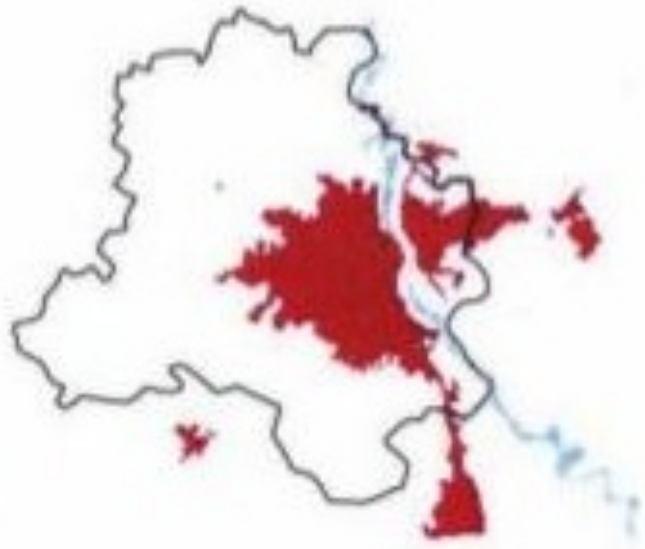
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1950 to 1975

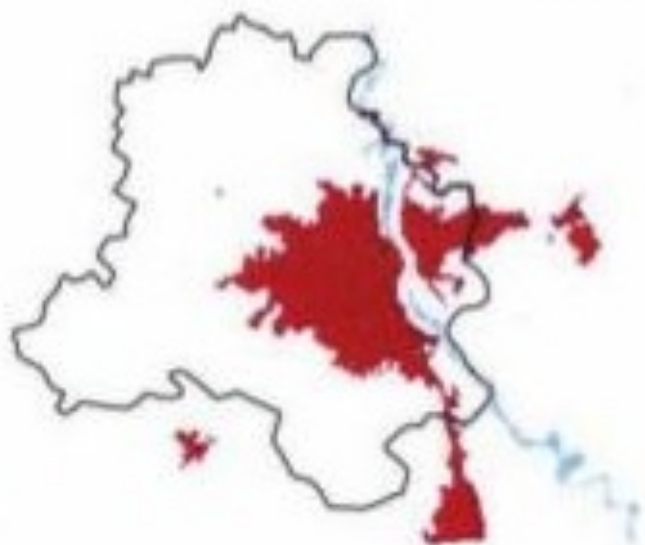


CAUSE 1

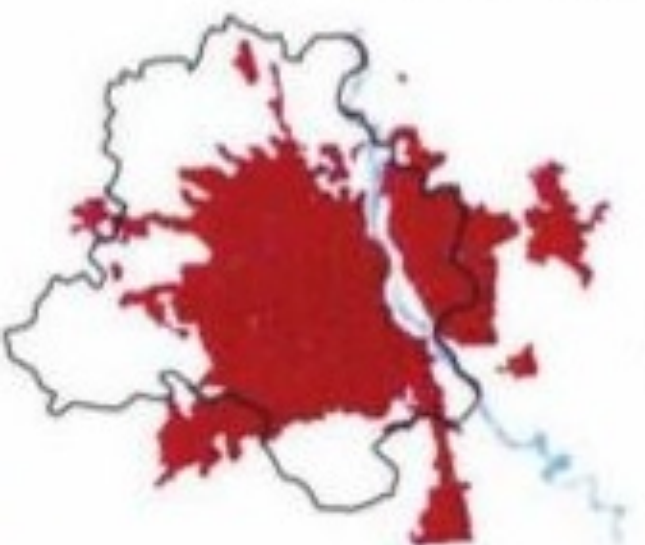
DELHI TO NATIONAL CAPITAL REGION

DELHI GROWTH FROM 448 SQKM IN 1981 TO 688 SQKM IN 2001

1950 to 1975

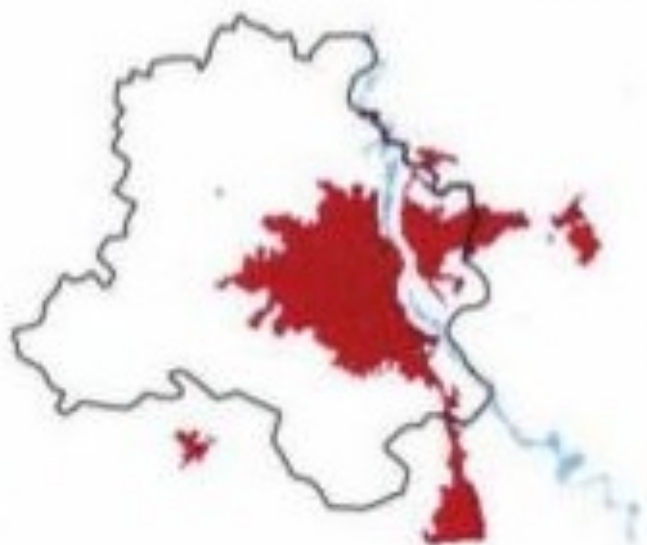


1975 to 1997

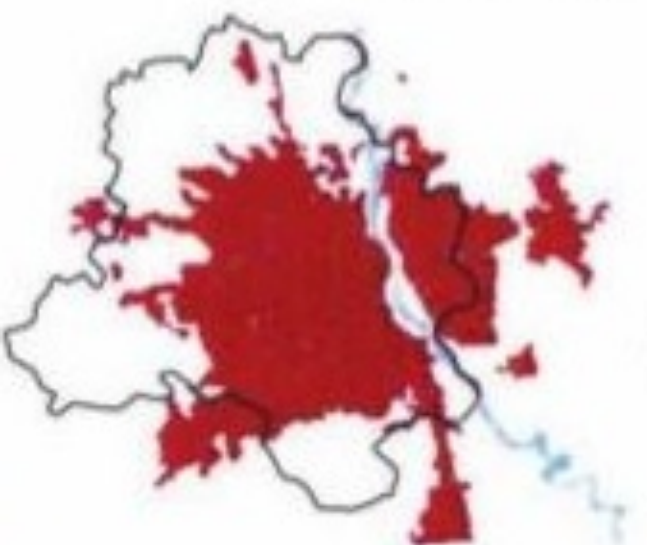


DELHI GROWTH FROM 448 SQKM IN 1981 TO 688 SQKM IN 2001

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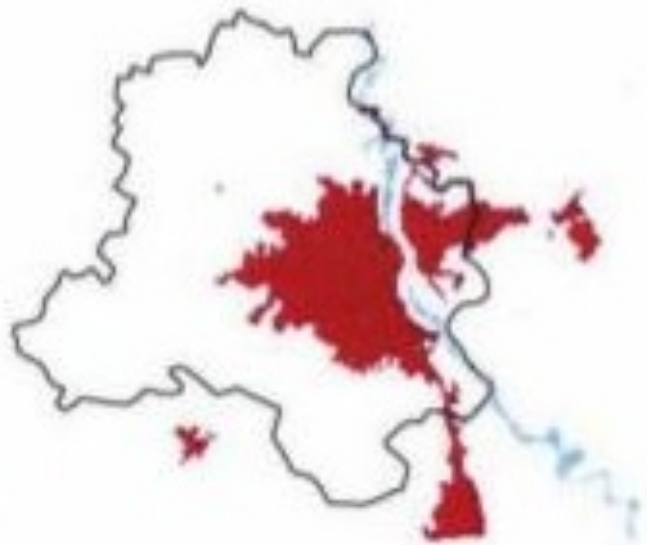


1997 to 2000

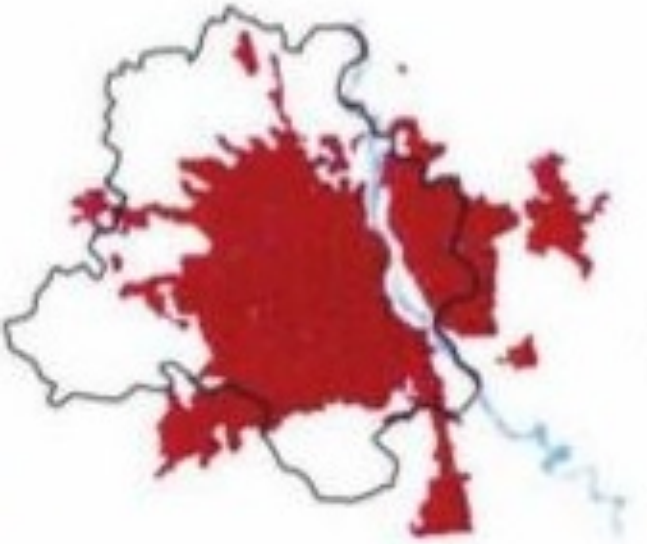


DELHI GROWTH FROM 448 SQKM IN 1981 TO 688 SQKM IN 2001

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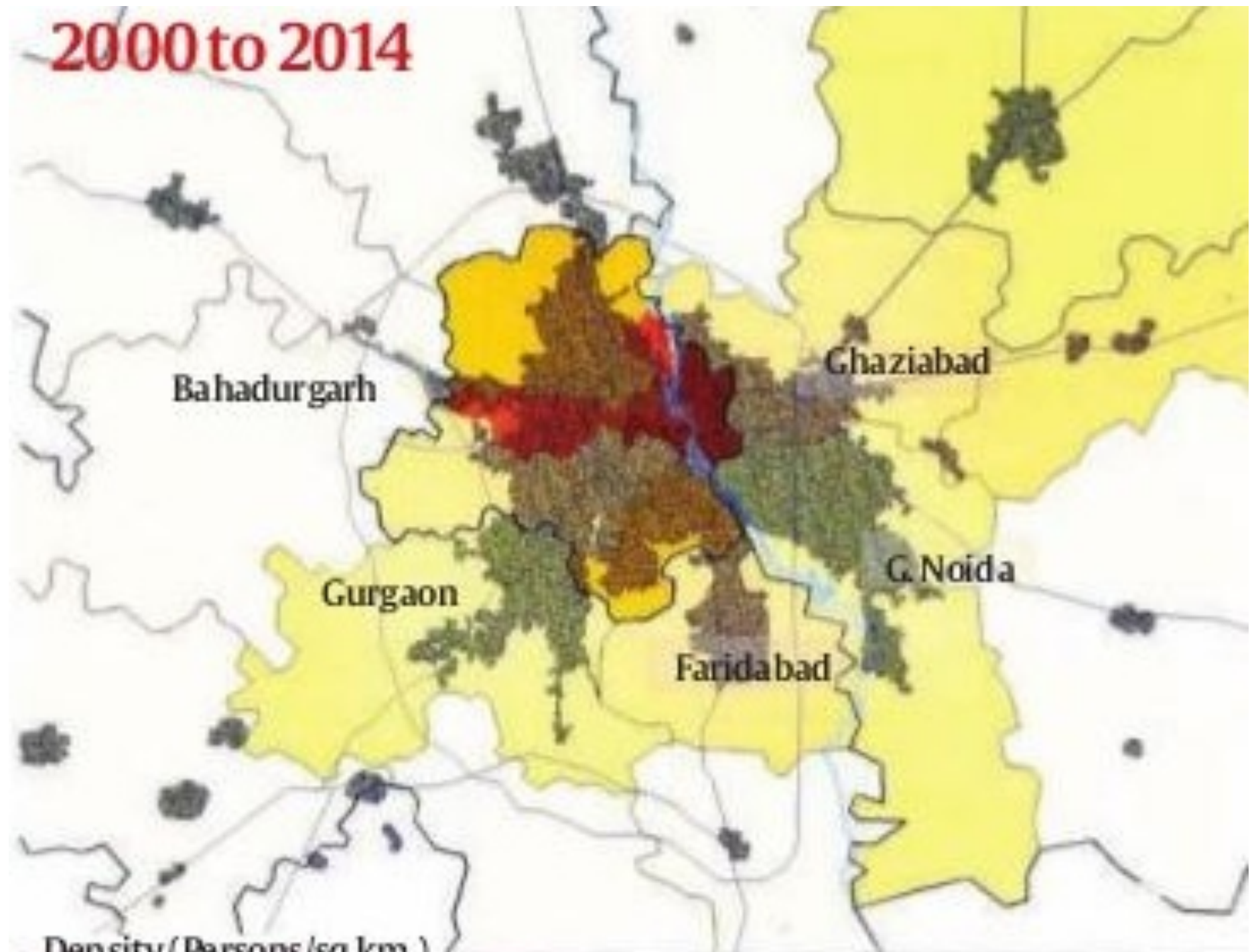
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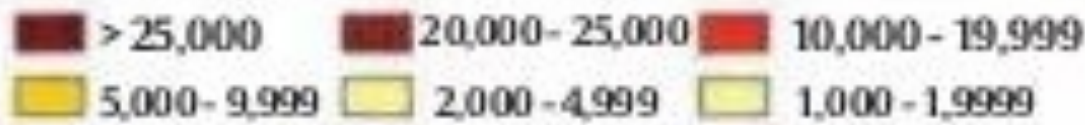
1997 to 2000



2000 to 2014



Density (Persons/sq km.)



