



# Development Vision of Varanasi

23.09.2022



**वाराणसी**  
विकास प्राधिकरण

**Varanasi Development Authority**  
Raja Uday Pratap Marg, Pannalal Park  
Varanasi-221003



- **Varanasi Master Plan-2031**

- **Few Completed/ On-going Innovative Projects :**

1. **Redevelopment of Dashaswamedh Ghat Area**

*Innovative Financial Model / Institutional Mechanism*

2. **Restoration/ Rejuvenation of Kunds**

*Innovative Model of Creating Public Spaces*

3. **E-rickshaw Corridor along Varuna River**

*Innovative Urban Transport Project*

4. **Development of Integrated Commissionery Compound Project**

*Innovative Financial Model (PPP-DBDOT Model)*

5. **Town Planning Scheme and Local Area Plans**

*Innovative Planning for Land Development*

6. **Development of Wetlands/ City Forest at Undi**

*Innovative model to preserve Ecological Footprint*

7. **Development of Pt. Deen Dayal Upadhyay Smriti Sthal**

*Innovative Design Ideas*

8. **Development of Tent City at the bank of Ganges in Varanasi**

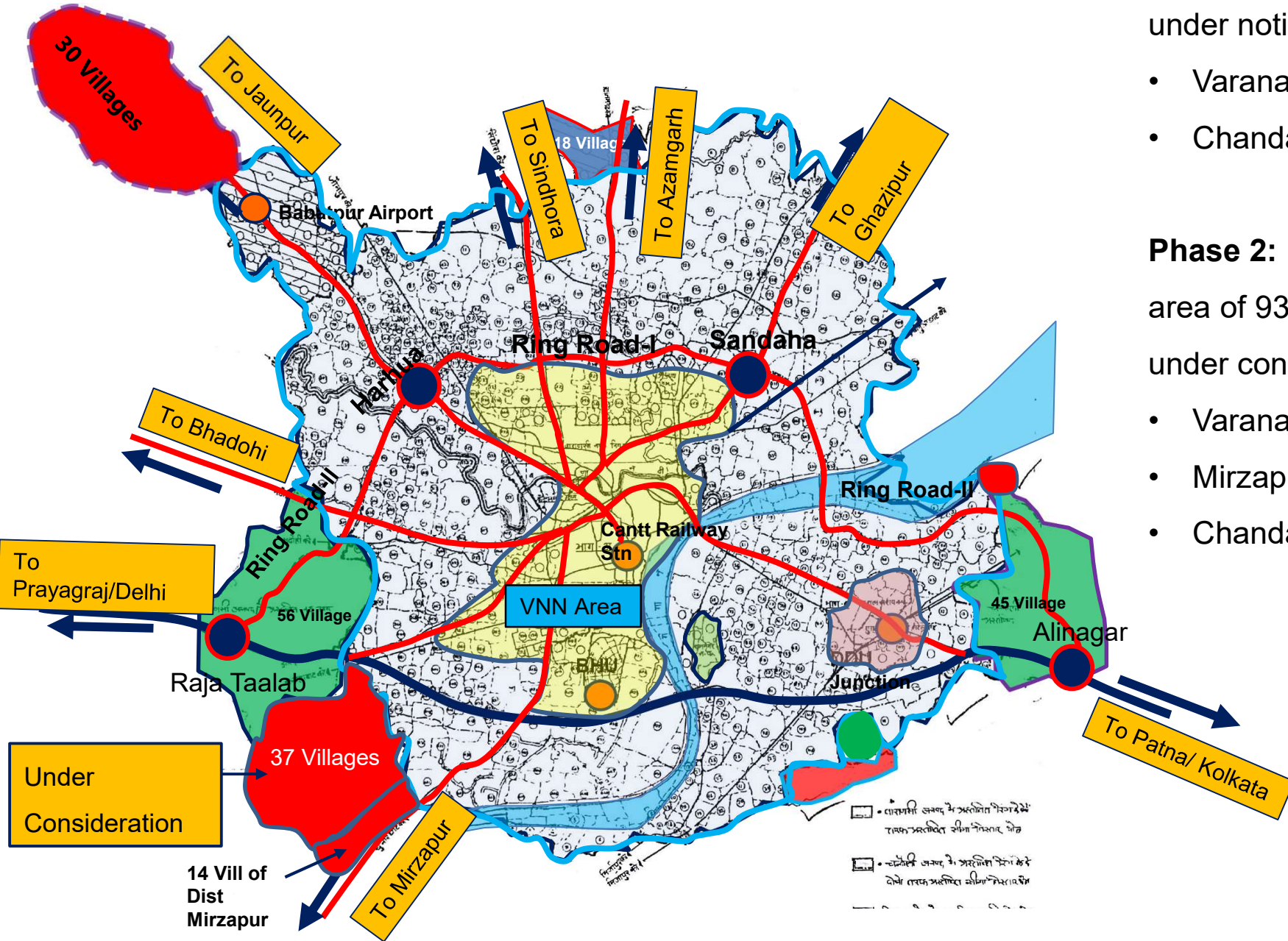
*Innovative Idea to Boost Tourism and local economy*

9. **Development of Ropeway System in Varanasi**

*Innovative/Unique solution for Urban Transport*



# Proposed Expansion of Varanasi Development Area:



## Proposed Expansion of Varanasi Development Area:

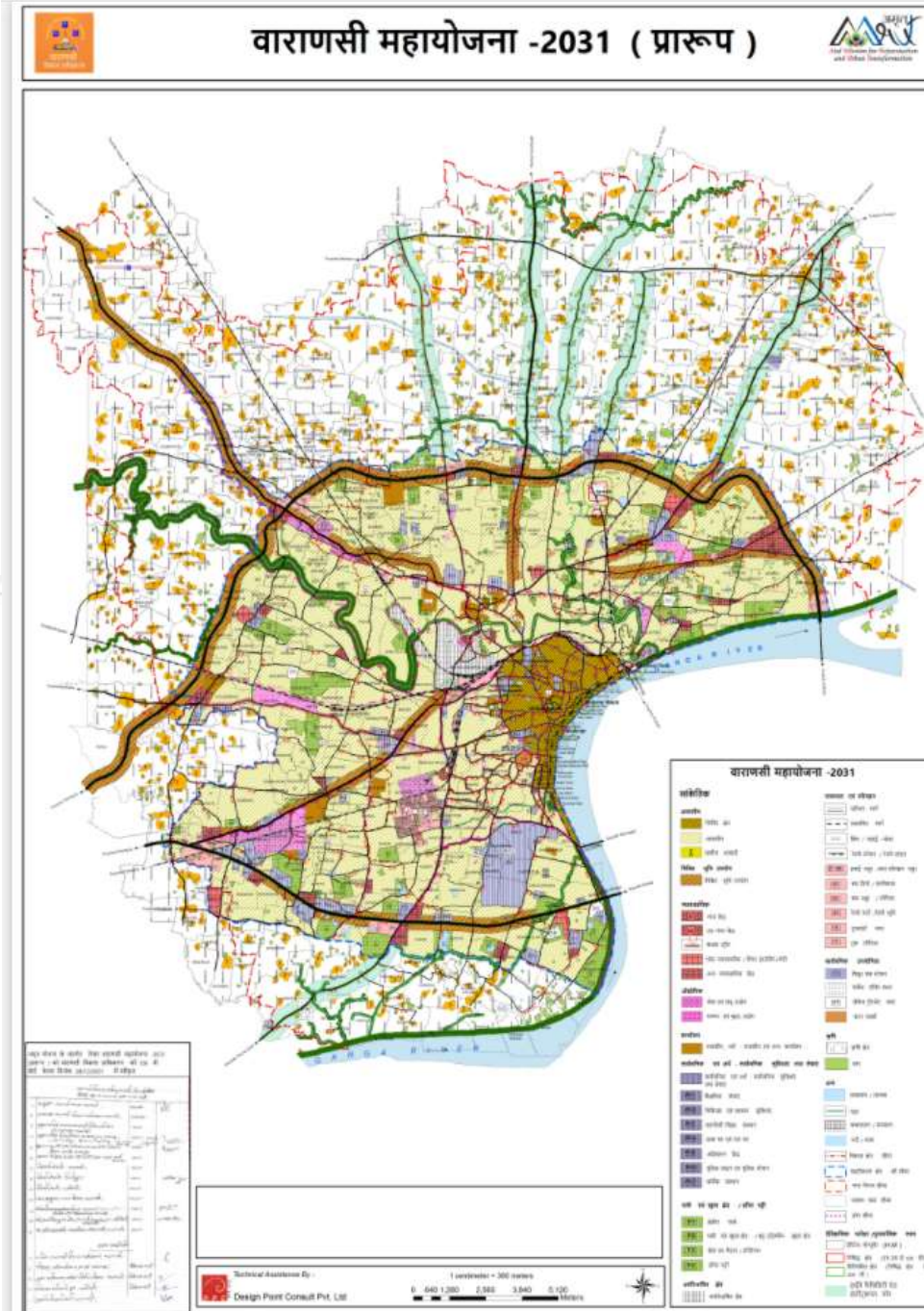
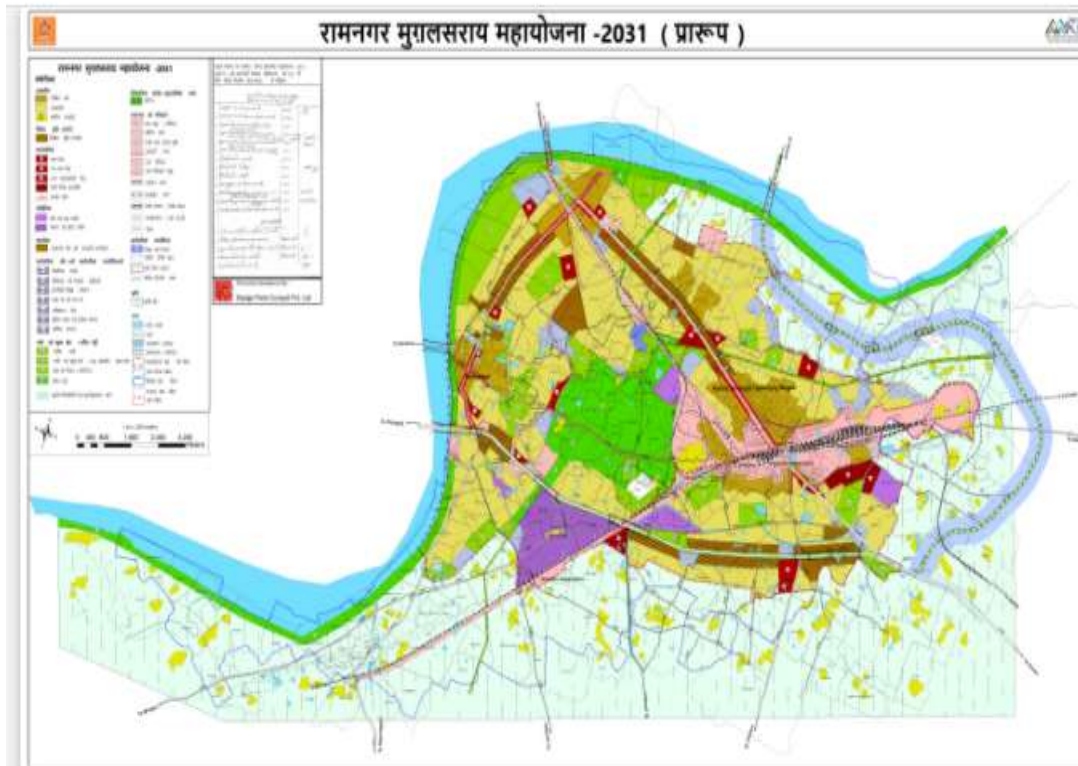
SN	Current Development Area (Villages)		Proposed Expansion		Total Development Area
			Phase-1	Phase-2	
1	Varanasi	489	74	67	630
2	Chandauli	114	45	12	171
3	Mirzapur	32	-	14	46
4	<b>Total Villages</b>	<b>635</b>	<b>119</b>	<b>93</b>	<b>847</b>
5	<b>Total Area (Sqkm)</b>	<b>820</b>	<b>151</b>	<b>108</b>	<b>1079</b>