DELHI GROWTH FROM 448 SQKM IN 1981 TO 688 SQKM IN 2001 TRANSFORMED TO NCR @34,000 SQ KM



SOCIOLOGY OF URBAN IMMIGRATION:

- DIVISION OF LAND OVER LARGE FAMILY SIZE
- FERTILITY AND DEPENDENCE SOLELY ON AGRICULTURE
- FAMILY STRUCTURE AND RURAL SOCIAL STRUCTURES
- POVERTY AND JOB PROSPECTS IN URBAN /METROS

RURAL MIGRATIONS IN SEARCH OF LIVELIHOOD & BETTER LIFE

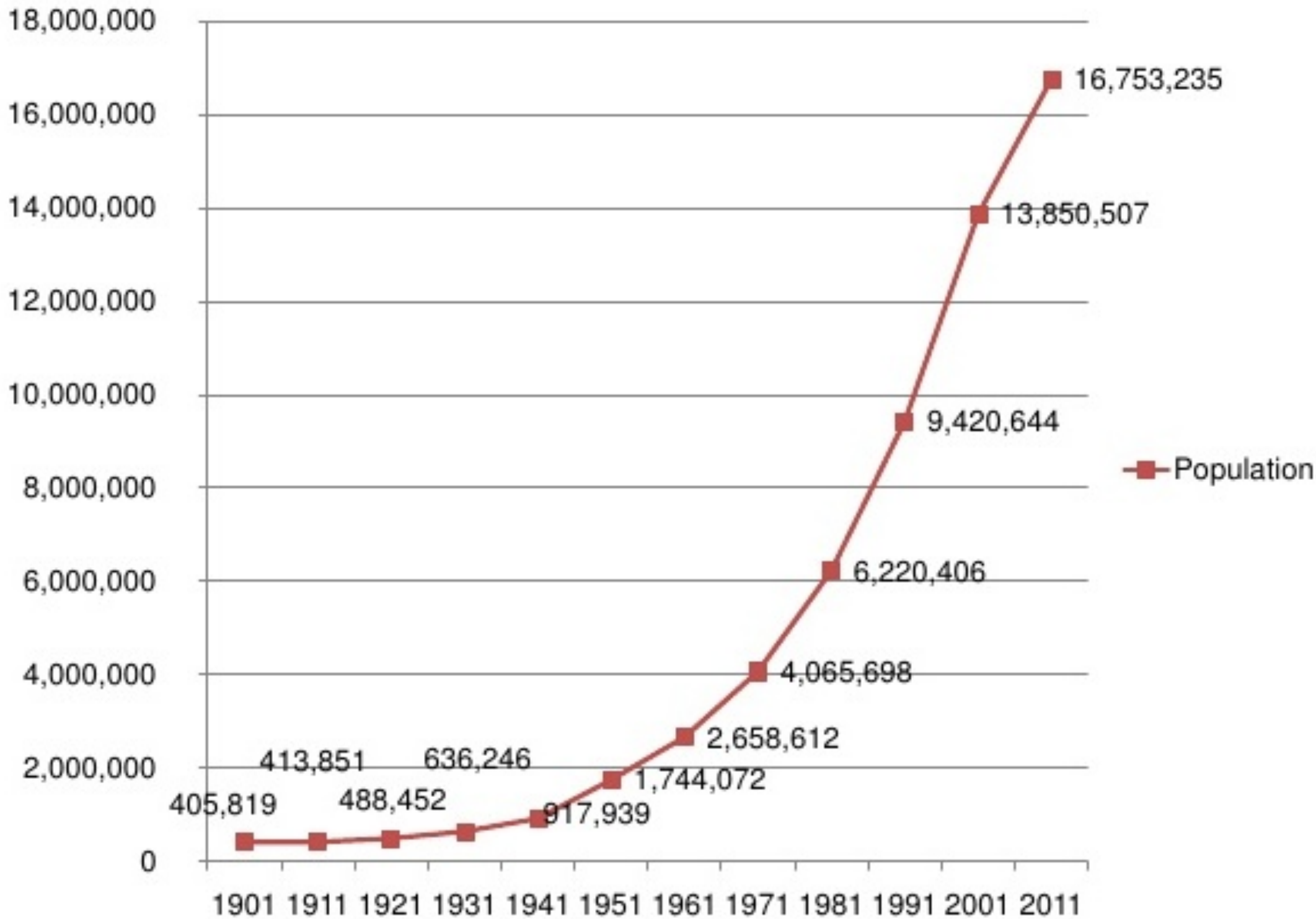


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RURAL MIGRATIONS IN SEARCH OF LIVELIHOOD & BETTER LIFE
GROWTH OF MIGRANT, DISSATISFIED & POOR POPULATION

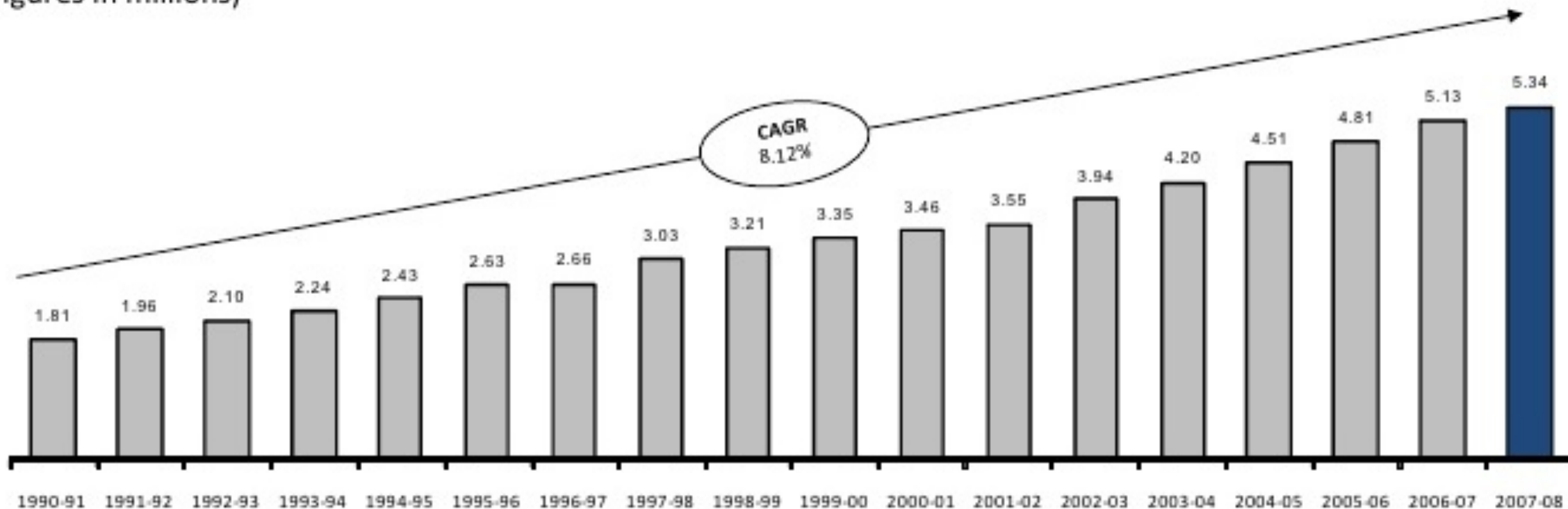


Population of NCT of Delhi over time, from

MORE THAN 3 TIMES IN 30 YEARS
 FROM 4.06 MILLION IN 1971 TO 13.8 MILLION BY 2000

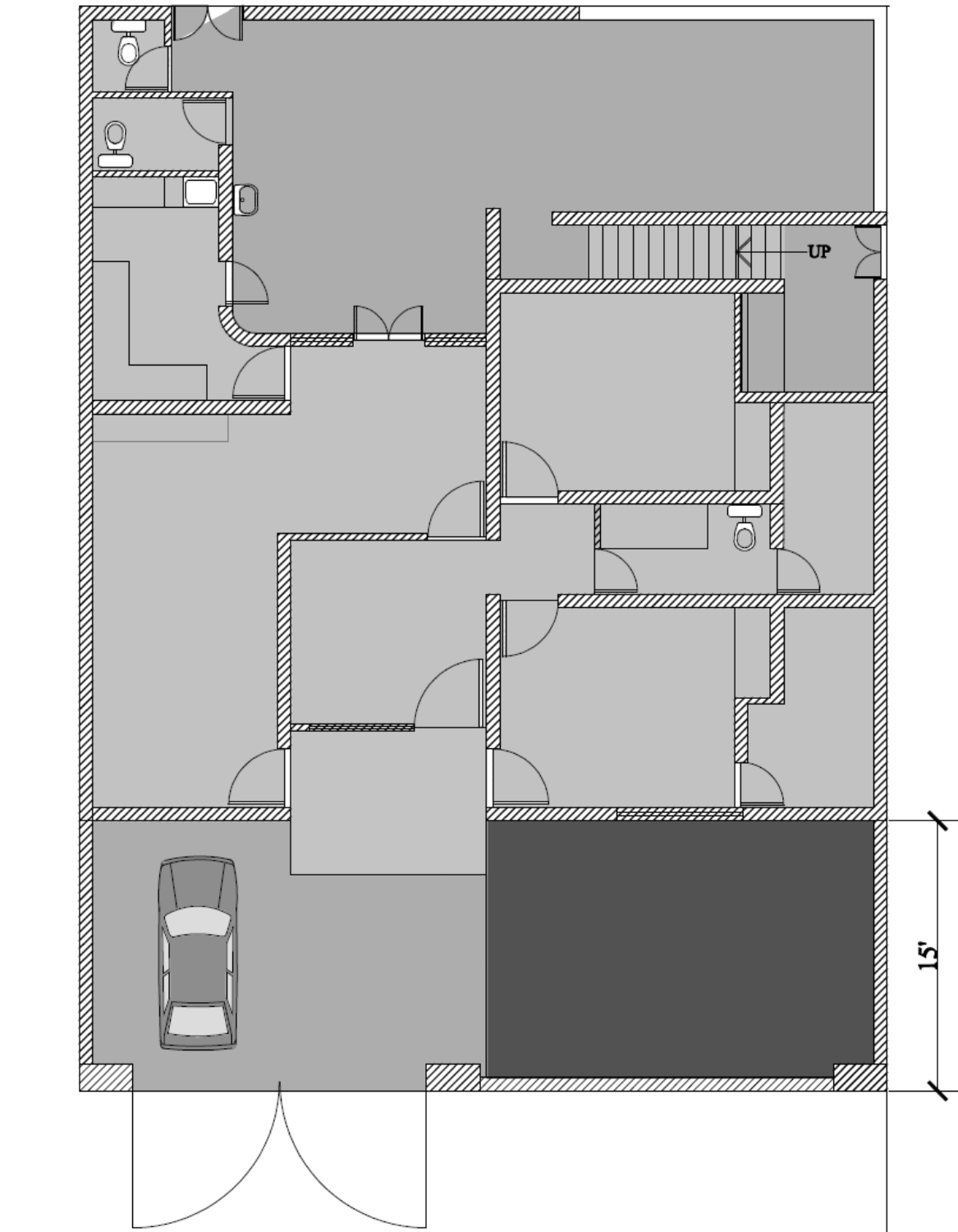
Vehicles Registration in Delhi – 1990-2008

(Figures in millions)