**Phase 1: Already Sent to Govt.**

**Phase 2: Under Consideration and will be sent to GoUP after Board's approval**

## ■ Varanasi Master Plan-2031 (under revision)

- The Draft Master Plan was approved by the Development Authority Board in December 2021.
- Objections/Suggestion were invited during Jan-April 2022.
- Approximate 1050 objections/suggestion received. The hearing of Objections/Suggestions completed.
- The Final Draft is being put in the Authority Board meeting on 30.09.2022





<b><u>Varanasi Masterplan-2031 Proposed Land Use</u></b>				<b>Revised</b>	
<b><u>Area(Hectors)</u></b>					
<b>SN</b>	<b>Land use</b>	<b>Total (Ha.)</b>	<b>%</b>	<b>Total (Ha.)</b>	<b>%</b>
1	Residential	11898.1	45.62	12245.2	45.78
2	Mix land use	1423.76	5.46	1945.68	7.27
3	Commercial	1057.24	4.05	1032.34	3.86
4	Industrial	663.15	2.54	652.45	2.44
5	State and semiofficial offices	512.29	1.96	532.34	1.99
6	Public/Semipublic services	1996.73	7.66	2034.86	7.61
7	Park/Open space/Greenbelt	3527.54	13.53	3443.46	12.87
8	Historical/Archeological place	501	1.92	292.23	1.09
9	Traffic and Transportation	3350.81	12.85	3420.23	12.79
10	Public uses	168.76	0.65	168.76	0.63
11	other	980.61	3.76	980.61	3.67
	<b>Total</b>	<b>26080.00</b>	<b>100</b>	<b>26748.2</b>	<b>100</b>





# Redevelopment of Dashaswamedh Ghat Area

*Innovative Financial Model / Institutional Mechanism*

# Re-development of Dashaswamedh Ghat Area



Proposed Ropeway Station

1

Two Wheeler Parking

- Pedestrianization
- Facade Design
- Signage

Dashaswamedh Ghat Re-development Area

1

GODOWLIA

2

CHITRANJAN PARK

3

DASASWAMEDH GHAT

4

MAAN MANDIR

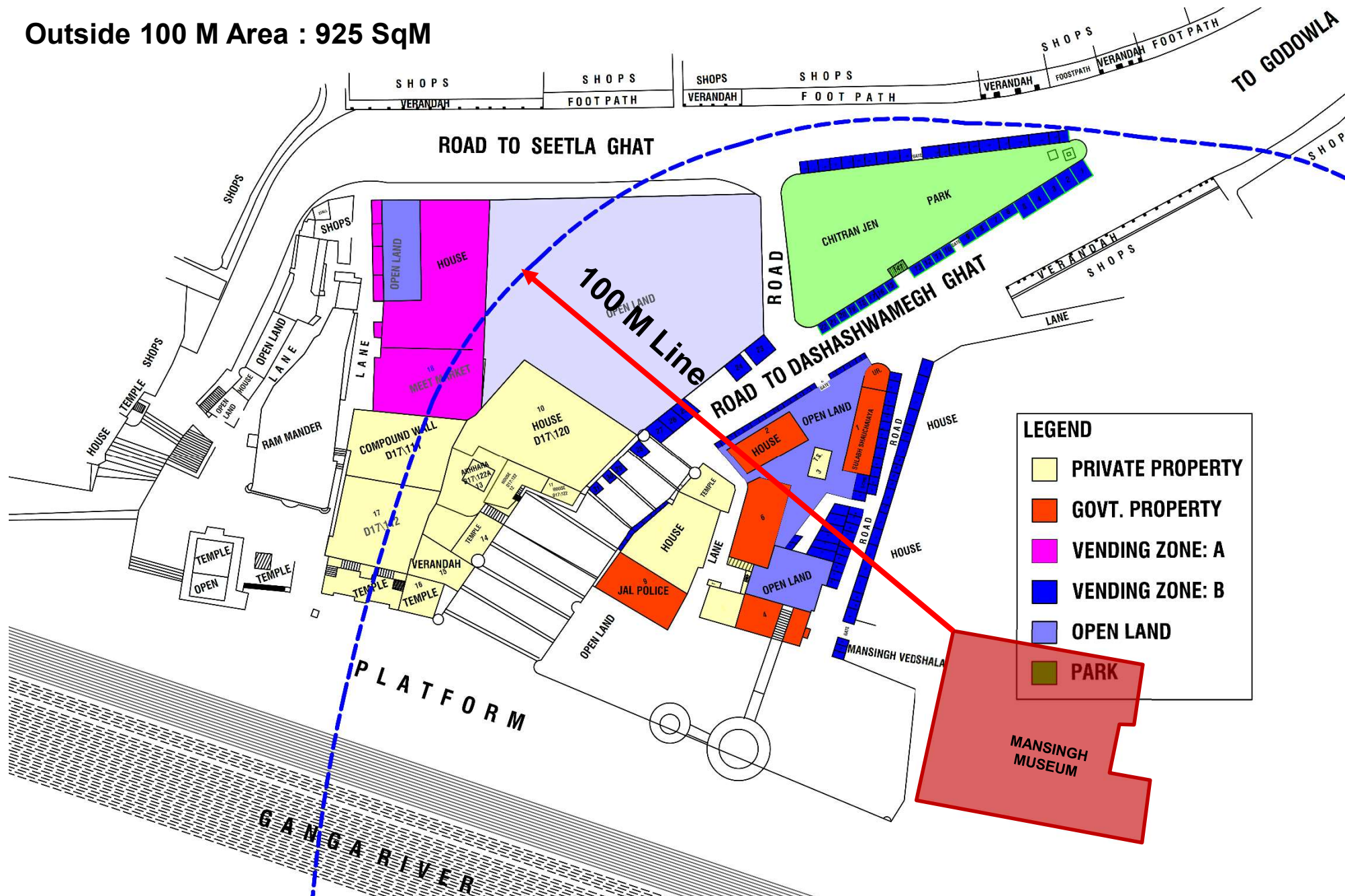
2

4

3

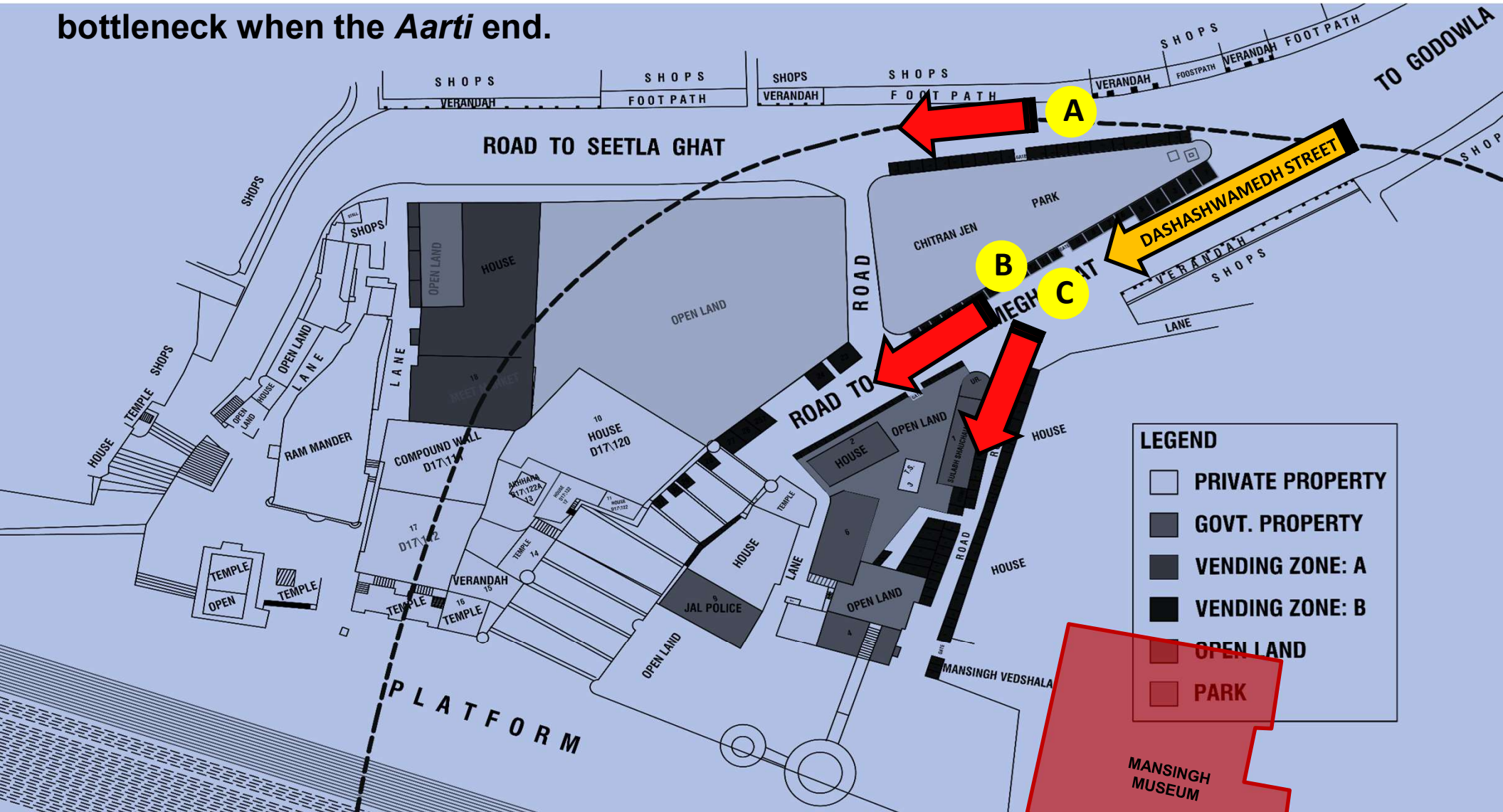
# Existing Site Plan of Dashaswamedh Ghat Area

- Total Project Area : Approx 10,000 SqM
- Total Site Area : 2800 Sqm
- Outside 100 M Area : 925 SqM



## Key Issues

- Rehabilitation case of Existing Shop owners was pending in Hon'ble Courts since 1990.
- The site is in Restricted/Prohibited Area of Maan Mandir of ASI Monument.
- There are lots of vendors all around the site.
- Lots of people visit daily to witness "Ganga Aarti" at Dashswamedh Ghat, which creates bottleneck when the *Aarti* end.