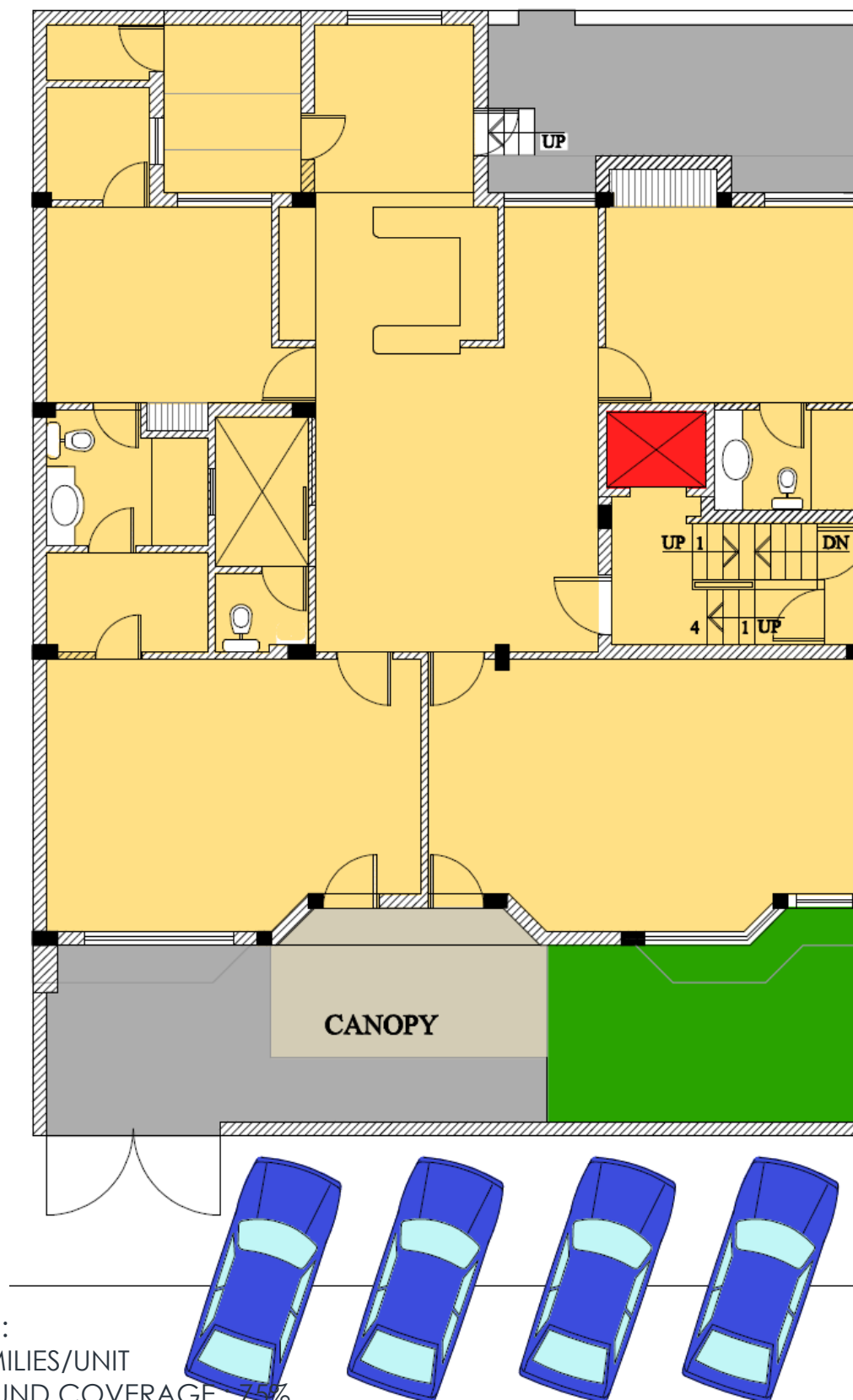
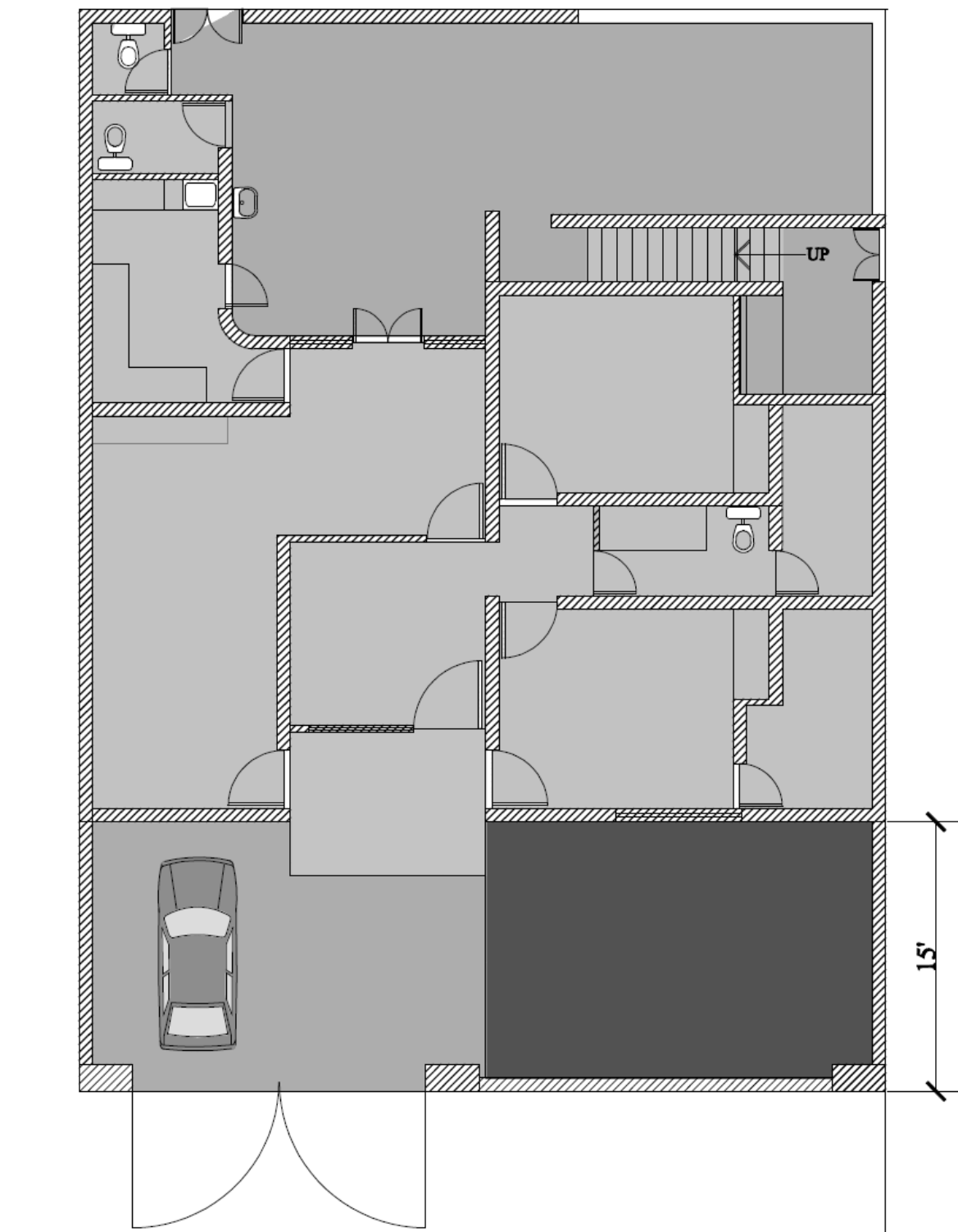
Source: Transport Department, GNCTD

DOUBLED IN 10 YEARS > VEHICLES THAN 3 OTHER METROS
LINING ALL STREETS & ROADS, USURPED SIDEWALKS- **HUGE PARKING INVENTORY**



1970S:
 1 TO 1.5 FAMILIES PER UNIT
 GROUND COVERAGE : 40-50%
 FSI: 140 TO 150 = 1.5 TO 2.5 STOREY STRUCTURES= 2250 SFT MAX

TRANSFORMATION OF URBAN SCALE, STREET CHARACTER & DEMOGRAPHY



1970S:
 1 TO 1.5 FAMILIES PER UNIT
 GROUND COVERAGE : 40-50%
 FSI: 140 TO 150 = 1.5 TO 2.5 STOREY STRUCTURES= 2250 SFT MAX

2000S:
 3 FAMILIES/UNIT
 GROUND COVERAGE : 75%
 FSI: 250 TO 300 = 1.5 TO 2.5 STOREY STRUCTURES= 9000 SFT MAX

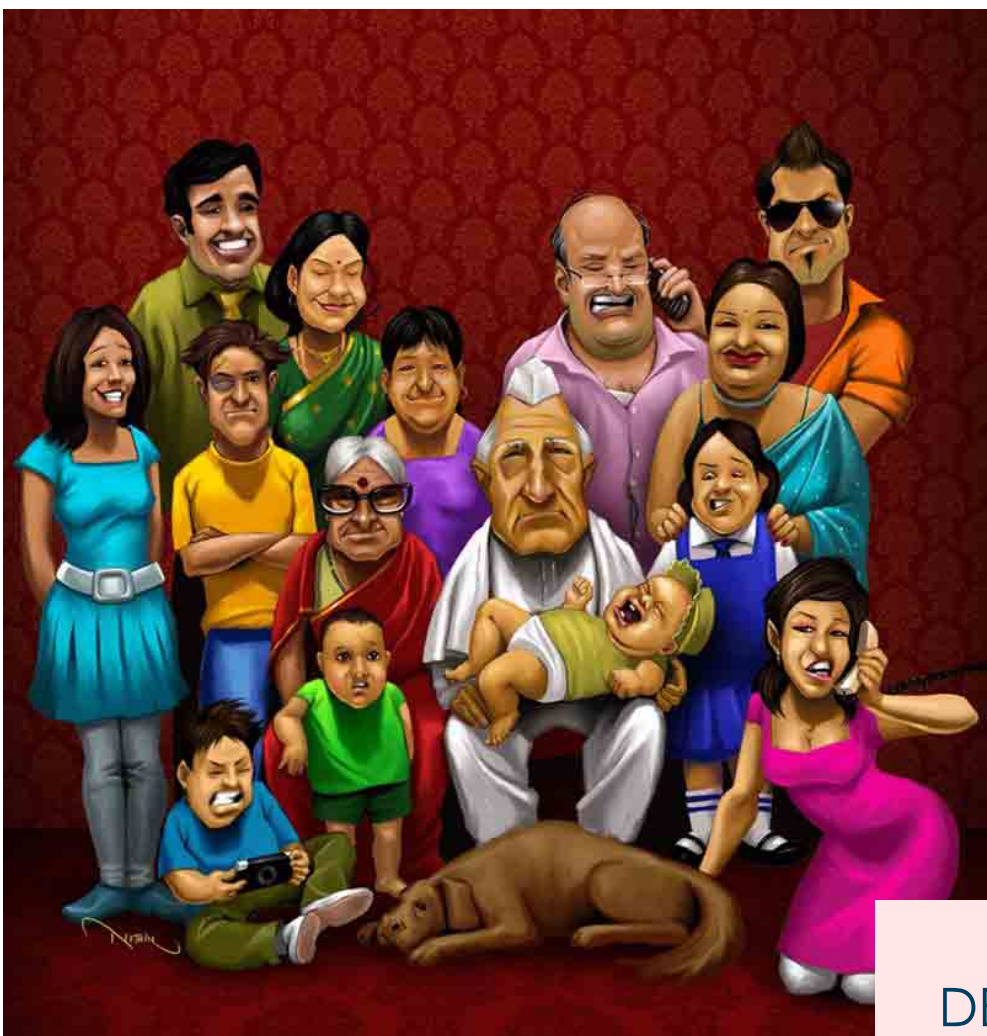
TRANSFORMATION OF URBAN SCALE, STREET CHARACTER & DEMOGRAPHY
DENSIFICATION TO ACCOMMODATE NUMBERS & CONTAIN URBAN SPRAWL



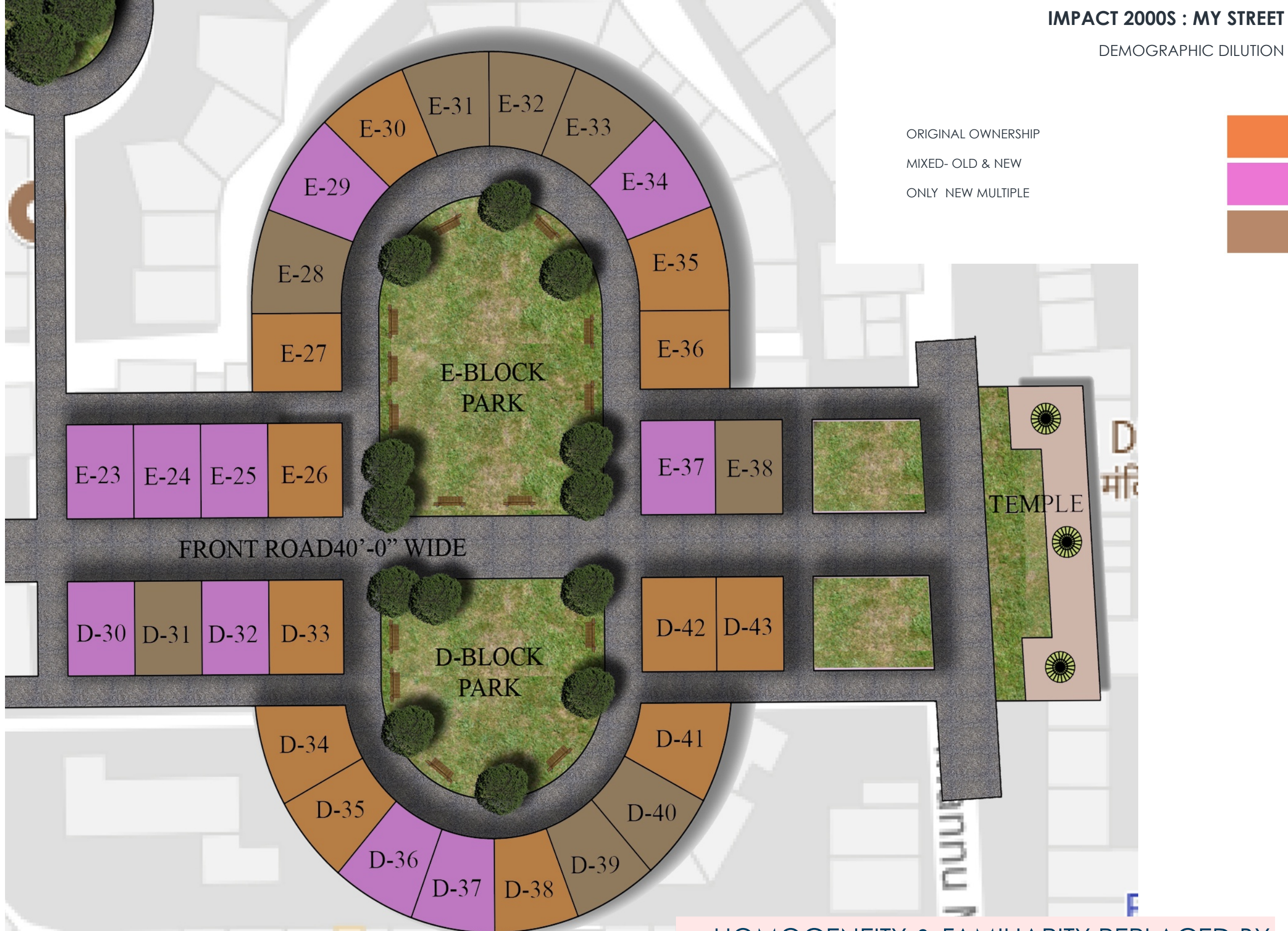
JOINT FAMILY >>>> EXTENDED FAMILY
>>>>



- 2 OR 3 BED UNITS- SPACE CRUNCH
- FAMILY OF 4 OR 5
- CLAN TO JOINT FAMILY TO NUCLEAR
- EITHER LONELY KIDS OR LONELY PARENTS