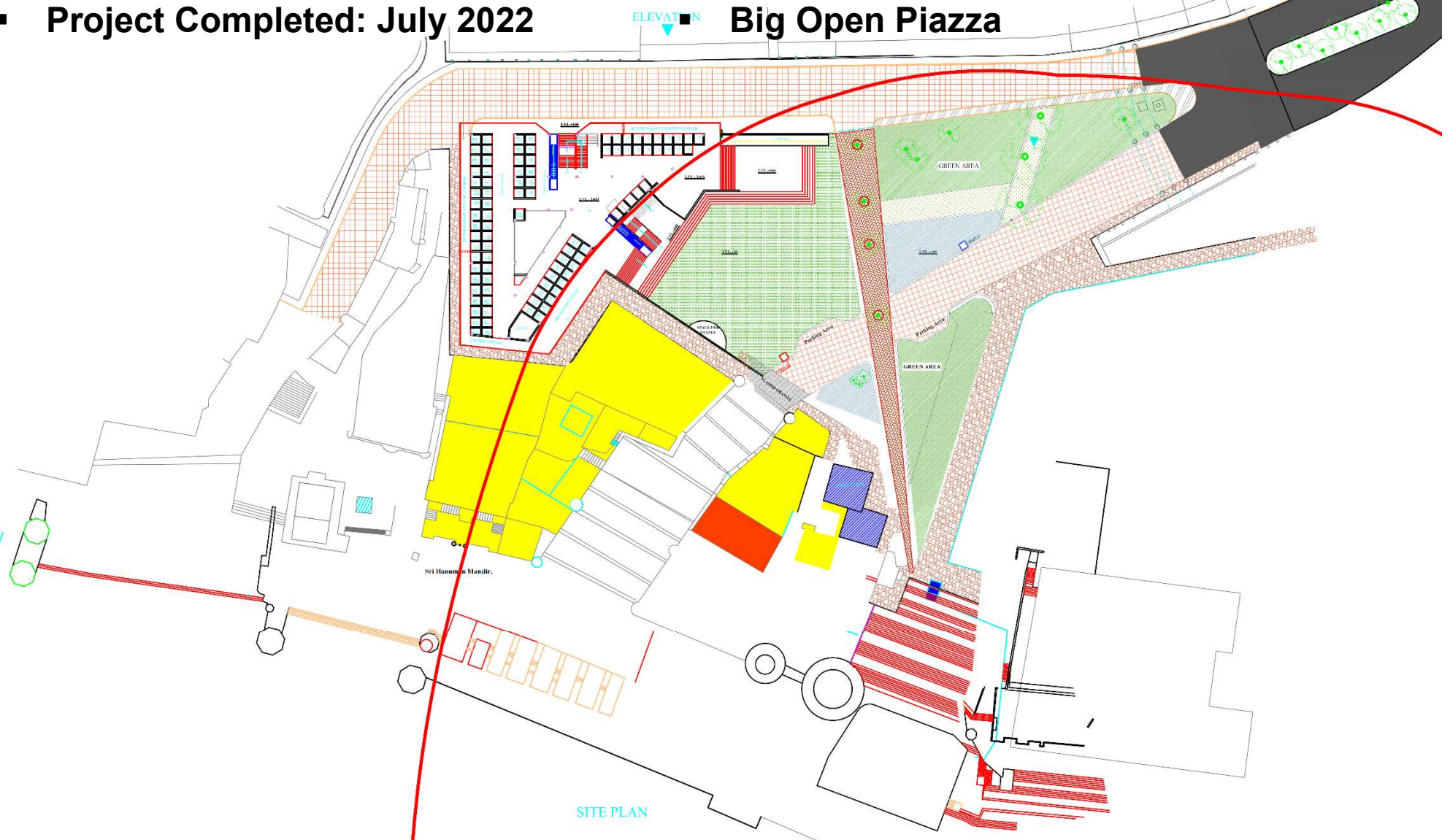
## Constraints:

- Most of the site was under Restricted Zone of ASI Protected Maan Mandir Area.  
*NMA/ASI has given permission in the Regulated area of around 11 Meter Height Building after years long discussions/presentations.*
- Rehabilitation of the Shop keepers/ Venders  
*Reddis Market Vyavsayik Samiti was convinced that they will get a good size shop after several meeting/ Hon'ble High Court Directions.*
- Site along the Ghats/ HFL Area  
*The project was approved by the NMCG Committee constituted by Hon'ble High Court.*



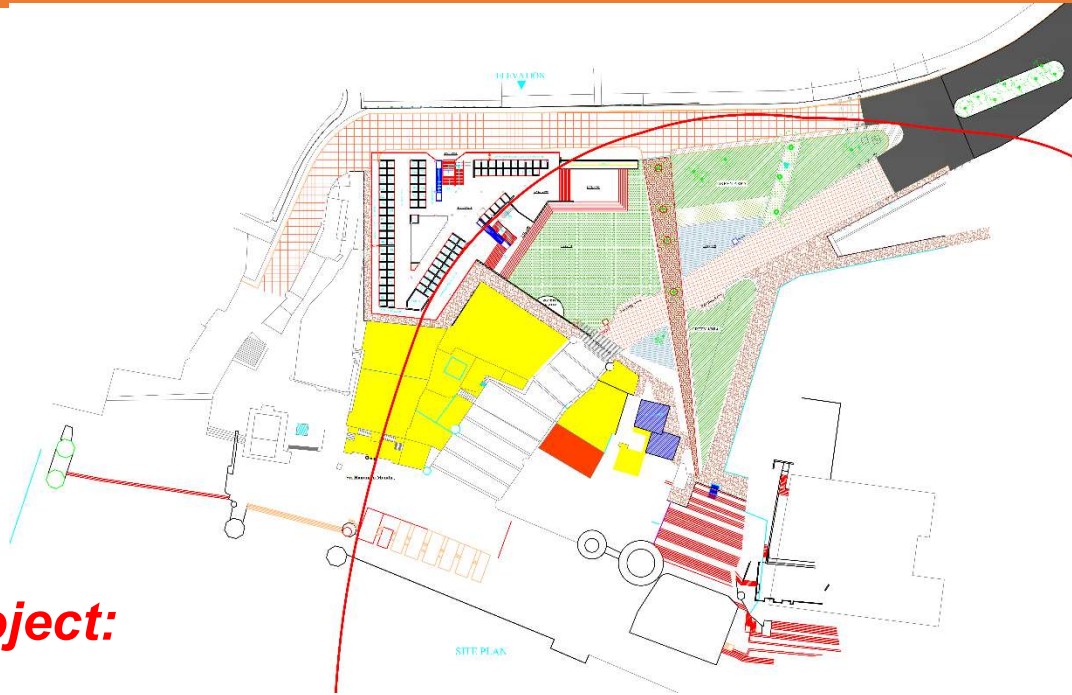
# Proposed Site Plan

- Area outside line- 3780.5 sqm
- Area inside line- 6087.02 sqm
- Project Cost: 31.36 Cr
- Project Start Date: Aug 2020
- Project Completed: July 2022
- Building footprint: 925 Sqm
- Built up area: 2935.221 sqm
- Proposed Shops : 210 (LGF+UGF)
- Food Court, Restaurant, Toilets (FF)
- Big Open Piazza



## ***Institutional Model:***

- This land (with existing dilapidated market) was bought by VDA from Varanasi Nagar Nigam (VNN) during 1989 and VDA has started building a commercial complex G+6 in 1990.
- The existing shop owners went to Civil Court/ High Court for rehabilitation in the proposed market complex.
- A Special Purpose Vehicle (SPV) was created between Varanasi Smart City Ltd (VSCL) and VDA in the following shareholding pattern:
  - VDA : 49% (Contribution in terms of Current Value of Land)
  - VSCL : 51% (Contribution in terms of Project Cost)
- SPV named ***“Dashswamedh Area Development Foundation”*** has been created under section-8 of Companies Act.
- The SPV will take operation and maintenance of Plaza with the revenue coming from lease/rent of shops/restaurants in food court.



### ***Benefits of Project:***

- **Opening up the Spaces. Decongesting the area**
- **Improving the access and outreach to the Maan Mahal monument as well as the surrounding area including Dashashwamedh Ghat.**
- **Relocation of the vendors within the same precincts, causing minimum negative social impact.**
- **Improving the visitor experience. Improving tourist facilities and amenities.**
- **Providing opened up and identifiable refuge space, specially *after “Ganga Aarti”* at the Ghat.**
- **Improving public facilities and walkability**



## Proposed Views



## Completed :



## Facade Design and Signages between Godowlia and Dashswamedh Ghat

- The stretch has been designed as pedestrian stretch.
- The Facade and Signages is being replaced to maintain Uniformity.
- The project was started in Feb 2021 and completed in December 2021
- The project cost is approx 1.21 Cr. INR but has much greater visual impact on the whole area.
- The length of stretch is around 650 Meters.





Before



After

Before



After



Varanasi Development Authority

## View of the Street: Before ( July 2019)



**View of the Street: After (August 2021)**



**View of the Street: After (August 2021)**





### Proposed Work includes:

- Finalisation of Signages Design with consultation of Shop Owners and installation.
- Painting work on Façade including minor plastering, painting on grills, windows/ doors.
- Painting on Shutters of shops.





# Restoration/ Rejuvenation of Kunds

*Innovative Model of Creating Public Spaces*

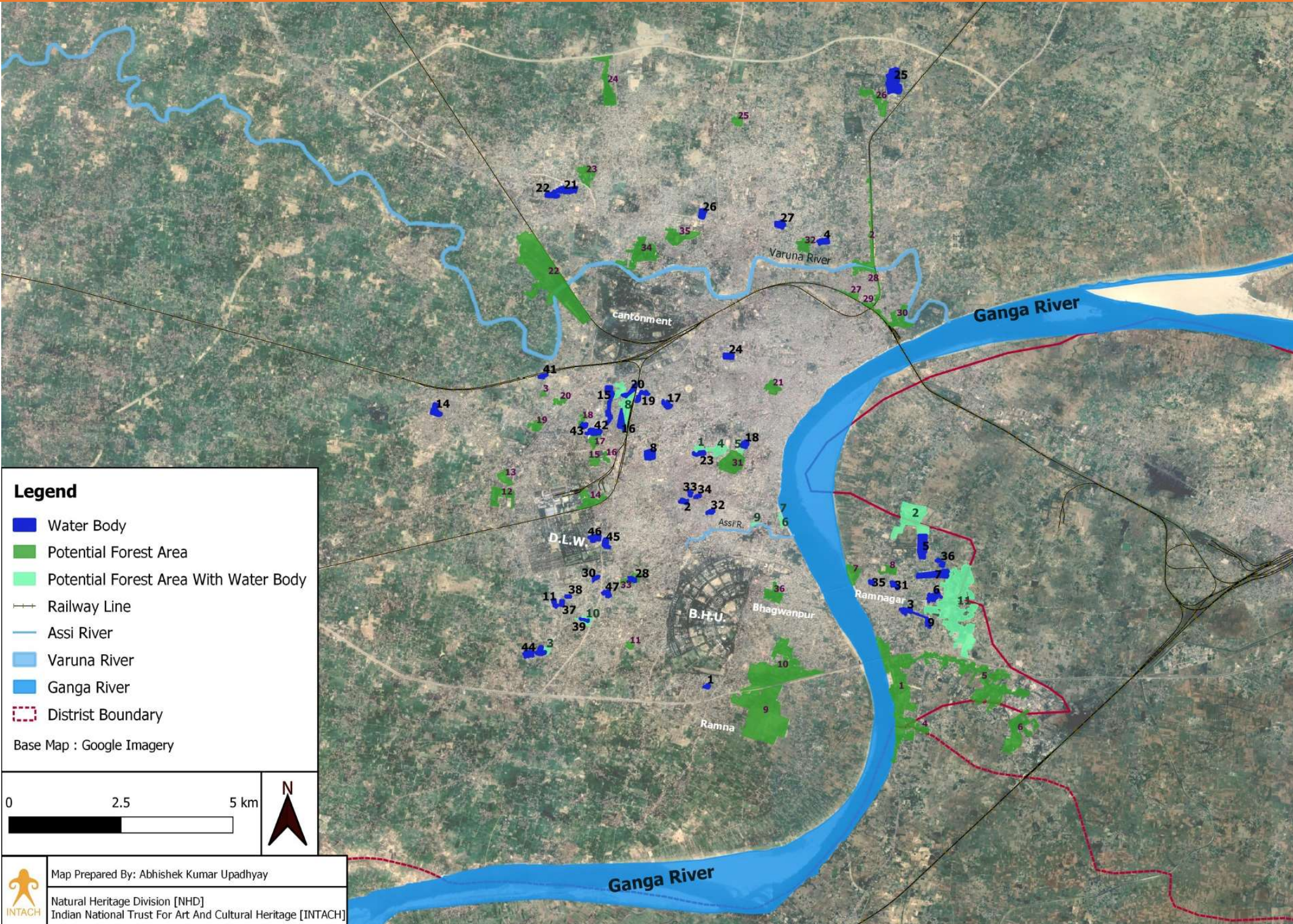
## Restoration/ Rejuvenation of Kunds:

- VDA Approached INTACH (Indian National Trust for Art and Cultural Heritage) for preparation of **Green Blue Master Plan** of the City in 2017.
- Preliminary Project Report (PPR) was prepared to rejuvenate 10 Kund+10 Green Areas in the City 2018 and it was sent to National Mission for Clean Ganga (NMCG) for funding.
- After several discussions/ presentations, NMCG agreed to fund rejuvenation of 10 Kunds of Preliminary Project cost of Approx 20.0 Cr.
- After preparation of Detailed Project Report (DPR) by INTACH, the work was started in July 2019.
- 8 Kunds was initially taken because one of the selected Kund was taken by Varanasi Smart City Ltd (VSCL) and one, the ownership was disputed.

## Objectives :

- Removing encroachments, cleaning of natural course of water, water conservation and natural recharge, improving access, creating public space.

# Potential Waterbodies & Forest Areas in Urban Varanasi



- **Out of identified Kunds/Ponds, DPR of 8 Kunds were approved by NMCG for funding.**
- **Proposed work includes boundary wall, lighting, ghat development, green/vegetation, development of public spaces, furniture's, railing, public toilets bio remediation, tapping of sewage discharge etc.**
- **Total Project Cost: 18.96 Cr INR**
- **Start of Project: July 2019**
- **Completion of the Project: Sept 2021**

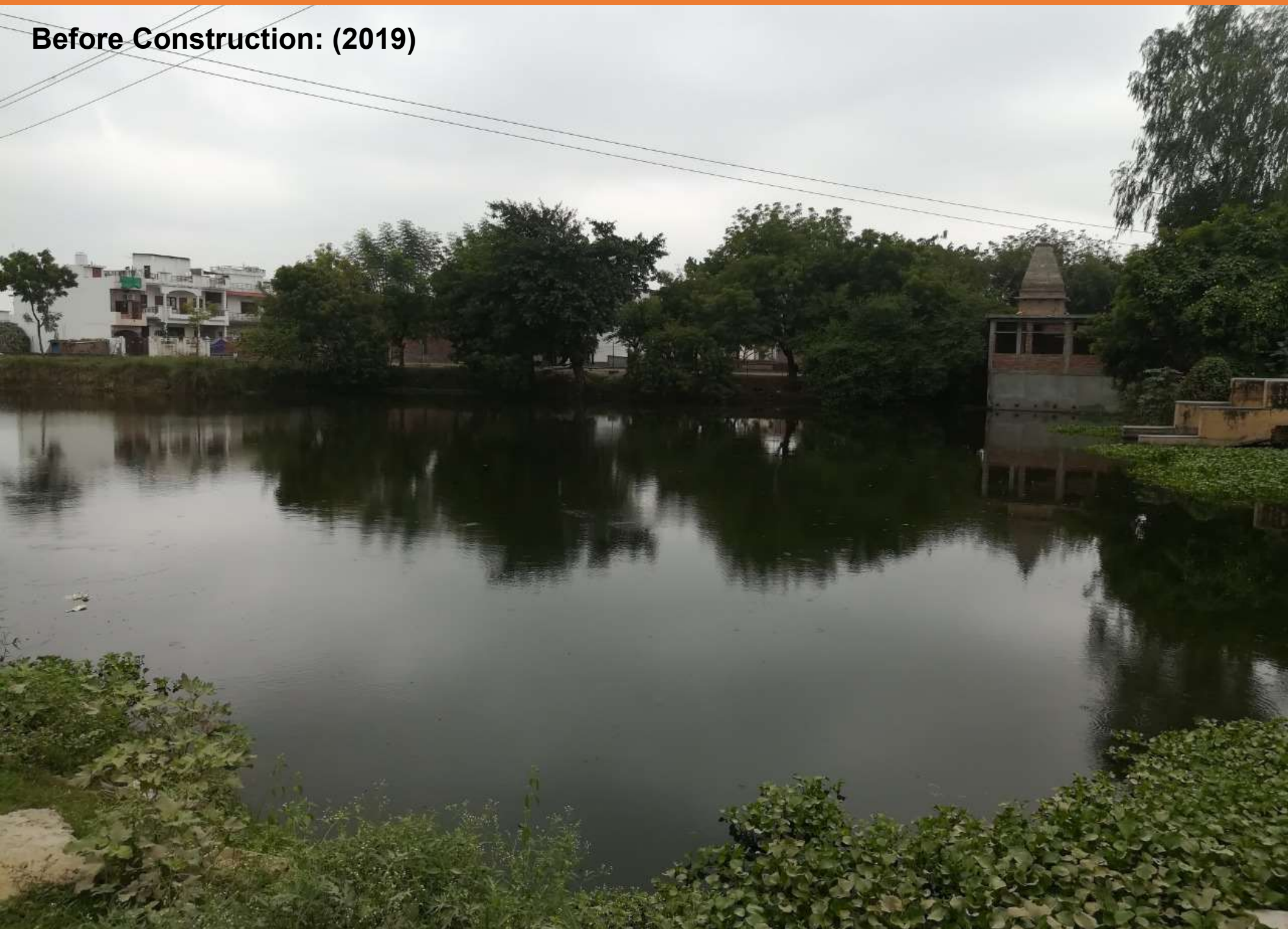


**Before Construction: (2019)**



**Varanasi Development Authority**

**Before Construction: (2019)**



# During Construction: (2020)



**After Completion: (Kalha Taalab in 2021)**



**Varanasi Development Authority**



**After Completion:**



- PPR's of following 7 additional Kunds has been prepared by INTACH and sent to NMCG for funding in 2022.
- Total Project Cost: INR 39.17 Cr.

क्र०	तालाब का नाम	धनराशि रू० (लाख में)
1-	क्षीर सागर (रामनगर)	944.65
2-	सगरा ताल (रामनगर)	752.38
3-	चंच ताल (शिवपुर)	739.42
4-	मोती झील तालाब (महमूरगंज)	582.98
5-	कबीरपुर के समीप स्थित ताल (रामनगर)	471.04
6-	कबीर प्राकट्य स्थल तालाब- द्वितीय चरण।	352.29
7-	रेवा तालाब- द्वितीय चरण।	75.00
	योग-	3917.76



# **E-rickshaw Corridor along Varuna River**

*Innovative Urban Transport Project*

## Varnua River Front Development Project:

- Implemented by Irrigation Department through UP Project Corporation Ltd.
- Includes Channelization, railing, ghats, approx. 3.5 mtr wide pathway





### **Objectives:**

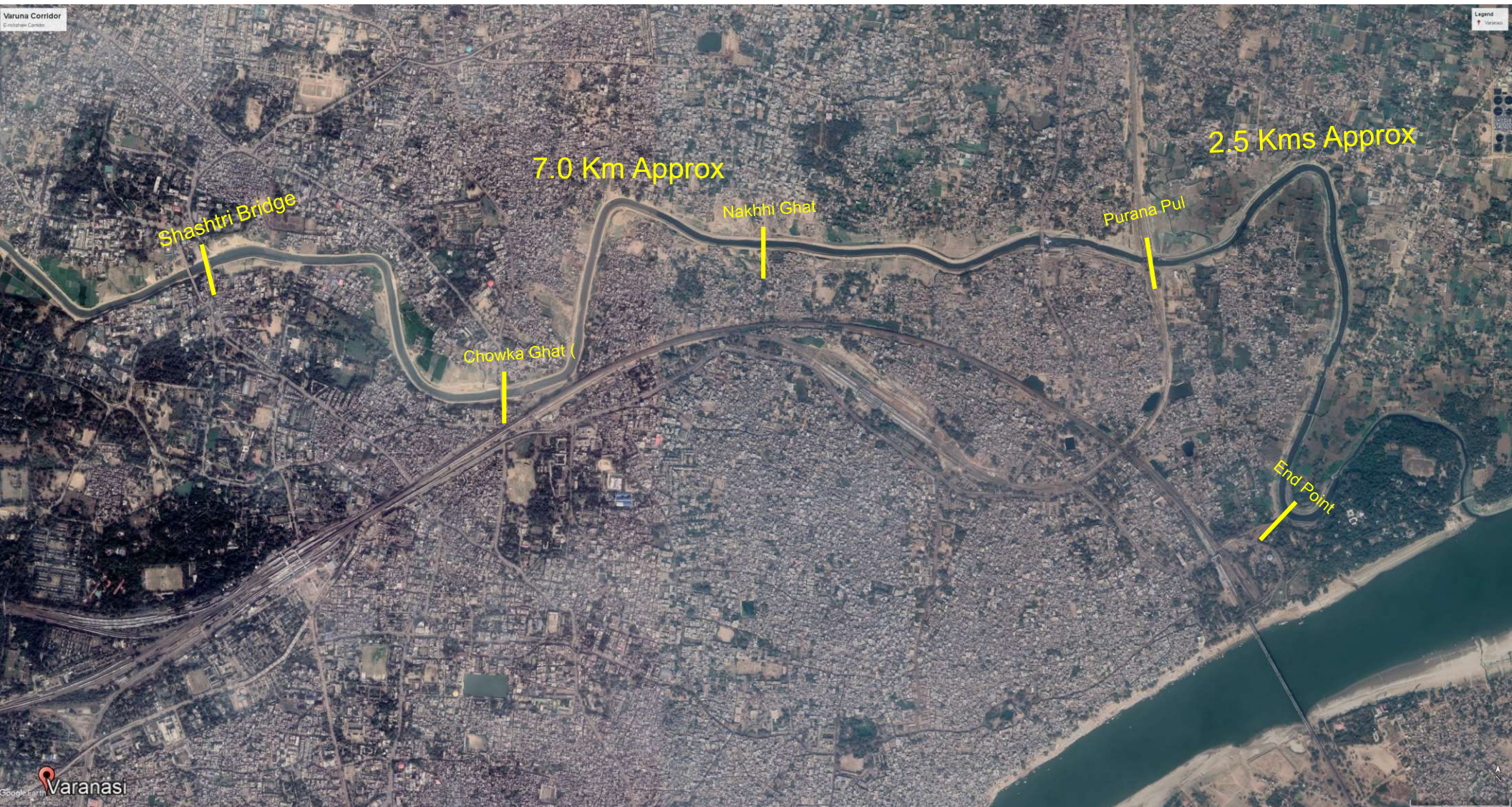
- **To create an alternative route for e-rickshaw/ two wheelers between Kutchery-Raj Ghat.**
- **To reduce the travel time**
- **Explore possibility of water sports etc.**
- **Creating temporary activities in the Govt Land along river.**

### ***Components:***

- **Creating access through Ramps/ Steps at major four bridges across Varuna River.**
- **In First phase of the project, the ramps were constructed along Shashtri Bridge, Purana Pul and Nakki Ghat Bridge.**

## Phase 1:

- Ramps at Shashtri Bridge (Left side), Purana Pul (Left Side) and Nakkhi Ghat (Right Side)