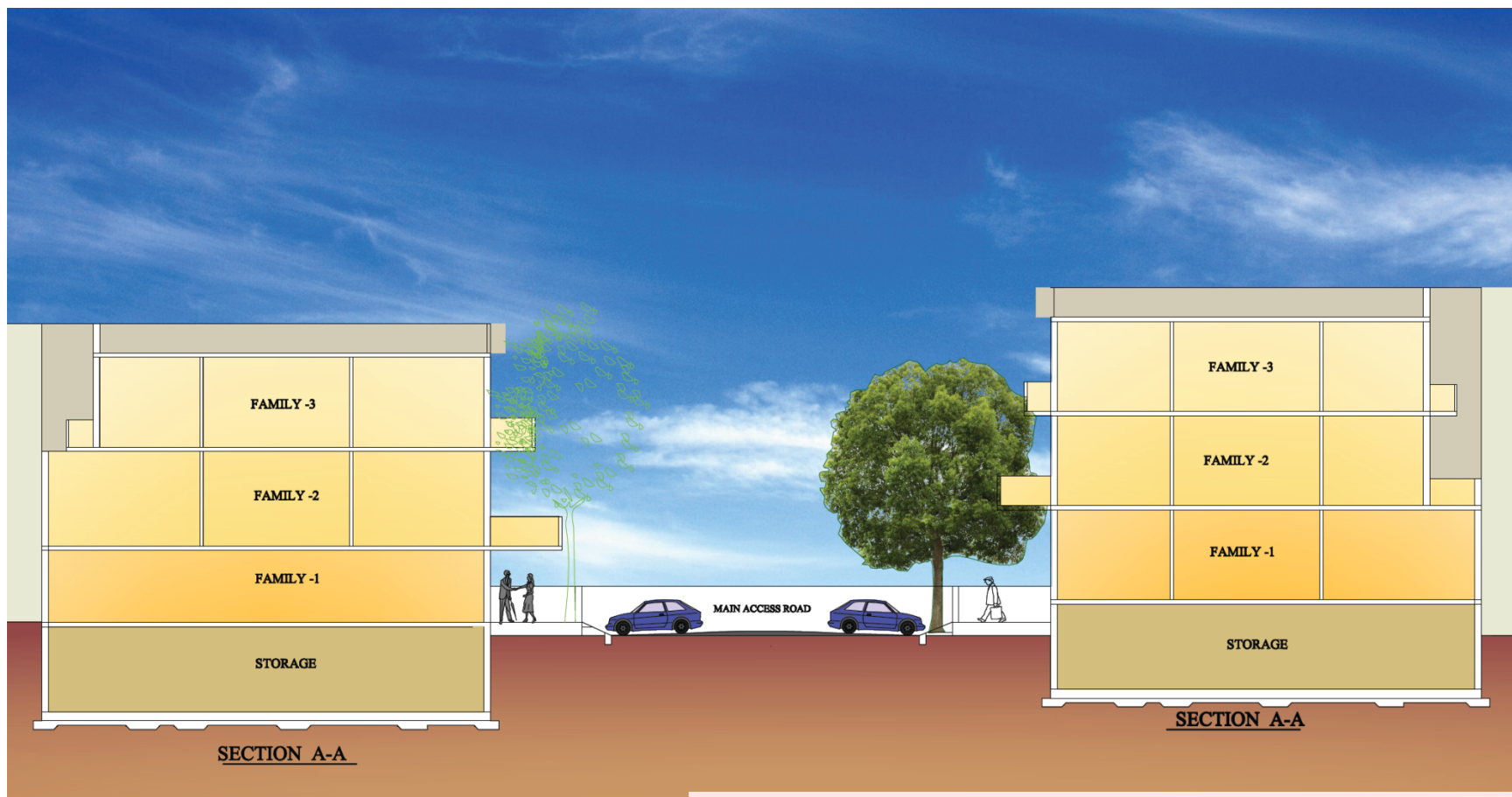
LIMITED SURVEILLANCE & INTROVERTED EXISTENCE
DEAD & NEGLECTED COMMON AREAS- NO SENSE OF OWNERSHIP



HOMOGENEITY & FAMILIARITY REPLACED BY
HETEROGENEITY & ANONYMITY



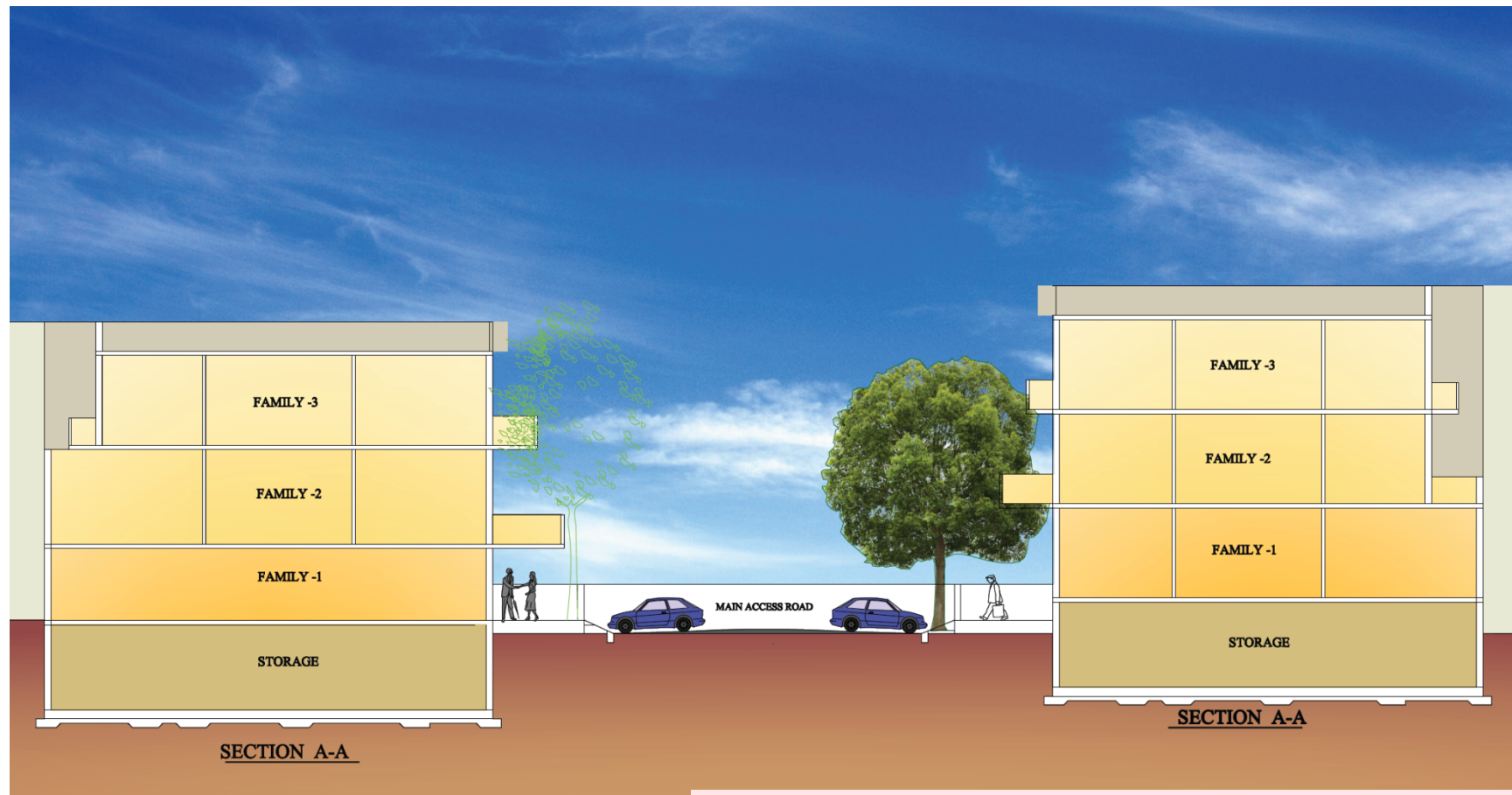
1. MULTIPLE FAMILIES
2. LESS OPEN SPACE
3. MORE CARS AND ON STREET/SIDEWALK
4. LIMITED INTERACTION- ALIENATION
5. PUBLIC & PRIVATE MOSTLY
SEMI PUBLIC UNUSED
SEMI PVT NOT USABLE
6. NEGLIGIBLE OUTDOOR ACTIVITIES
& NO CASUAL SURVEILLANCE



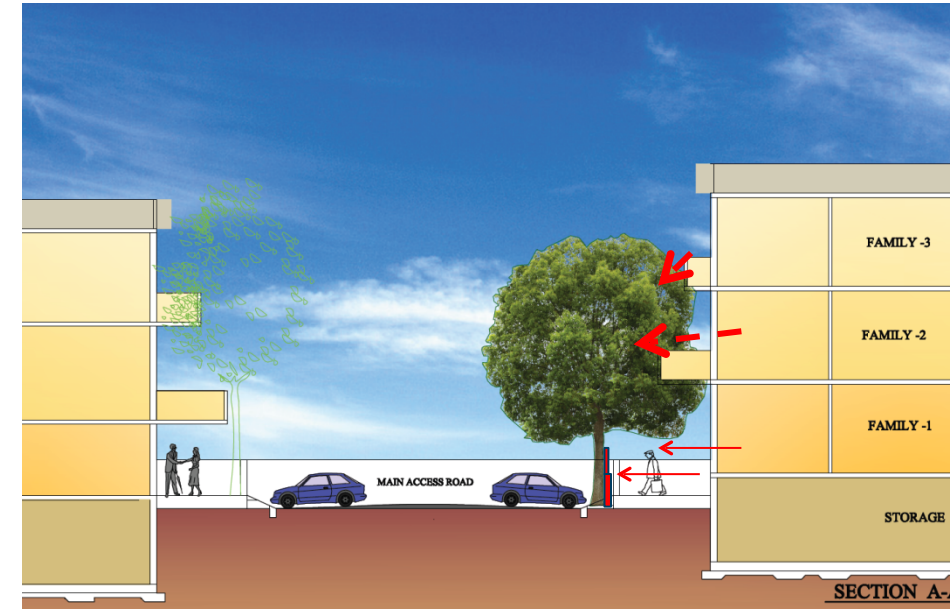
LOSING GRIP ON ALL CPTED BASICS
CASUAL SURVEILLANCE, TERRITORIALITY & MAINTENANCE....



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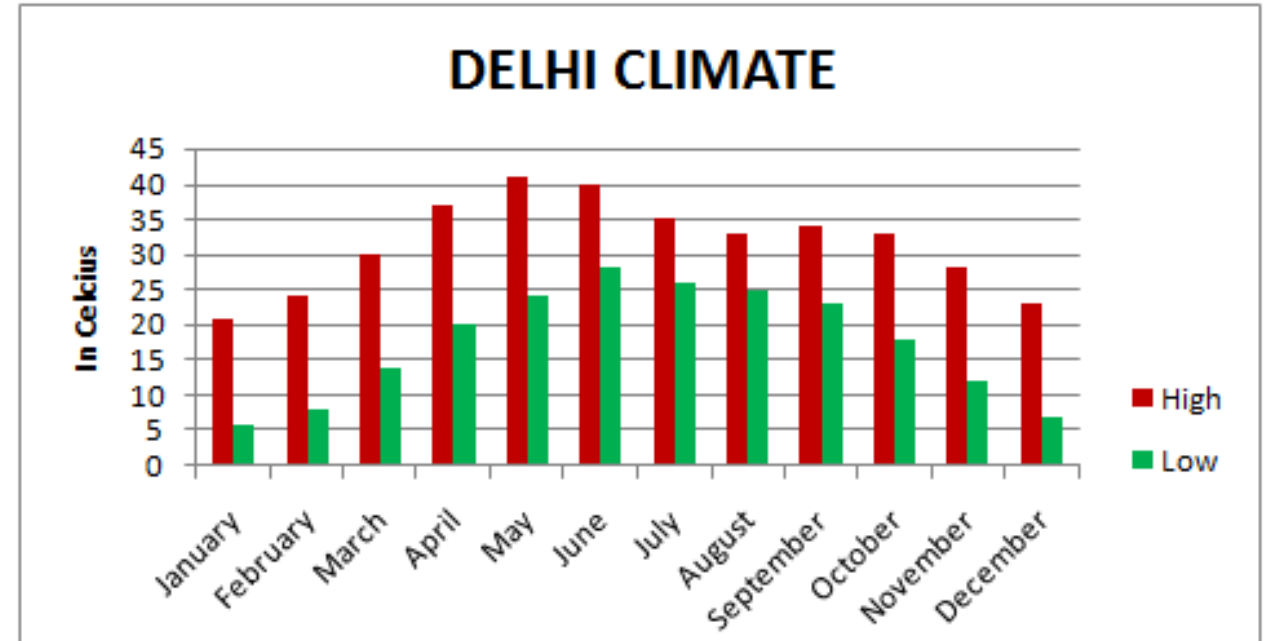
SECTION OF STREET VS PARKING