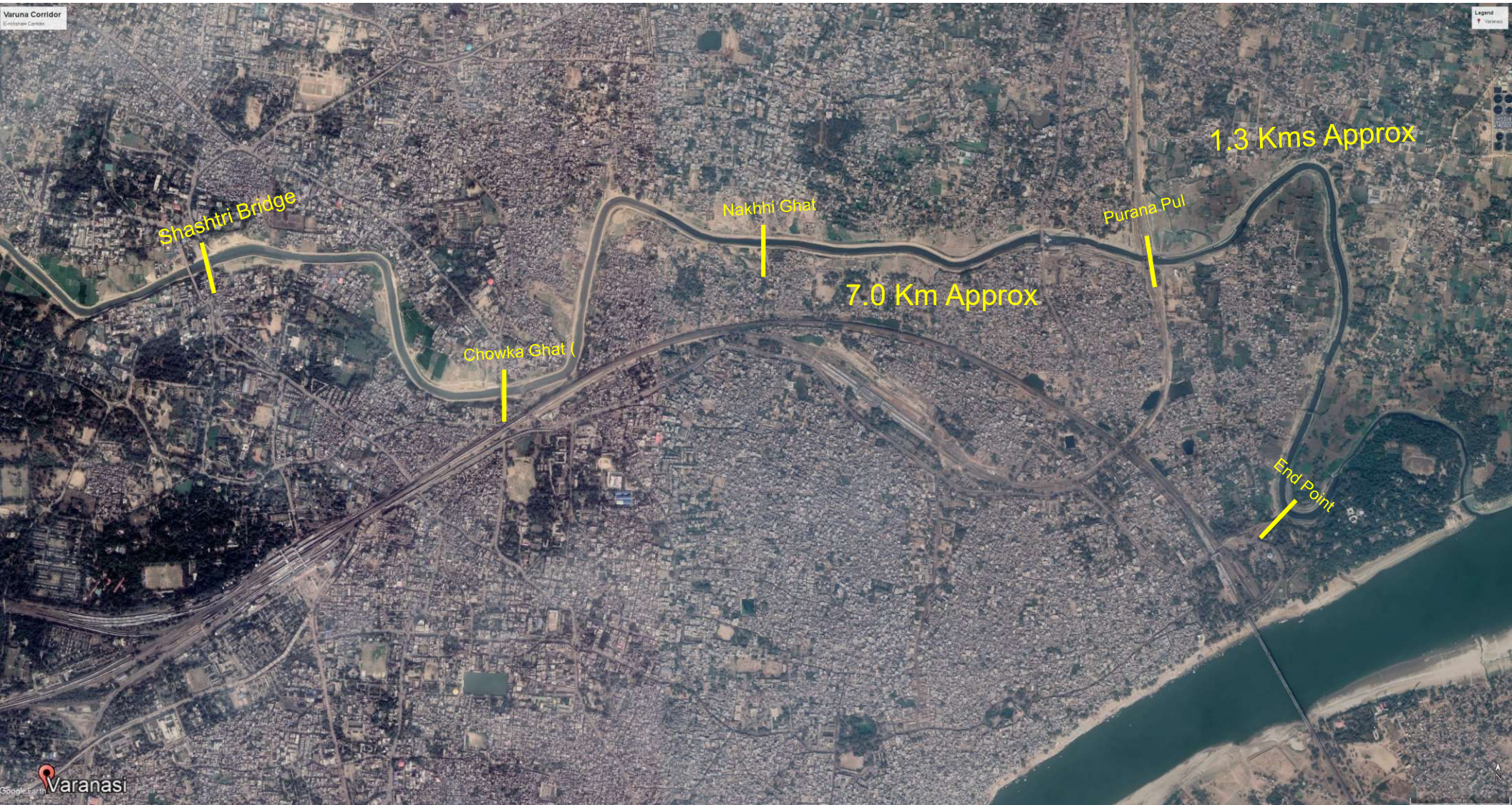
## **Phase 1:-**

- ❖ वित्तीय वर्ष- 2019-20
  - ❖ कार्य की लागत (करोड़ में)- 1.03
  - ❖ कार्य प्रारम्भ होने की तिथि- 23-01-2020
  - ❖ कार्य समाप्त होने की तिथि- 15-02-2021
- 
- ❖ कारीडोर पर पहुँच मार्ग हेतु शास्त्रीघाट, नक्की घाट एवं पुराना पुल पर रैम्प का निर्माण कार्य पूर्ण कराया जा चुका है।
  - ❖ वरूणा नदी के दोनो ओर पर्यटन की दृष्टि से शास्त्री घाट से राजघाट तक ट्रेफिक रूट व डेडिकेटेड पाथवे का निर्माण सिंचाई विभाग द्वारा कराया गया है।





**Phase 2:** To complete the circuit, Ramps at Shashtri Bridge (Right side), Purana Pul (Right Side) and Nakkhi Ghat ( Left Side)



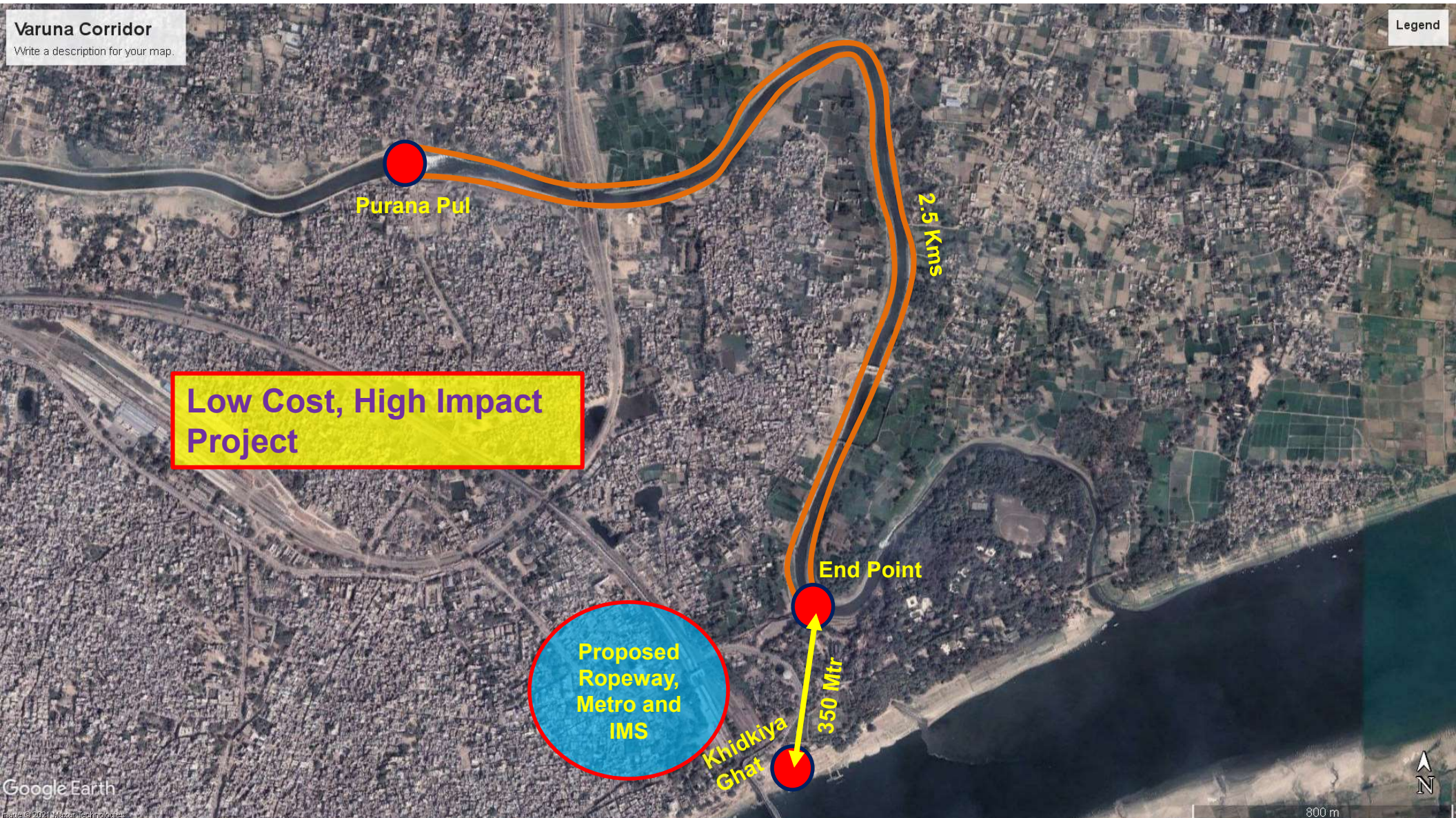
## **Phase 2:-**

- ❖ वित्तीय वर्ष- 2021 -22
- ❖ कार्य की लागत (करोड़ में)- 1.14
- ❖ कार्य प्रारम्भ होने की तिथि- 13-04 -2021
- ❖ कार्य समाप्त होने की तिथि- 12-01-2022
  
- ❖ परियोजना के द्वितीय चरण के अन्तर्गत कारीडोर पर पहुँच मार्ग हेतु शास्त्री पुल एवं पुराना पुल पर (दायीं तरफ) तथा नक्की घाट पर (बायीं तरफ) रैम्प का निर्माण कार्य प्रस्तावित है।
- ❖ स्थल पर कार्य प्रगति पर है।
- ❖ वरूणा नदी के दोनो ओर पर्यटन की दृष्टि से शास्त्री घाट से राजघाट तक ट्रेफिक रूट व डेडिकेटेड पाथवे का निर्माण सिंचाई विभाग द्वारा कराया गया है।



# Phase 3:- Extending the corridor till Khidkiya Ghat

## DPR/ Estimates under preparation



- f
- Twitter
- WhatsApp
- 100%
- Envelope
- Shopping

# दो महीने में वरुणा कॉरिडोर पर दौड़ेगा ई-रिक्शा, कमिश्नर ने स्वयं बाइक से फरटा भर किया स्थलीय निरीक्षण



**जागरण**  
जागरण डॉट कॉम सर्वे भरें और आकर्षक पुरस्कार जीतें

[सर्वे भरें](#)

**जागरण LOCAL**

आपके शहर की विश्वसनीय और तथ्यपूर्ण खबरें अब आपके करीब रखिए पूरे शहर पर नज़र,

[Visit: local.jagran.com](http://local.jagran.com)

वैक्सीने
TOTAL VAC
70,75,43,0
ACTIVE: 3
DEATH: 4

वाराणसी में कोरोना वायरस से जुडी सभी खबरे

NEWS

# पीएम नरेन्द्र मोदी के संसदीय क्षेत्र में शुरू हुआ यह प्रोजेक्ट तो बदल जायेगी शहर की तस्वीर

अधिकारियों की टीम ने वरूणा कॉरीडोर का किया निरीक्षण, योजना के लिए कमेटी ने गठित की है छह सदस्यीय कमेटी

By: Devesh Singh

Varanasi, Varanasi, Uttar Pradesh, India



Varanasi Development Authority



Buy Renault TRIBER now, Pay Later\*



Renault

BOC

खबरें शानदार



IND vs ENG : लंबे समय बाद टूटा विराट का ये बड़ा रिकॉर्ड





# Development of Integrated Commissionery Compound Project

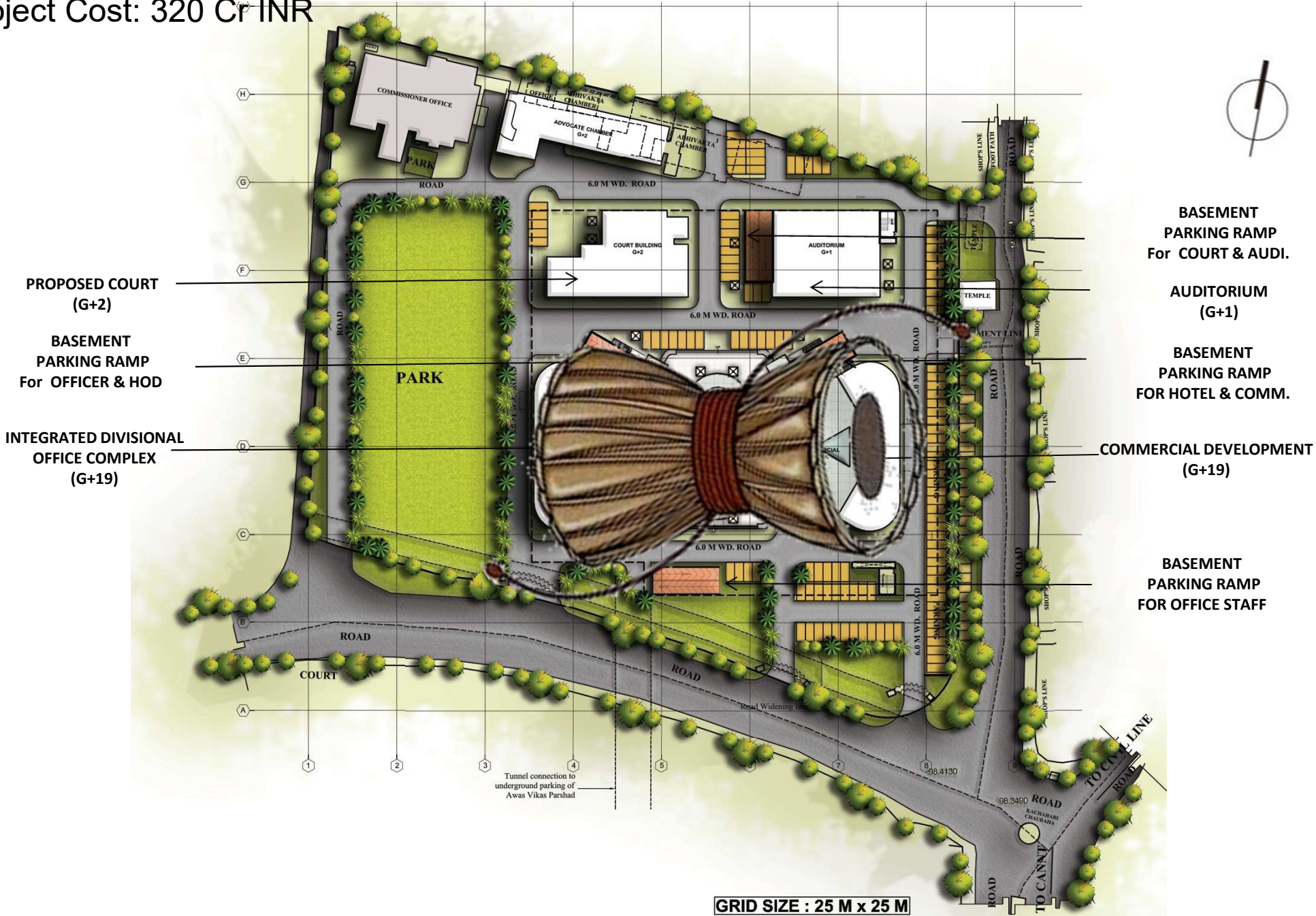
*Innovative Financial Model (PPP-DBDOT Model)*





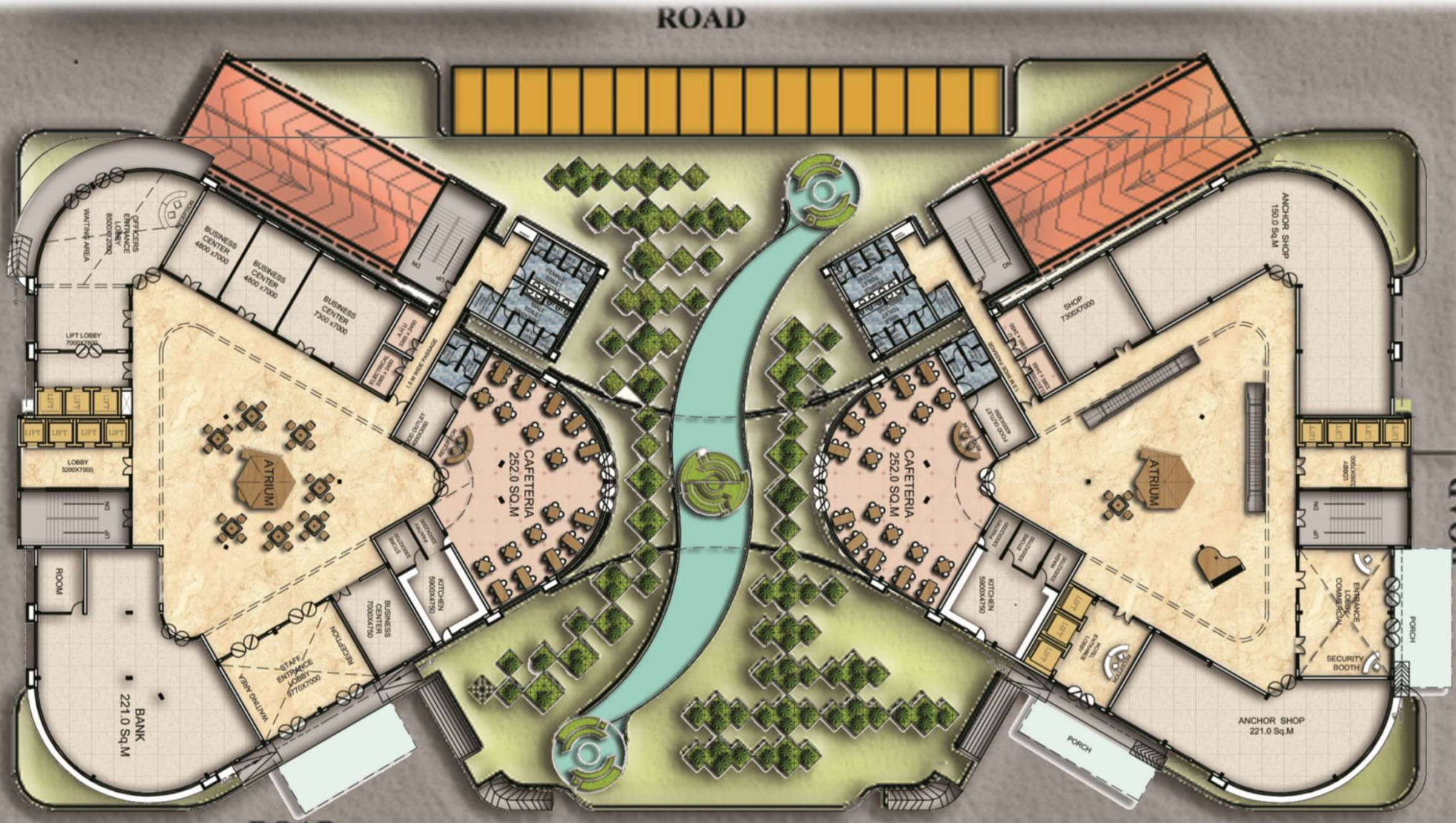
- PPP (DBFOT) Model
- 2 Towers ( One Office and One Commercial)
- Project Cost: 320 Cr INR

**SITE PLAN**



GROUND FLOOR PLAN

RC



GROUND FLOOR PLAN

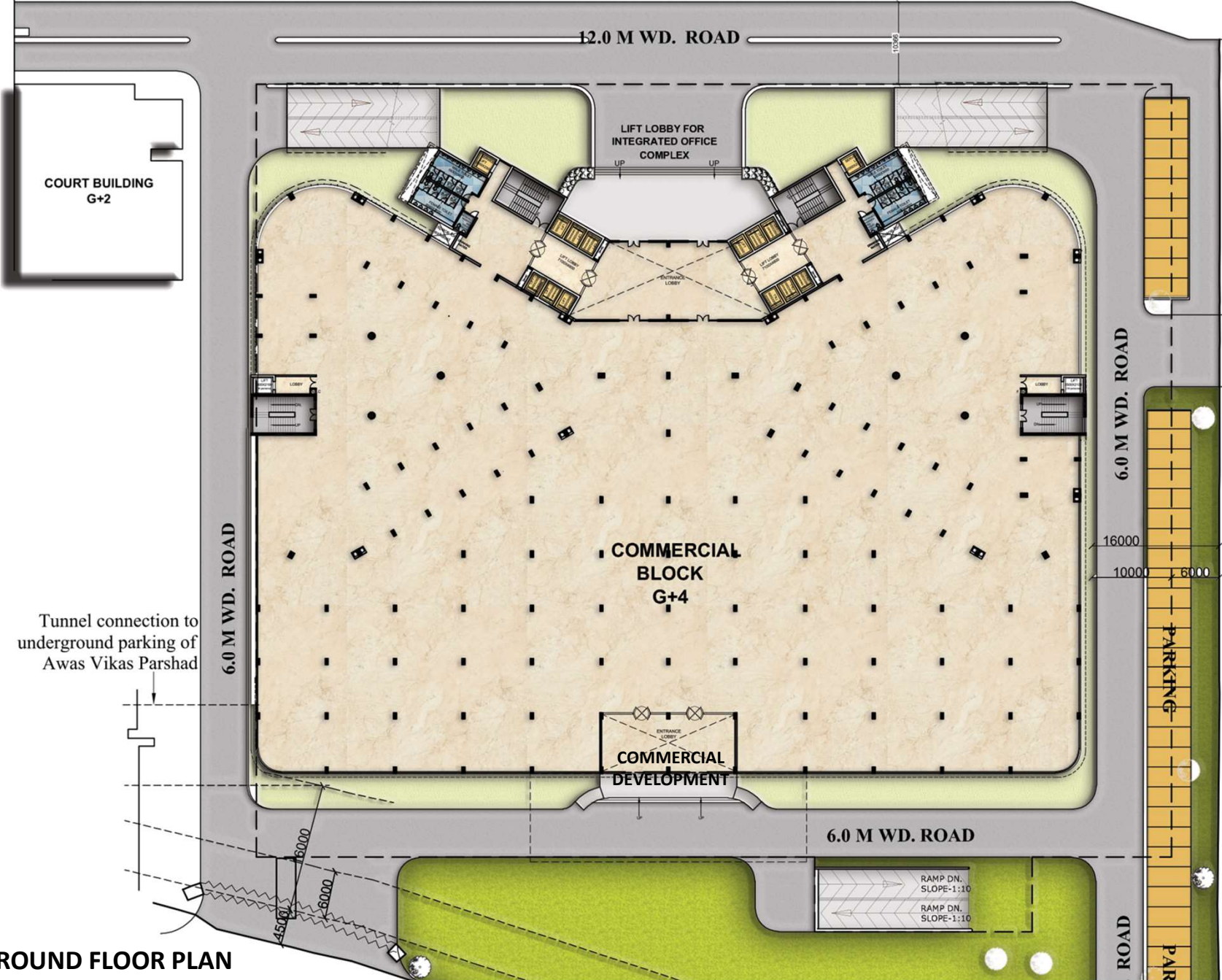
INTEGRATED DIVISIONAL  
OFFICE COMPLEX

COMMERCIAL DEVELOPMENT





The design has been changed due to no bids have been received despite few extension in tender.





**Comparison of Previous Vs Revised**

Sl.No.		Previous Area /cost(A)	Revised Area /cost(B)	Difference (B-A)
	<b>PLOT AREA</b>	<b>27047.00sqm -(6.68 acre)</b>	<b>27047.00sqm -(6.68 acre)</b>	
<b>1</b>	<b>BUILDING HEIGHT</b>	<b>2B+G+19</b>	<b>2B+G+13</b>	
<b>2</b>	<b>Commercial Development</b>	<b>29186 (G+19)</b>	<b>35977 (G+4)</b>	<b>6791</b>
<b>3</b>	<b>Integrated Divisional Office Complex</b>	<b>29447 (G+19)</b>	<b>32212 ( 5th To 13th Floor )</b>	<b>2765</b>
<b>4</b>	<b>Auditorium</b>	<b>835</b>	<b>0</b>	<b>-835</b>
<b>5</b>	<b>Court Building</b>	<b>1854</b>	<b>1854</b>	<b>0</b>
<b>6</b>	<b>ADVOCATE CHAMBER</b>	<b>1773</b>	<b>1773</b>	<b>0</b>
<b>8</b>	<b>BASEMENT LEVEL-1 &amp; 2</b>	<b>23865.2</b>	<b>23865.2</b>	<b>0</b>
			<b>Total AREA Difference</b>	<b>8721</b>
	<b>PRELIMINARY COST ESTIMATE (Construction cost )</b>	<b>300.42</b>	<b>323.96</b>	<b>23.54</b>
	<b>PRELIMINARY COST ESTIMATE ( cost with All Charges)</b>	<b>321.74</b>	<b>346.27</b>	<b>24.53</b>



## Unique Features

- **SIGNATURE BUILDING SYMBOLIC OF KASHI**
- **FIRST SKYWALK OF UP WITH PANORAMIC VIEWS OF THE CITY**
- **GREEN BUILDING DESIGN**
  - INTELLIGENT FACADE SYSTEM
  - ZERO WATER DISCHARGE
  - INTELLIGENT ELECTRICAL SYSTEMS
  - USE OF RECYCLABLE MATERIAL IN CONSTRUCTION
- **OPEN AIR GREEN PLAZA WITH LOCAL HANDICRAFTS THEME**
- **INTERCONNECTION WITH CIRCUIT HOUSE PARKING**
- **INDIVIDUAL OFFICES - LOCKABLE AND SEPARATE**
- **FILE COMPACTORS, MODERN RECORD ROOM**
- **SEPARATE SERVICE FLOOR**