TYPICAL STREET CONGESTED WITH PARKING

- INCREASED PARKING**
- APPROX. 2 CARS PER FAMILY UNIT
 - HENCE APPROX 4 TO 6 CARS PER PLOT
 - SIDEWALK DYSFUNCTIONAL
 - AUDIO-VISUAL DISCONNECT



**SIDEWALK USURPED= LONELY STREETS
 FURTHER REDUCED MAINTENANCE, TERRITORIALITY & ACCESS CONTROL**

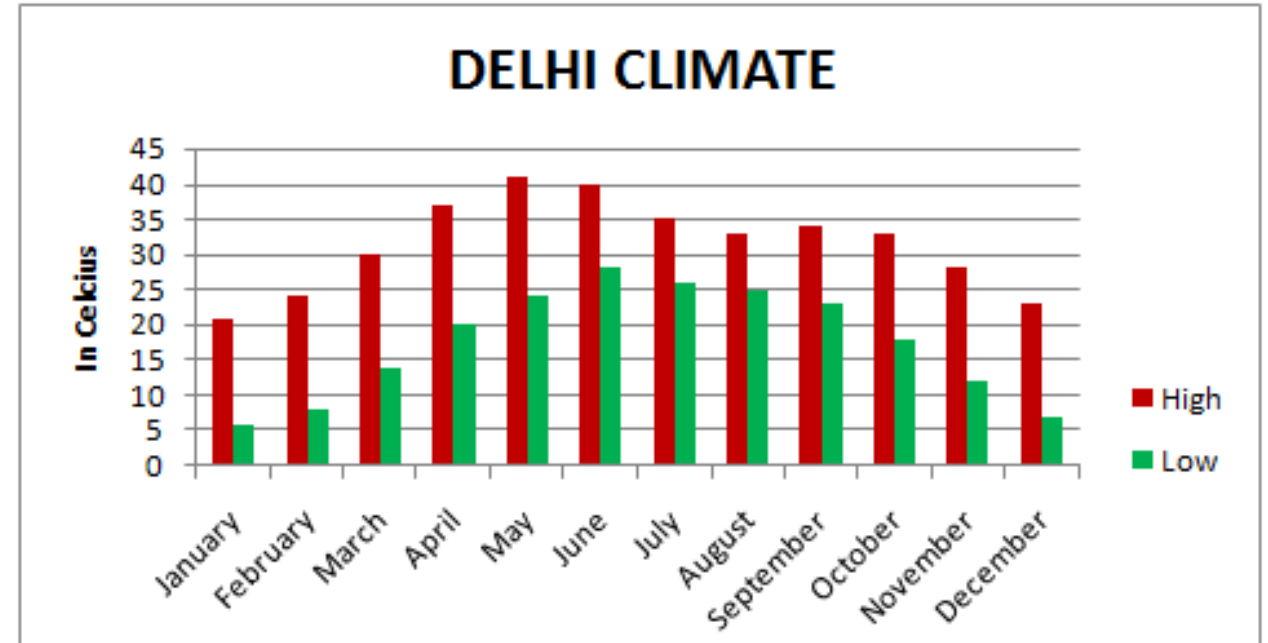


DENSIFICATION = LESS NATURAL COOLING

MORE BUYING POWER= MORE ACS

HIGHER TEMPERATURES= MORE ACS

LESS SECONDARY FUNCTIONS = **STUNTED SURVEILLANCE**
LESS VISUAL OR AUDIBLE CONNECTIVITY- **LONELY STREETS**



DENSIFICATION = LESS NATURAL COOLING

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CITY NOISE level peaks at 1pm

Saswati Mukherjee B | TNN

At 1pm, the city gets boisterous and noise levels peak — it's a strange phenomenon observed by the Karnataka State Pollution Control Board (KSPCB). Online monitoring on noise pollution by KSPCB has revealed that noise levels rise at 1pm in the city, both in commercial and residential ar-

reas. While one would think the 1pm mark is justified in commercial areas when people step out for lunch, for residential areas to record the highest decibel unit at this hour is hard to explain.

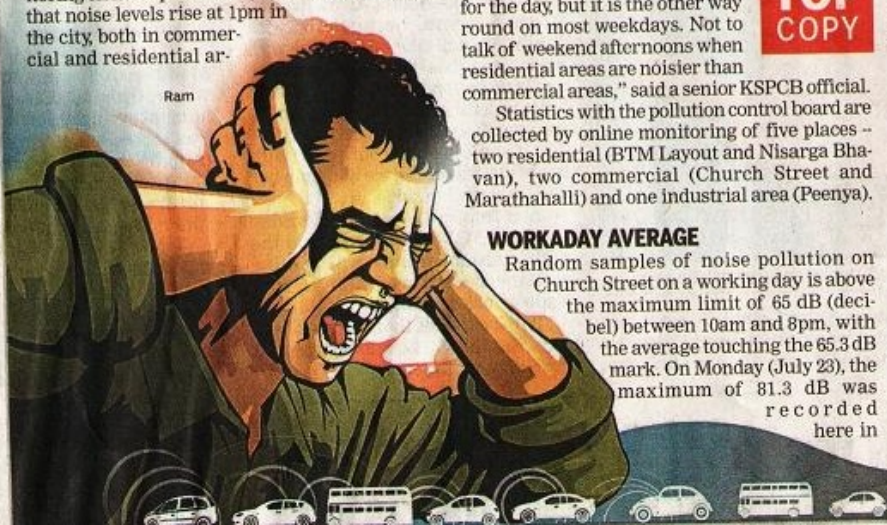
"Ideally, residential areas should record less noisy afternoons as people are already out for the day, but it is the other way round on most weekdays. Not to talk of weekend afternoons when residential areas are noisier than commercial areas," said a senior KSPCB official.

Statistics with the pollution control board are collected by online monitoring of five places — two residential (BTM Layout and Nisarga Bhavan), two commercial (Church Street and Marathahalli) and one industrial area (Peenya).

TOP COPY

WORKADAY AVERAGE

Random samples of noise pollution on Church Street on a working day is above the maximum limit of 65 dB (decibel) between 10am and 8pm, with the average touching the 65.3 dB mark. On Monday (July 23), the maximum of 81.3 dB was recorded here in



LESS SECONDARY FUNCTIONS = **STUNTED SURVEILLANCE**
 LESS VISUAL OR AUDIBLE CONNECTIVITY- **LONELY STREETS**

Dust, Trucks, Two-Wheelers Beat Cars as Delhi Air Killers

Road dust is the top contributor to the high level of particulate matter, also called particle pollution or PM, in Delhi followed by vehicular emissions, cooking, and industry or power plants, finds a study by IIT-Kanpur. Trucks are the worst polluters among vehicles. Here's a snapshot...

WHAT'S PUSHING UP DELHI'S PM 2.5 LEVELS...

- Road dust **35%**
- Vehicles **25-36%**
- Domestic cooking **22%**
- Power plant/large industry **22%**

* Average 25%, 35-36% in peak time and in certain areas
 ^ 5-10% through wood/biomass-based cooking, excluding road dust
 # Excluding road dust
 Figures may not add up to 100% as they are average of range estimates

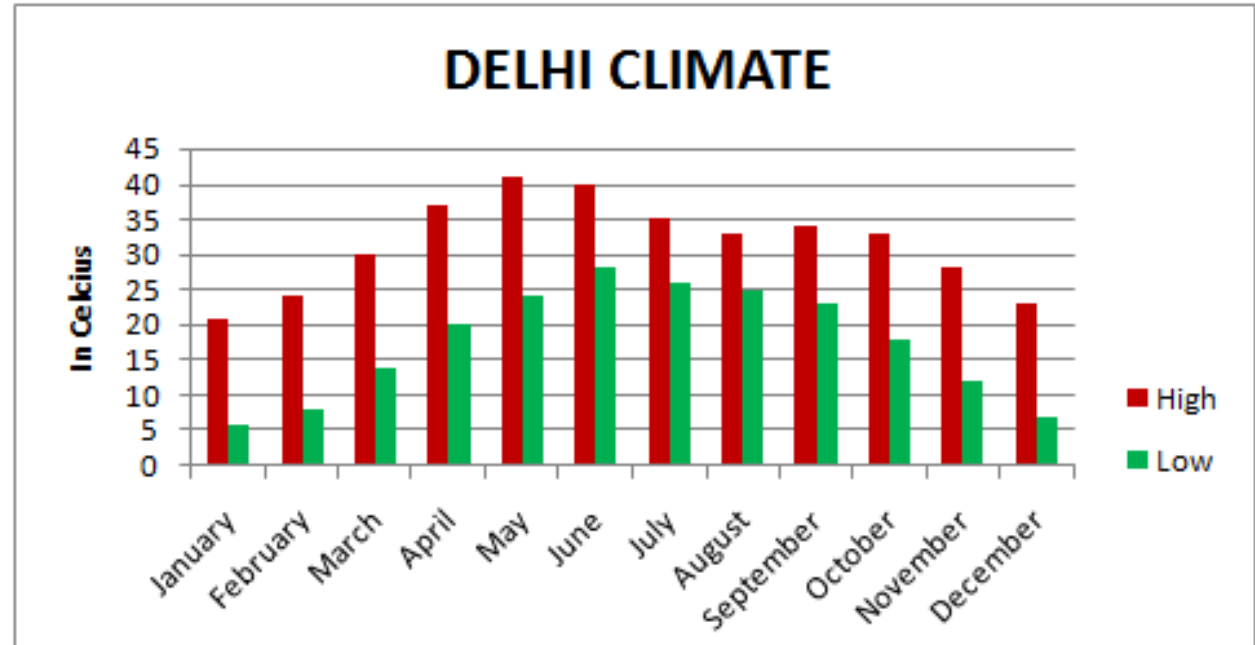
VEHICLES POLLUTING THE MOST...

24-25% Trucks	18% Two-wheelers	14-15% Passenger Cars

*PM 2.5

POLLUTION CAUSED BY SECONDARY PARTICULATE MATTER...

60% Power plants, cooking, all other sources	40% Vehicular emissions
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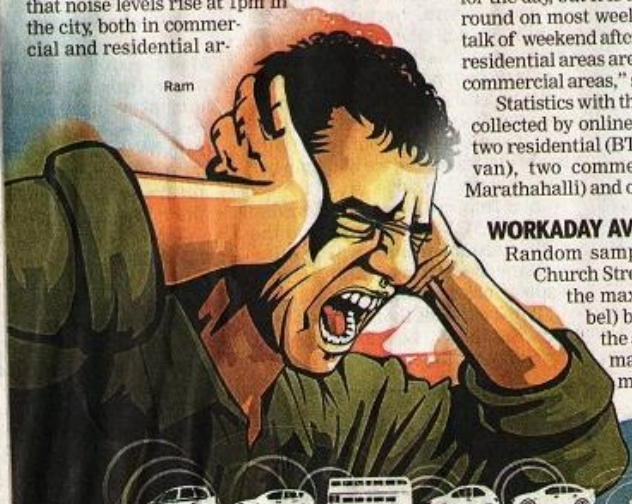
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 LESS VISUAL OR AUDIBLE CONNECTIVITY- **LONELY STREETS**



EMPHASIS ON PRIVACY PRIVATE DOMAINS

- MORE VEHICULAR CONGESTION
- = CAR PARKING ON STREET
- = MORE NOISE TO SCREEN
- = MORE POLLUTION TO AVOID
- = MORE LANDSCAPE BUFFERS
- = MORE INTROVERTED DWELLING
- = **UNSAFE COMMUNITIES**



EMPHASIS ON PRIVACY PRIVATE DOMAINS



EMPHASIS ON PRIVACY PRIVATE DOMAINS
UNSAFE STREETS= HIGHER CRIME = **VICIOUS CYCLE**

- HIGHER CRIME RATE
- = HIGHER BOUNDARY WALLS
- = MORE GRILLES
- = STRONGER GATES
- = FENCING AND SCREENING
- = **ISOLATED STREETS**



SECTIONS with street/park
FAMILY STRUCTURE
DWELLING DENSITY

EMPHASIS ON PRIVACY PRIVATE DOMAINS
UNSAFE STREETS= HIGHER CRIME = **VICIOUS CYCLE**



INCREASED FORTIFICATION

- TO KEEP OUT STRAY ANIMALS LIKE DOGS & CATTLE
- ALSO TO KEEP OUT NOISE & MAINTAIN PRIVACY



HIGHER & MORE SOLID BOUNDARY WALLS
= **LONELY STREETS**



REDUCED OUTDOOR INTERACTION

MOSQUITOES= HEALTH ISSUES

MONKEYS = DANGER + GRILLES ON FAÇADE



**LESS OUTDOOR ACTIVITIES & THEREBY LESS SURVEILLANCE
LESS COMMUNITY COHESION, TERRITORIALITY & MAINTENANCE**



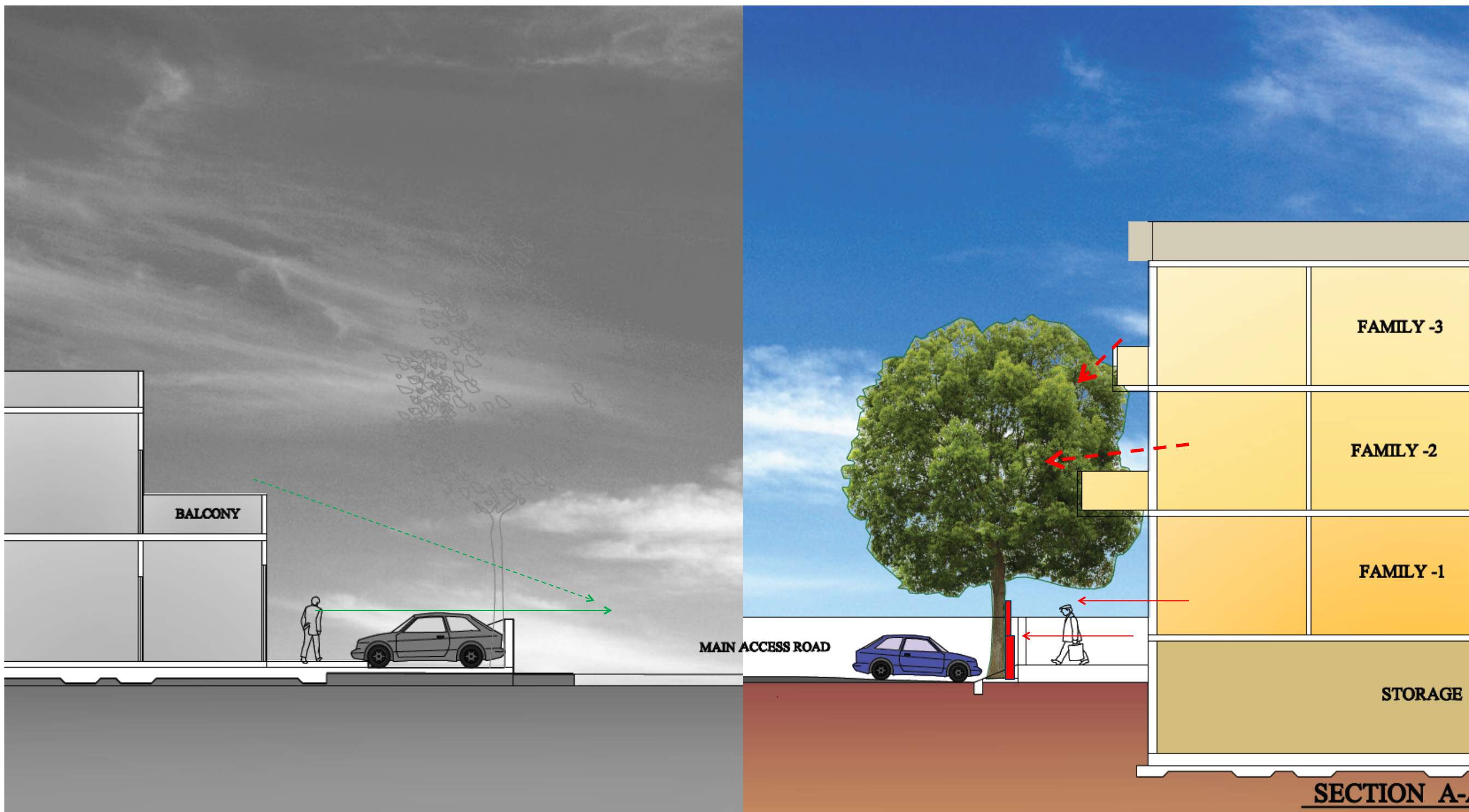
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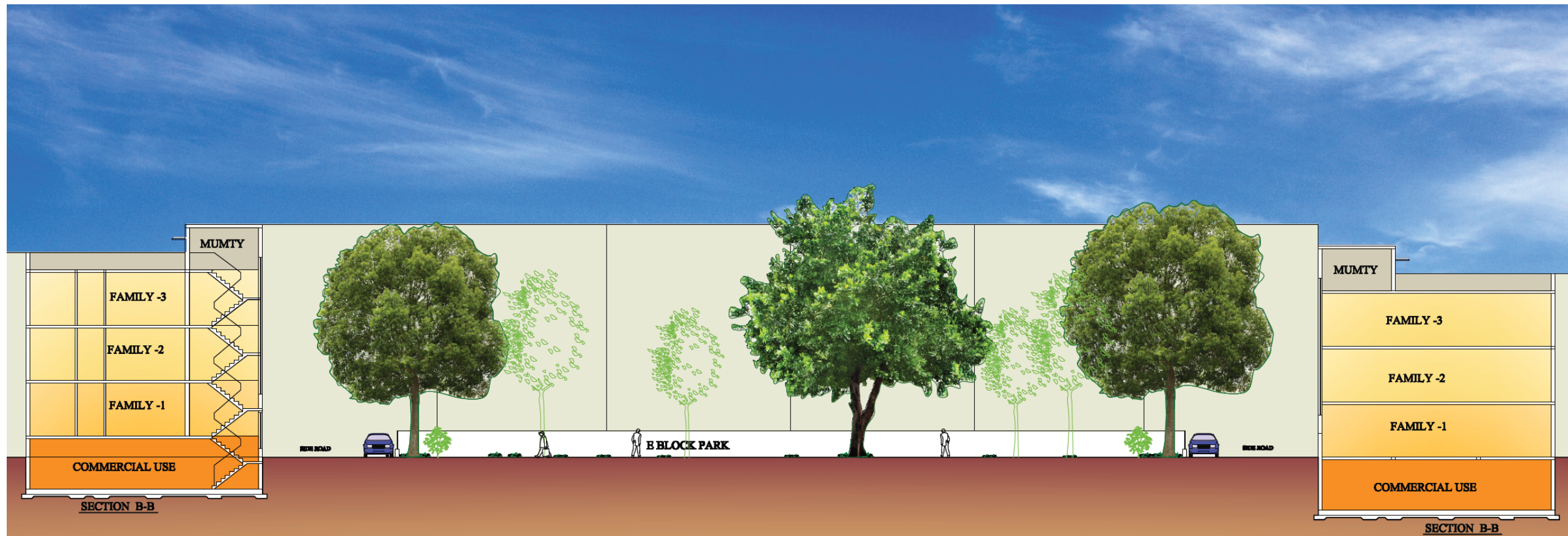


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LESS COMMUNITY COHESION, TERRITORIALITY & MAINTENANCE**



SECTION OF STREET VS PARKING

SIDEWALK USURPED= **LONELY STREETS**
LOSS OF CASUAL SURVEILLANCE = **LONELY DWELLINGS**



DUE TO LACK OF COMMUNITY FEEL- **PARK IS NOT MAINTAINED**- UNSAFE & UNCLAIMED
NO SURVEILLANCE, LIMITED INFORMAL ACITIVITIES- HIGHER WALLS, **ISOLATED EXISTENCE**



COUNTER TERROR MEASURES:
-KNOW YOUR NEIGHBOUR
-BE ALERT OF SURROUNDINGS
-REPORT SUSPECT ACTIVITIES
OR PERSONS

GOVERNMENT RESPONSE TO TERROR & CRIME
CITIZEN INVOLVEMENT & BREAKDOWN OF ADMIN TO NEIGHBOURHOOD LEVEL



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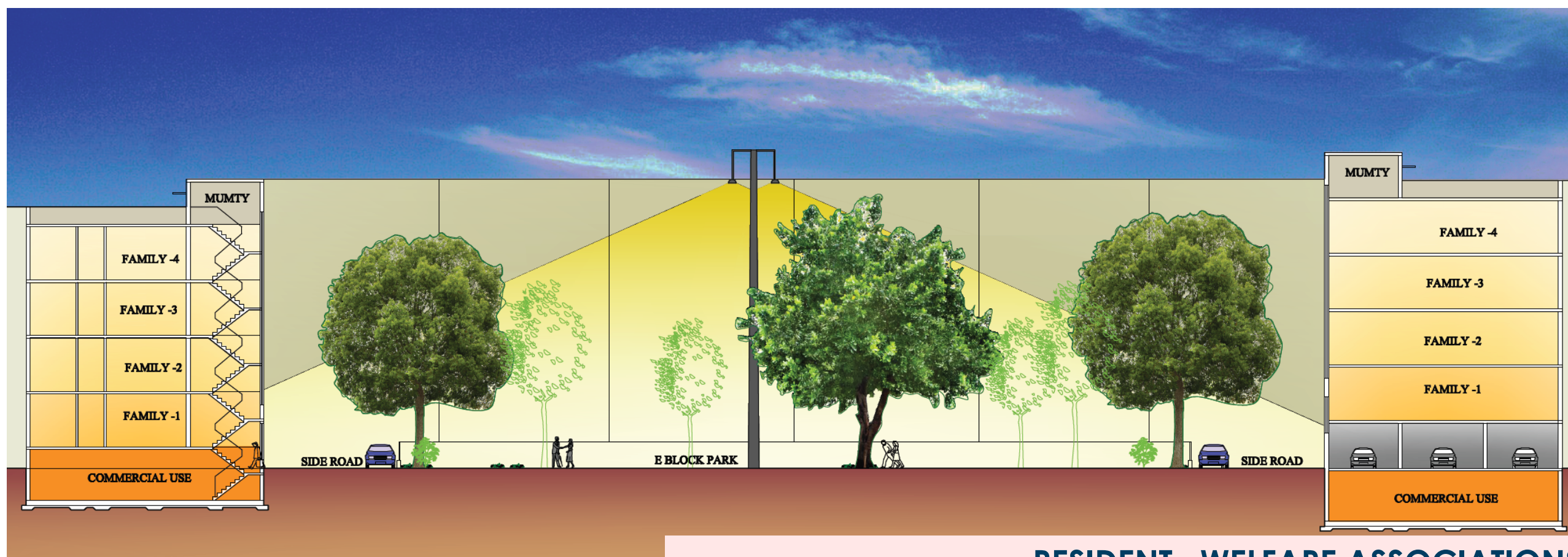
GOVERNMENT RESPONSE TO TERROR & CRIME
CITIZEN INVOLVEMENT & BREAKDOWN OF ADMIN TO NEIGHBOURHOOD LEVEL

RWA TAKES BACK THE PARK-

- MAINTENANCE & USE BY THE RESIDENTS
- ELECTIONS & MEETINGS- PEOPLE INTERACT & SOCIALIZE
- BUDGETS TO USE DEMOCRATICALLY- LIGHTS ADDED, BENCHES, WALKING TRACKS ETC.