## **Financial Model :**

- **PPP Model (DBFOT : Design-Built-Finance-Operate-Transfer)**
- **Development rights of land ( approx. 7.0 Acres) will be given to the Concessionaire.**
- **Two towers of 2B+G+19 have been proposed.**
- **One Tower will be handed over to VDA for Divisional Offices (45 Offices)**
- **The second tower will be used by Concessionaire for Financial Feasibility.**
- **The use of Tower shall be flexible ie. Commercial/ Mall/ Hotel/ Corporate Offices etc.**
- **The External Design of Building have been freezed and no deviation shall be allowed by the Concessionaire.**
- **DPR along with RFP/Concession Agreement/ DBR is under approval.**
- **Bid parameter is Upfront Premium with fixed Concession Period.**
- **A corpus fund will be created by Concessionaire for maintenance of Office Tower.**

## Shifting of Trees

### वाराणसी में भी यूरोप अमेरिका की तर्ज एक जगह से दूसरी जगह शिफ्ट किये गए विशाल पेड़

योगी सरकार की पहल पर यूपी के पहले स्काई वॉक के लिये बनाई जा रही इमारत की जगह आ रहे पुराने पेड़ों को बचाने के लिये ट्री ट्रांसलोकेशन मशीन का हो रहा इस्तेमाल। कमिश्नरी परिसर से पेड़ों को सेंट्रल जेल किया जा रहा शिफ्ट।

By: रफतउद्दीन फरीद

Published: 18 Jul 2021, 12:24 PM IST

Varanasi, Varanasi, Uttar Pradesh, India



HOME LOANS  
apni jagah banas

लाखों  
होम ओनर्स में  
शामिल हों,  
आज ही!

एचडीएफसी होम लोन  
@6.75%  
प्रति वर्ष से

फ्लैट प्रोसेसिंग फीस के साथ  
₹3,000\* टेक्सेस

अभी अप्लाई करें

विकल्पित: \*सभी प्रकार एचडीएफसी लि., के एच-मिस्ट पर हैं. नियम और शर्तों की पूर्ण जानकारी के लिए www.hdfc.com पर विजिट करें. CIN: L70100MH1977PLC029396

खबरें शानदार 10/12

IND vs ENG: हेडिंग्ले मैदान पर 19 साल बाद आमने-सामने होंगी भारत-इंग्लैंड, जानिए पिछले रिकॉर्ड्स

## Shifting of Trees

# वाराणसी में पहली बार ट्री ट्रांसप्लांट मशीन की मदद से पहुंचाया गया पेड़, 73 पेड़ों को किया जाएगा स्थानांतरित

न्यूज डेस्क, अमर उजाला, वाराणसी Published by: गीतार्जुन गौतम Updated Sun, 11 Jul 2021 11:38 PM IST

### सार

वाराणसी में पहली बार ट्री ट्रांसप्लांट मशीन से हरे पेड़ को नए प्रस्तावित मंडलीय कार्यालय से जिला कारागार स्थानांतरित किया गया। दिल्ली से मंगाई गई ट्री ट्रांसप्लांट मशीन से रविवार को प्रायोगिक तौर पर इसकी शुरुआत की गई।



विज्ञापन



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# वाराणसी कमिश्नरी से केंद्रीय कारागार में शिफ्ट हुआ हरा पेड़, पहली बार 73 हरे पेड़ों को दूसरे स्थान पर स्थानांतरित



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दवाएँ	बाज़ार	पुलिस

### ज्यादा पठित

11 HOURS AGO  
शिवर धवन ने पत्नी आयशा





# Town Planning Scheme and Local Area Plans

*Innovative Planning for Land Development*

- Town Planning Scheme is a form of Land Pooling/ Land Re-adjustment Scheme.
- Varanasi is one of the 25 Cities across the country (only in UP) which has been selection under Sub-scheme “ Pilot Project of formulation of Town Planning Scheme and Local Area Plans” by Ministry of Housing and Urban Affairs (MoHUA) GoI under AMRUT Scheme.
- Plan preparation is financed by MoHUA under AMRUT Scheme up to 2.0 Crore.
- Average size of the area is suggested as 300 Ha each for TPS and LAP in the scheme guidelines.
- For TPS: Approx 360 ha area in Alamnagar has been identified.
- For LAP: Approx 160 ha area identified near Assi Ghat Area.
- Draft Plan is prepared and the amendment in the Act in under process.



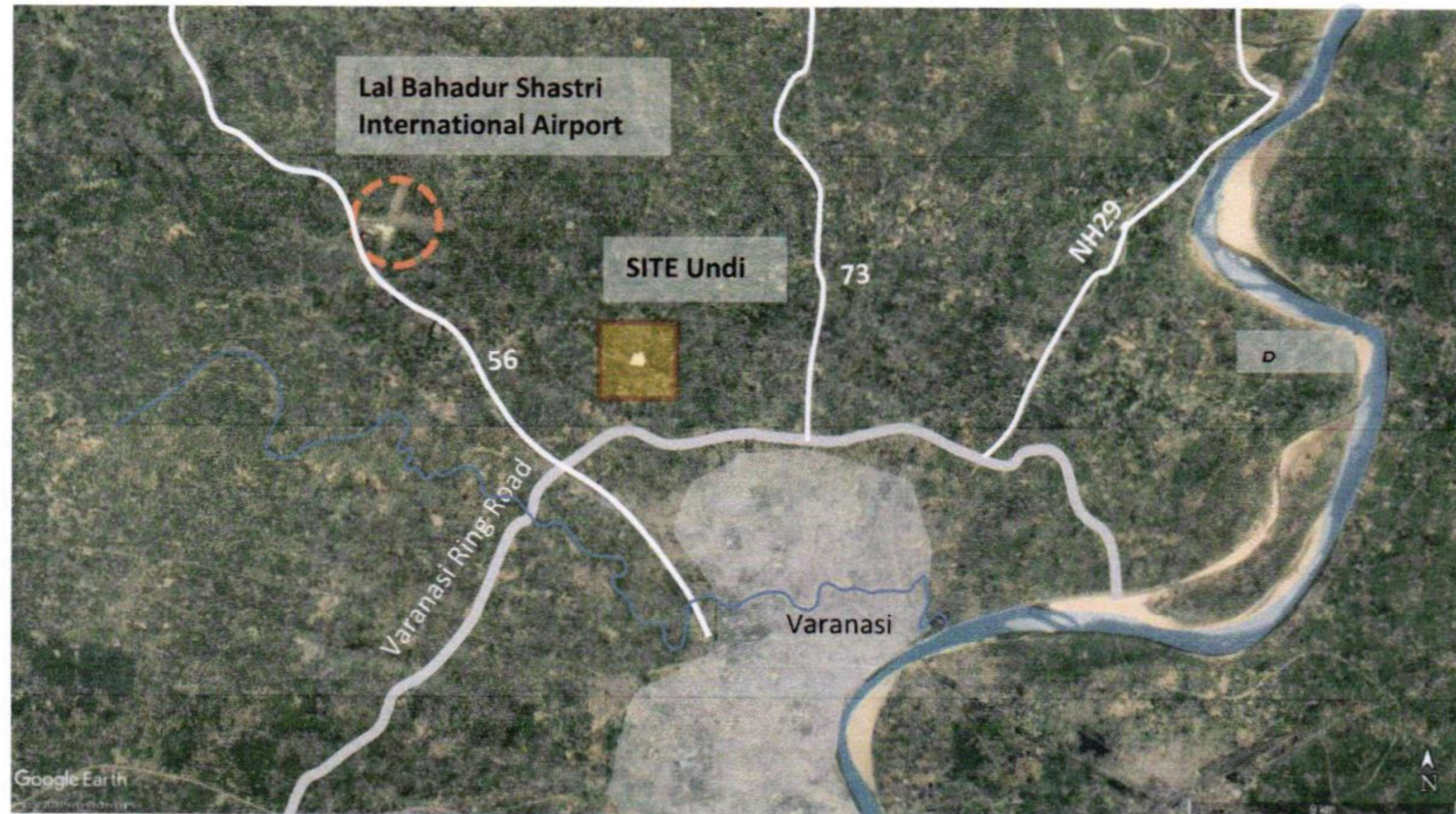
## **Development of Wetlands/ City Forest at Undi**

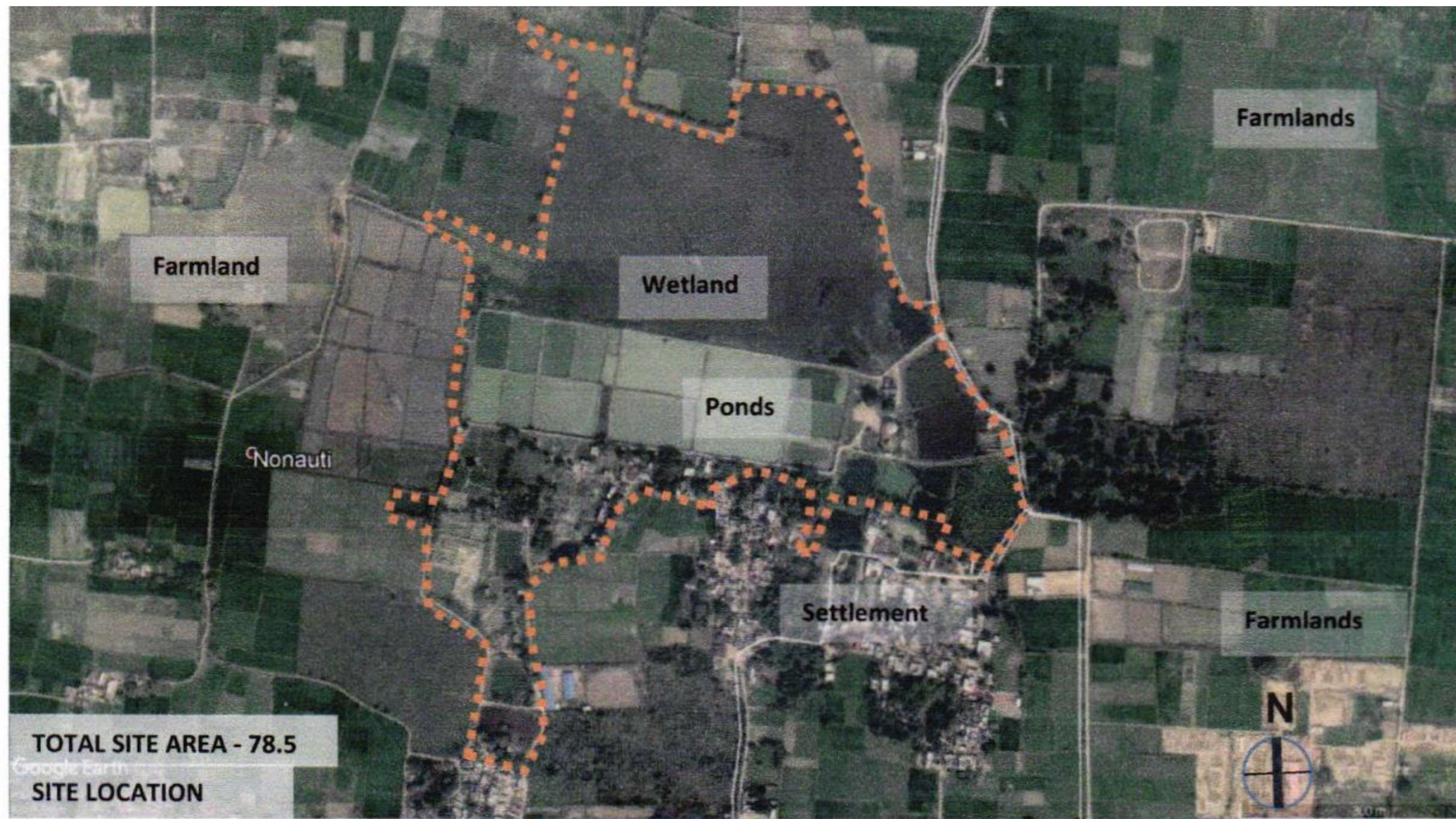
*Innovative model to preserve Ecological Footprint*