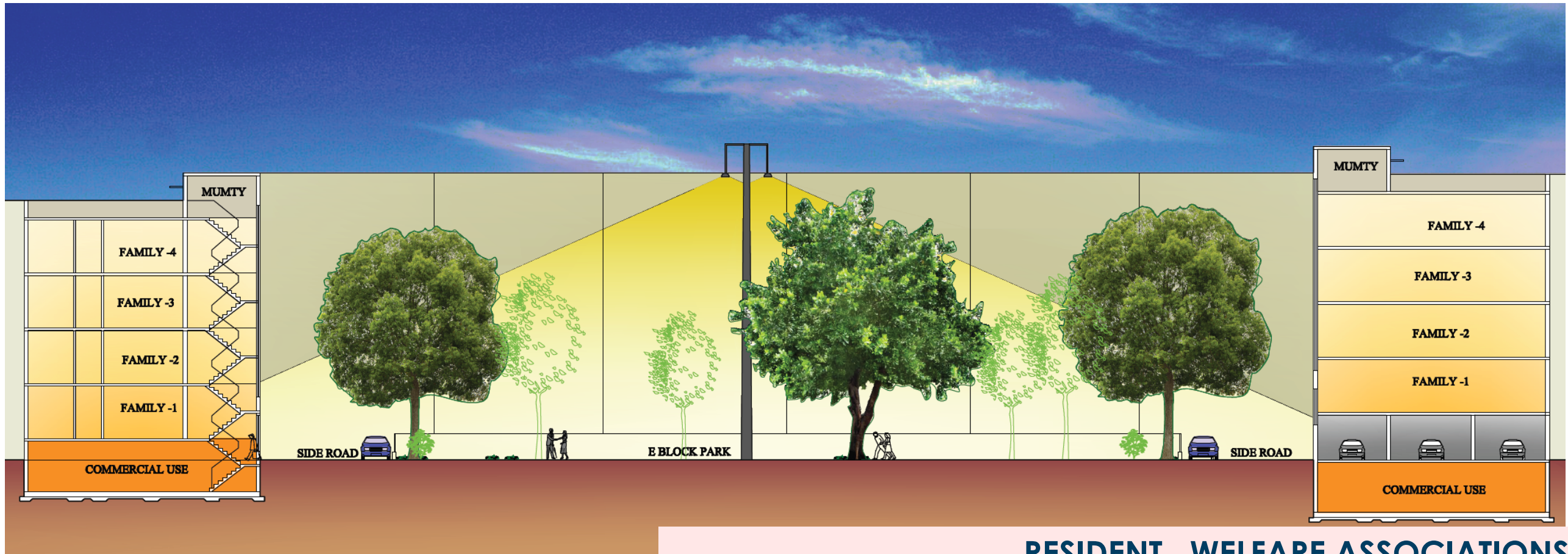
CPTED CORRECTIONS: MY STREET NOW

COMMUNITY EFFORTS



THE HIGH MAST LIGHT- SECURES THE ENTIRE MOHALLA ALLOWING USE OF PARK EVEN AT 1 IN THE NIGHT

RESIDENT WELFARE ASSOCIATIONS
- FOR THE PEOPLE, BY THE PEOPLE



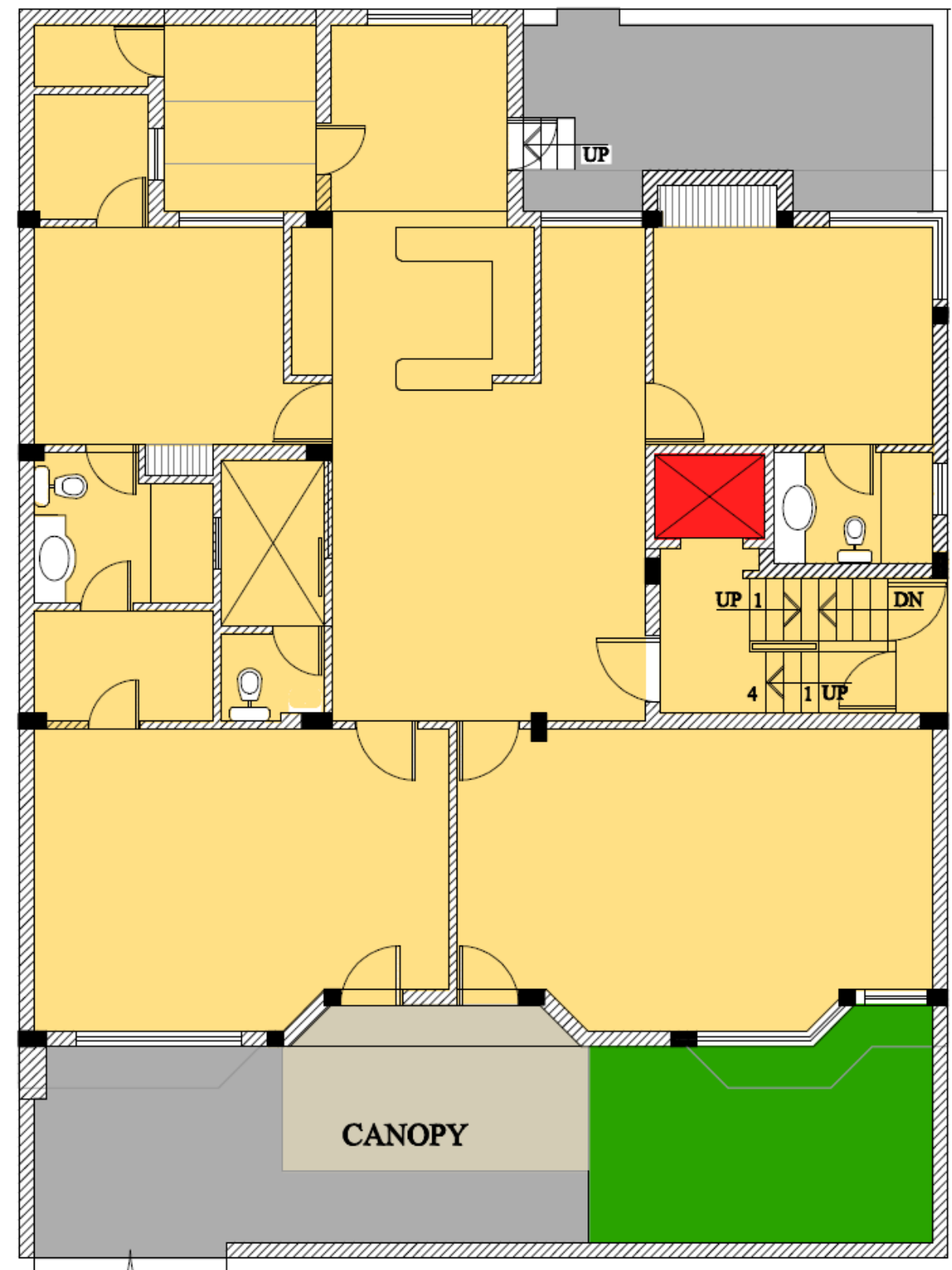
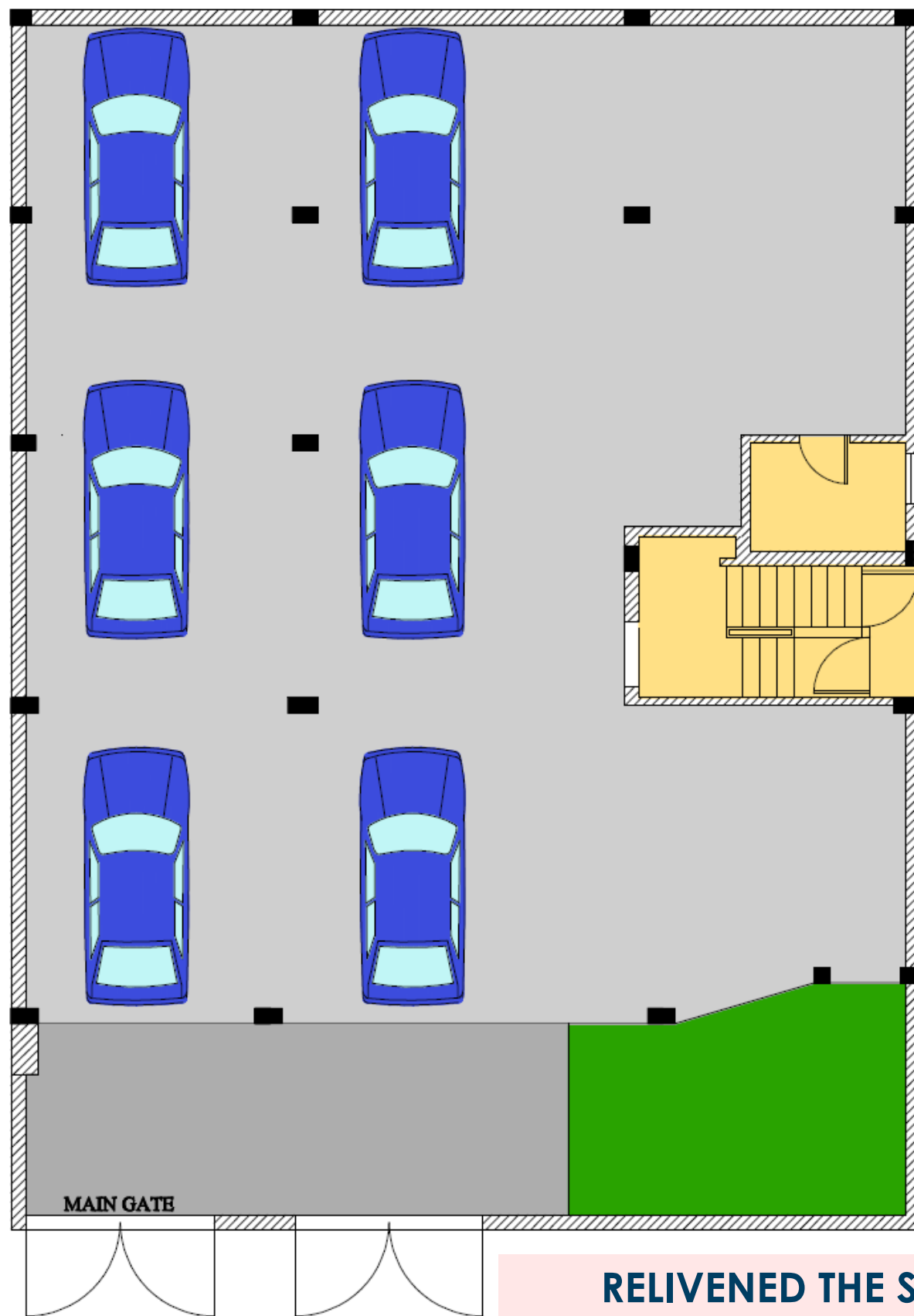
THE HIGH MAST LIGHT- SECURES THE ENTIRE MOHALLA ALLOWING USE OF PARK EVEN AT 1 IN THE NIGHT

RESIDENT WELFARE ASSOCIATIONS
- FOR THE PEOPLE, BY THE PEOPLE

DENSIFICATION= TO CONTAIN URBAN SPRAWL= TO ARREST VEHICULAR CONGESTION
NUMBER OF UNITS= 4 PER PLOT
COMPULSORY STILTS FOR PARKING – TO FREE UP THE STREET & SIDE WALK
MIXED LANDUSE IN STREETS- ALLOWING COMMERCIAL ON STREET LEVEL
BASEMENTS FOR OFFICES ALLOWED

CPTED CORRECTIONS : HOUSES NOW

REVISED BUILDING REGULATIONS



RELIVENED THE STREETS BY DECONGESTING, TUCKING AWAY PARKING
MIXED USE- ALLOWS BETTER SURVEILLANCE & SECONDARY FUNCTIONS



NDA BASED INTERACTION

RE CENTRAL ACTIVITIES

CLUES TUCKED INSIDE-

PRIVATE - RAISED ABOVE THE BOUNDARY WALL

SPACES REPLACE BOUNDARY WALLS :

ELEMENTS FOR PROFESSIONAL USE:

MAIN ROADS- GF COMMERCIAL:

RECAPTURES SEMI PUBLIC

MORE CASUAL SURVEILLANCE

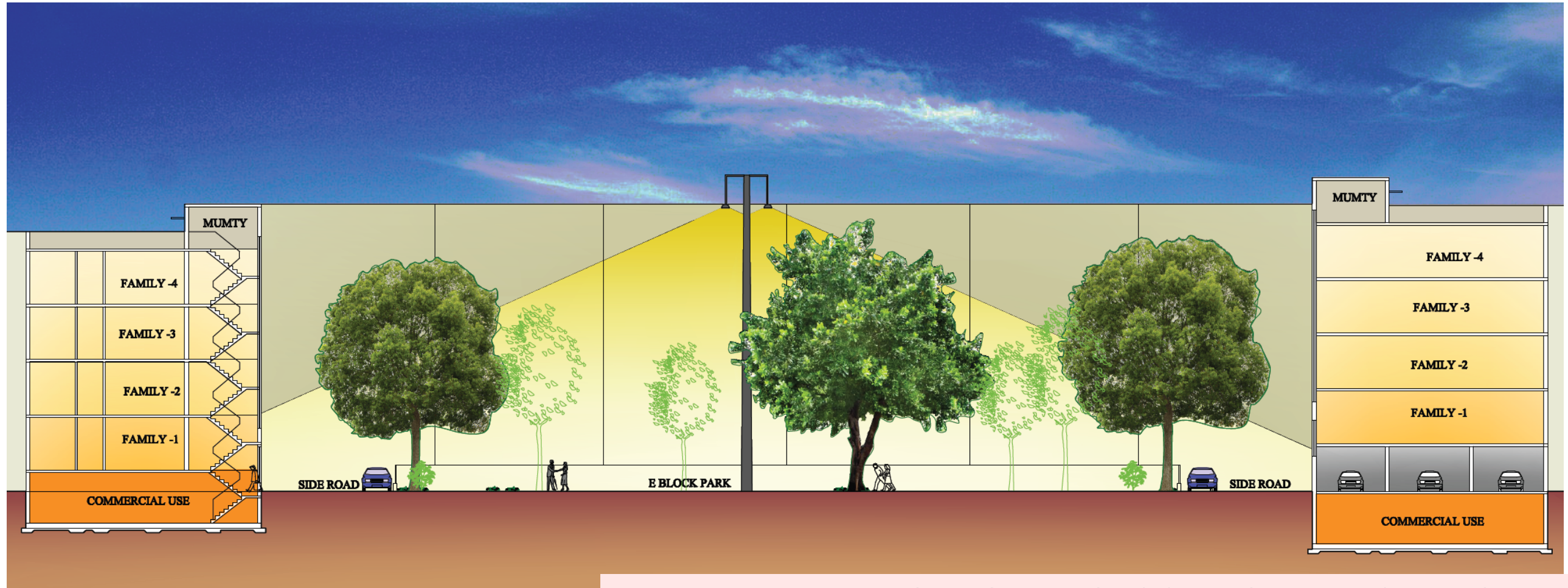
RESCUES THE SIDE WALK

BETTER USED & VIEWS

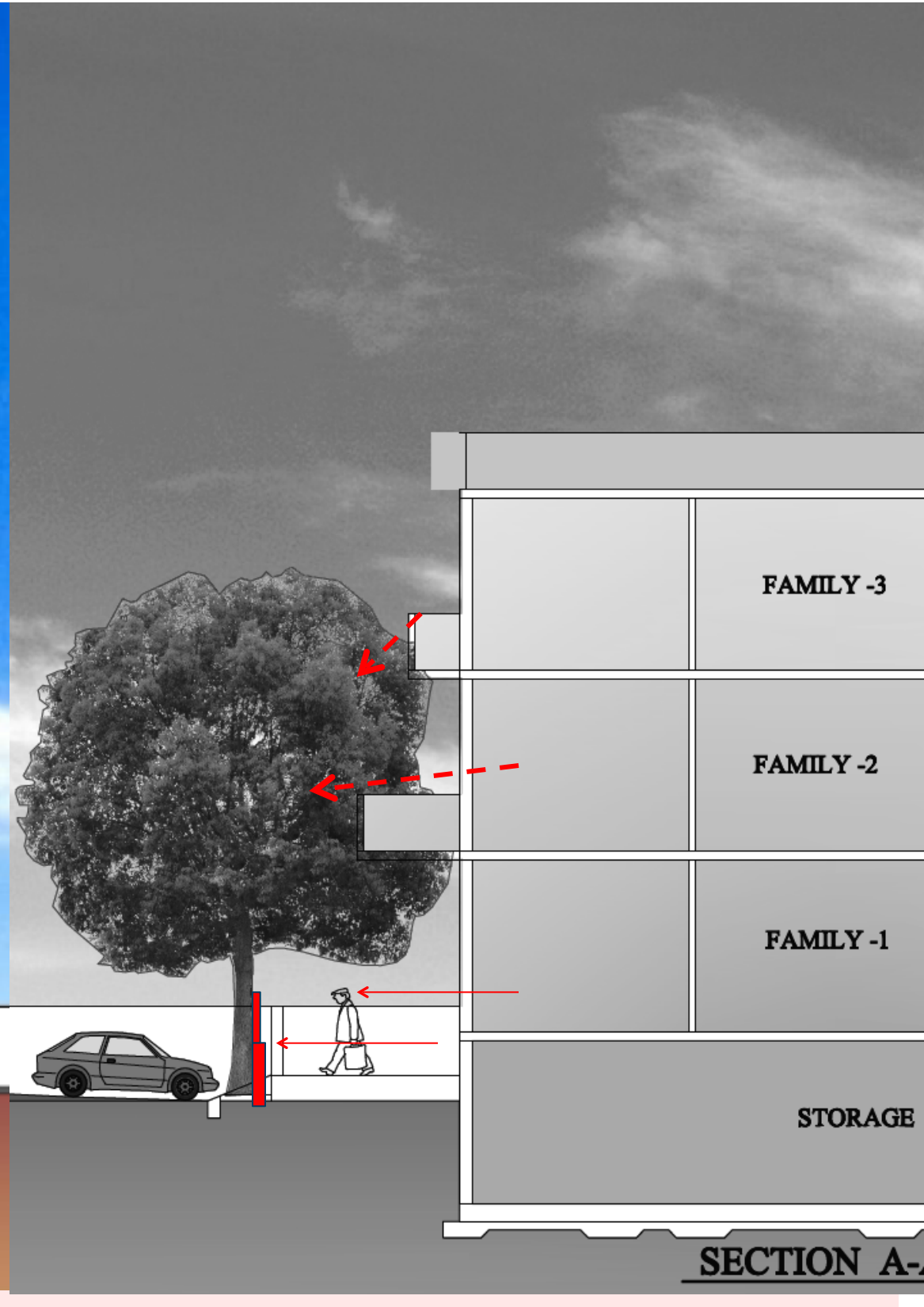
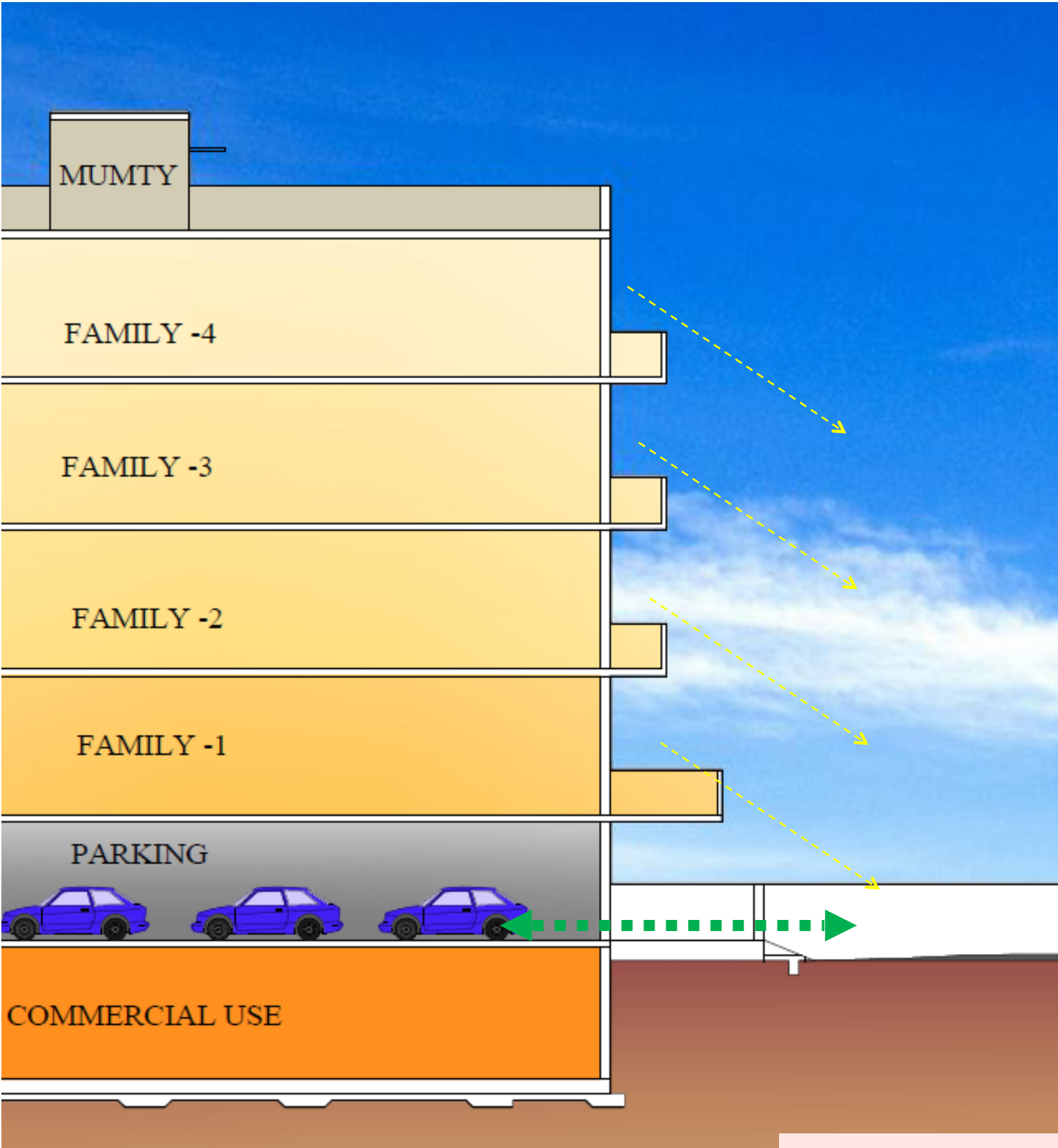
SEMI PRIVATE

SECONDARY FUNCTION

MORE SURVEILLANCE



THE NEW BUILDING REGULATIONS SUPPORT **REINSTATE CPTED**
IN A **NEW AVTAR**



SECTION OF STREET VS PARKING

SIDEWALK VACATED=**SEMI PUBLIC & SEMI PVT** IN ACTION
SURVEILLANCE ALIVE AND ACTIVE AGAIN >>>



STREET FREED OF PARKING: STILTS= SEMI PUBLIC
GF BALCONY MORE INTERACTIVE WITH STREETS
LARGER WINDOWS/GLAZING= TOUGHENED GLASS
NO GRILLES REQD
GLASS & STEEL RAILINGS= MORE TRANSPARENCE



GF COMMERCIAL SANS BOUNDARY WALLS

MODERN MATERIALS ENHANCE CPTED
MORE PEDESTRIAN AND OPENNESS

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1970S

2000S

IN ADDITION TO ARCHITECTURAL FACTORS THERE HAVE BEEN A LOT OF EFFORTS ON THE SOCIAL, SECURITY INFRASTRUCTURE LEGAL, & JUDICIAL LEVELS

CHANGING URBAN FACES= UPS AND DOWNS OF CPTED METAMORPHOSIS OF A CITY'S SECURITY

'CRIME CAPITAL' DELHI DOESN'T LEAD IN OVERALL CRIME

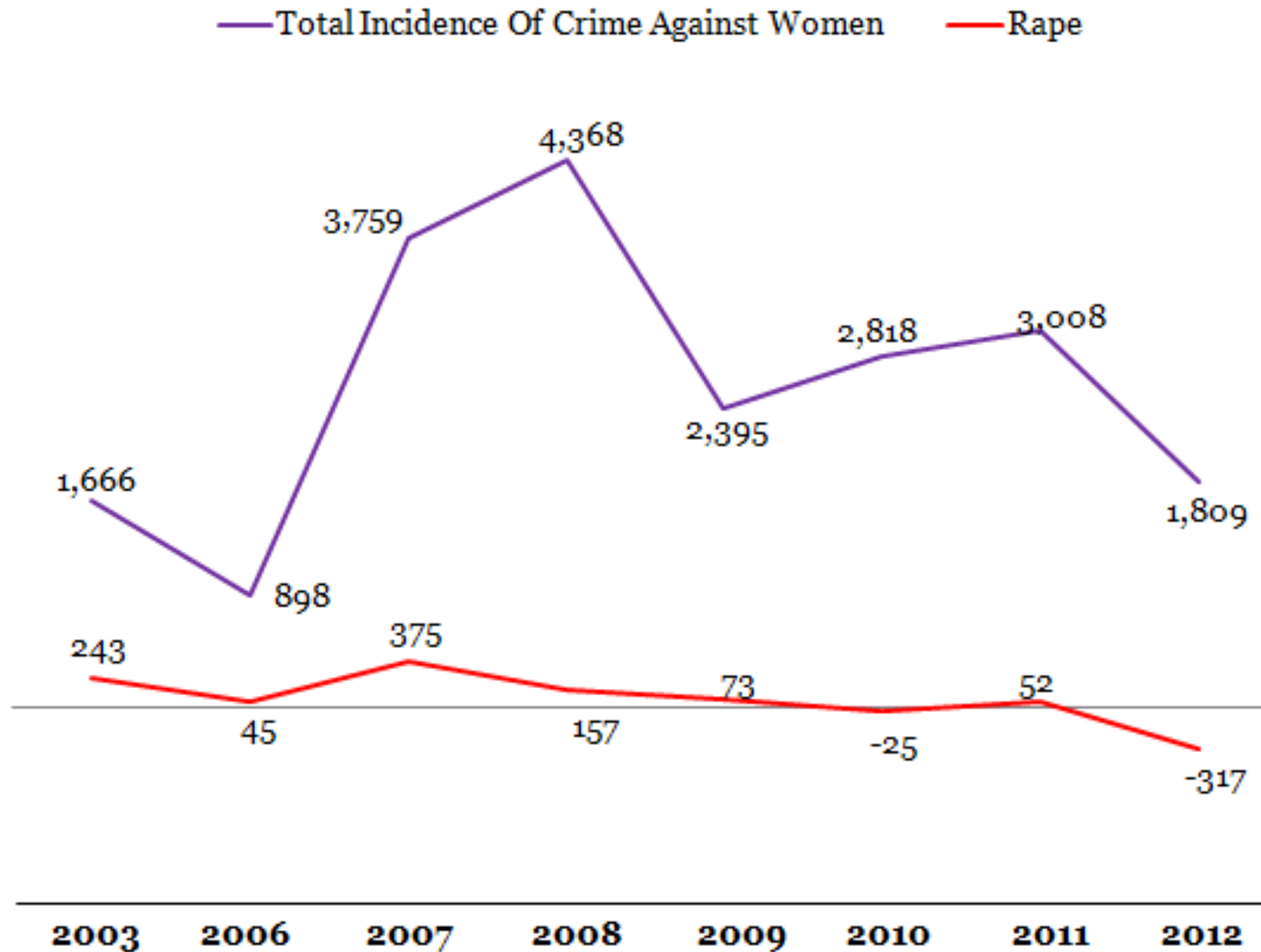
Only Nagaland and Uttarakhand have IPC crime rates lower than UP

STATE	IPC CRIME	SLL CRIME	OVERALL CRIME
DELHI	916.8	41.2	958
KERALA	723.2	1,115	1,838
MP	348.3	116.8	465.5
ASSAM	321.8	12.0	333.8
HARYANA	310.4	174.6	495
UP	112.1	1,181.2	1,293.1
ALL INDIA	234.2	347.6	581.8

** Numbers are for crime rates, i.e. number of crimes per 100,000 population. Source: Crime in India, 2015, published by National Crime Records Bureau, Ministry of Home Affairs*

CPTED AND OTHER GOVERNMENT/NON-GOVERNMENTAL EFFORTS
LEAD TO **PERCEPTIBLE FALL IN CRIME RATES**

Yearly Difference In Crimes Against Women, 2003 - 2012



NOTE: 2002, 2004 & 2005 figures not available

Source: National Crime Records Bureau

THANK YOU