## Development of City Forest/ Wetland at Undi

- Located just outside urbanisable Area
- LBS Airport- 12 Kms and Sarnath- 8 Kms from Site.
- Area : Approx 78 Acre
- Transferred to VDA by District Admin for Management

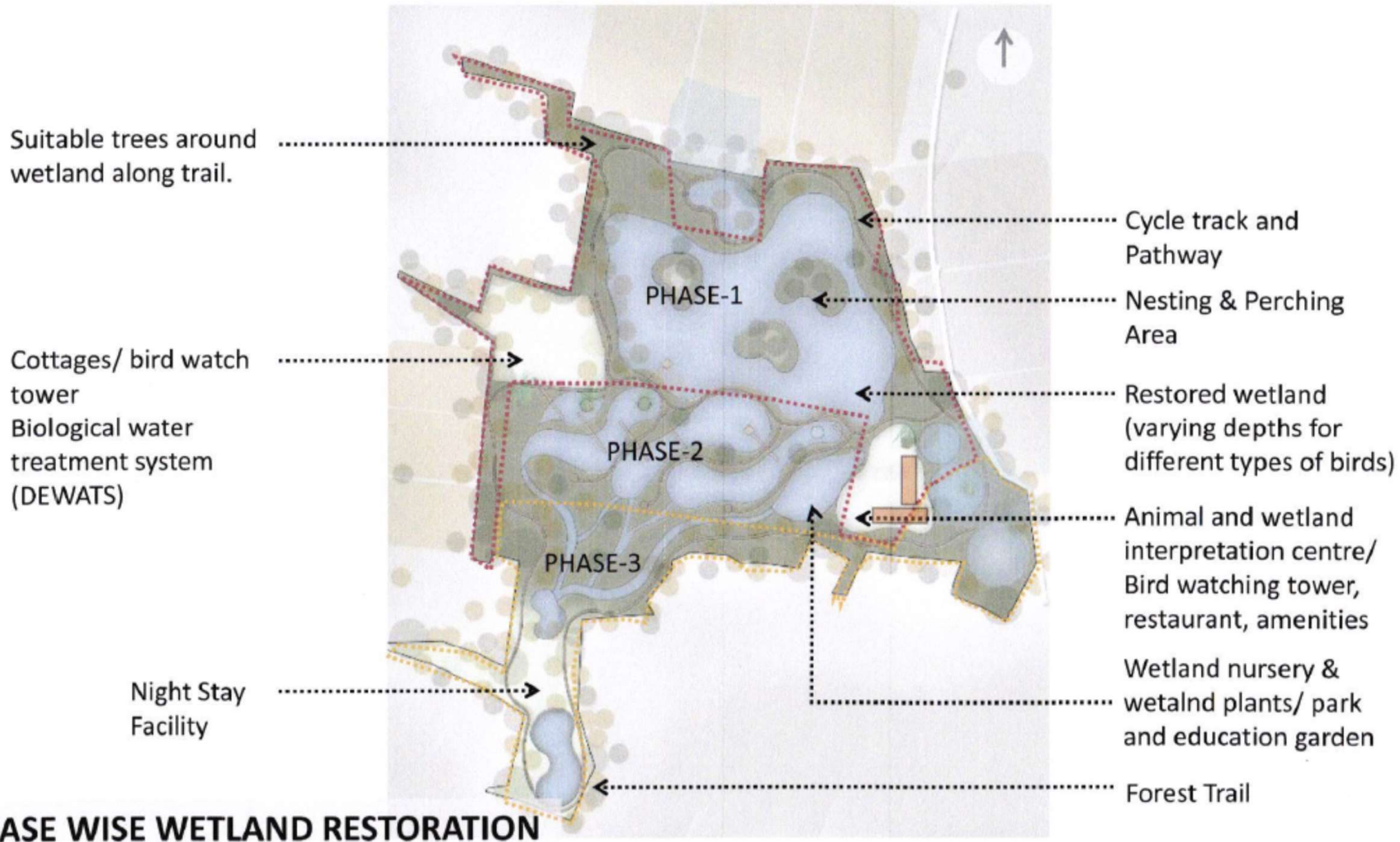




## Current Status



**Project Cost: Approx 20 cr INR sent to Tourism Dept, GoUP for funding.**

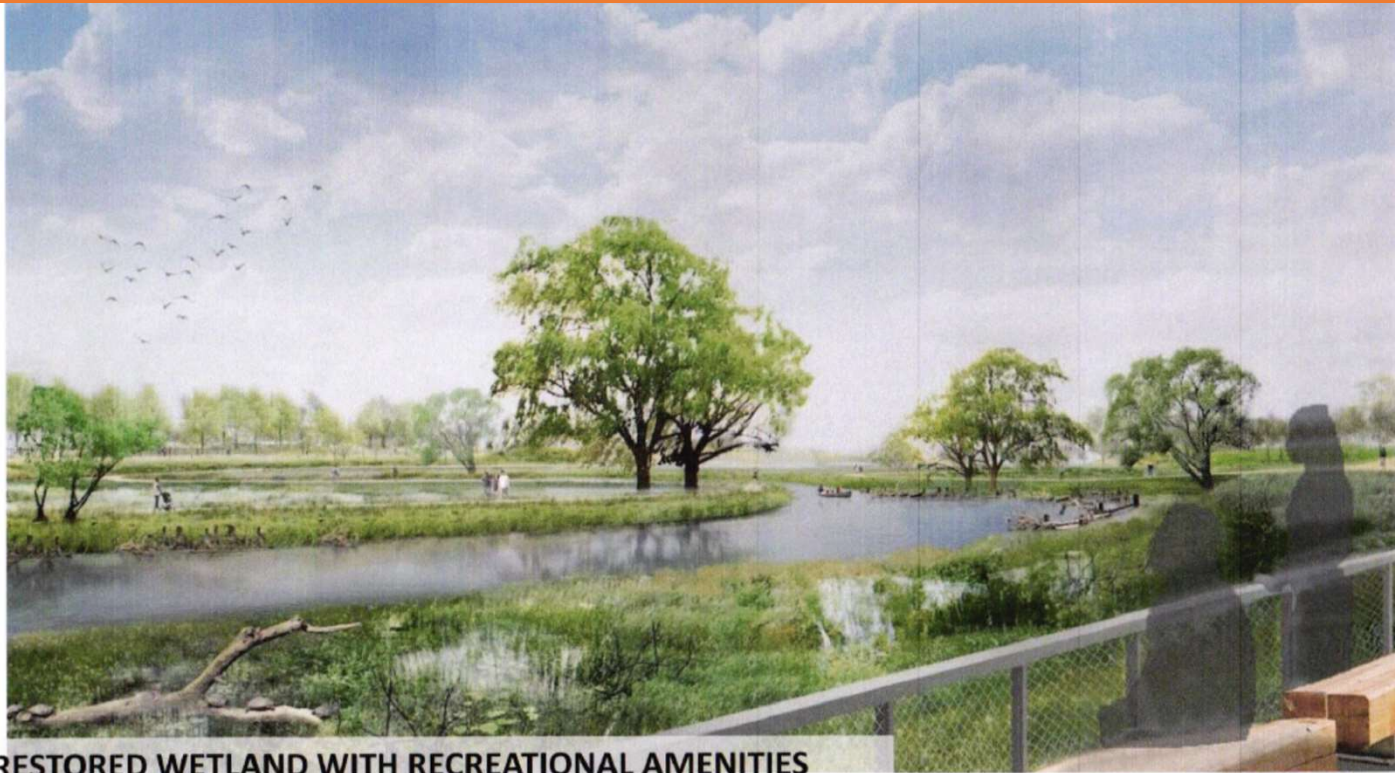




**BOARDWALK WITHIN THE WETLAND**



**RESTORED WETLAND WITH VARYING DEPTHS**



**RESTORED WETLAND WITH RECREATIONAL AMENITIES**

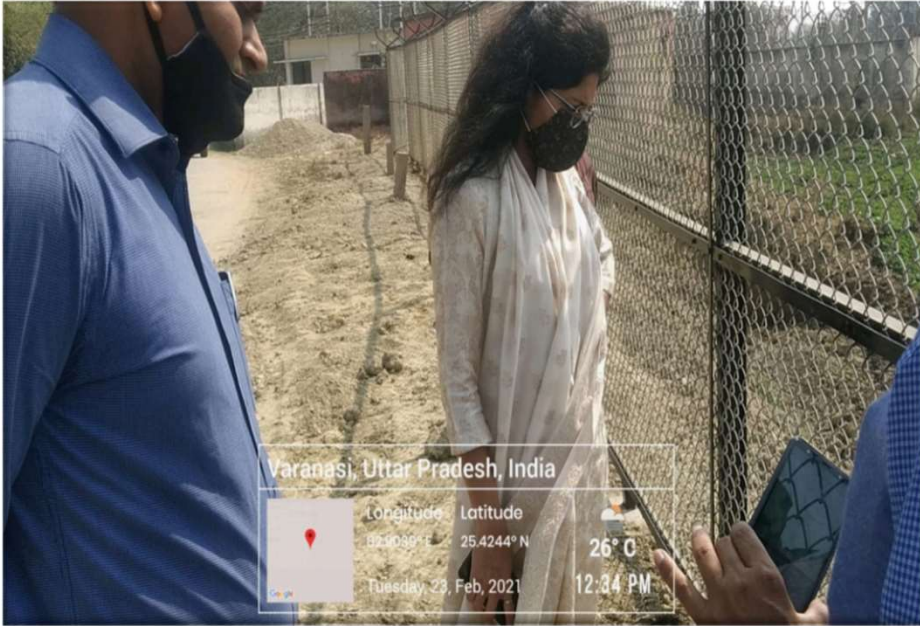


**RESTORED WETLAND WITH BOATING FACILITY**

## Currently Fencing work is being done by VDA Infra Fund

- ❖ कार्य का नाम- ग्राम सभा-उंदी में ताल/जलाशय विकसित किये जाने का प्रस्ताव।
- ❖ वित्तीय वर्ष- 2020-21
- ❖ कार्य की लागत (करोड़ में)- 3.13
- ❖ कार्य प्रारम्भ होने की तिथि- 19-03-2021
- ❖ कार्य समाप्त होने की तिथि- 28-09-2021
- ❖ कार्य की भौतिक प्रगति- 90%





- ग्राम सभा-उन्दी, तहसील पिण्डरा, वाराणसी में आराजी संख्या-119 के अन्तर्गत कुल क्षेत्रफल-36.225 हे० है। यह भूमि वाराणसी-जौनपुर मुख्य मार्ग से गाजीपुर रोड तक जाने वाले रिंग रोड बाईपास से 6.0 किलो मीटर दूर स्थित है।
- इस क्षेत्र को अतिक्रमण से मुक्त रखे जाने के साथ-साथ पर्यावरण संरक्षण एवं संतुलन बनाये रखने के लिए वाटर बाडी के रूप में विकसित किया जाना है।
- परियोजना के अन्तर्गत पैदल पथ, साईकिल ट्रैक, वैंटलैण्ड, वर्ड डायवर्सिटी जोन, प्राकृतिक झील, पुष्प तालाब, पुष्प वाटिका, हरबल गार्डन, सघन वृक्षारोपण, वाच टावर, ओपेन थियेटर, नेचुरल फेन्सिंग (बासवृक्ष) आइसलैण्ड, लकड़ी का पुल, जलपान गृह, पार्किंग, नौकायान आदि के कार्य हेतु धनांक रू० 19.66 करोड़ की डी०पी०आर० पर्यटन विभाग को प्रेषित की गयी है।
- प्रथम चरण के अन्तर्गत भूमि के जी०आई० लिंक द्वारा बाउण्ड्रीवाल बनाकर घेरे जाने का कार्य प्रगति पर है।

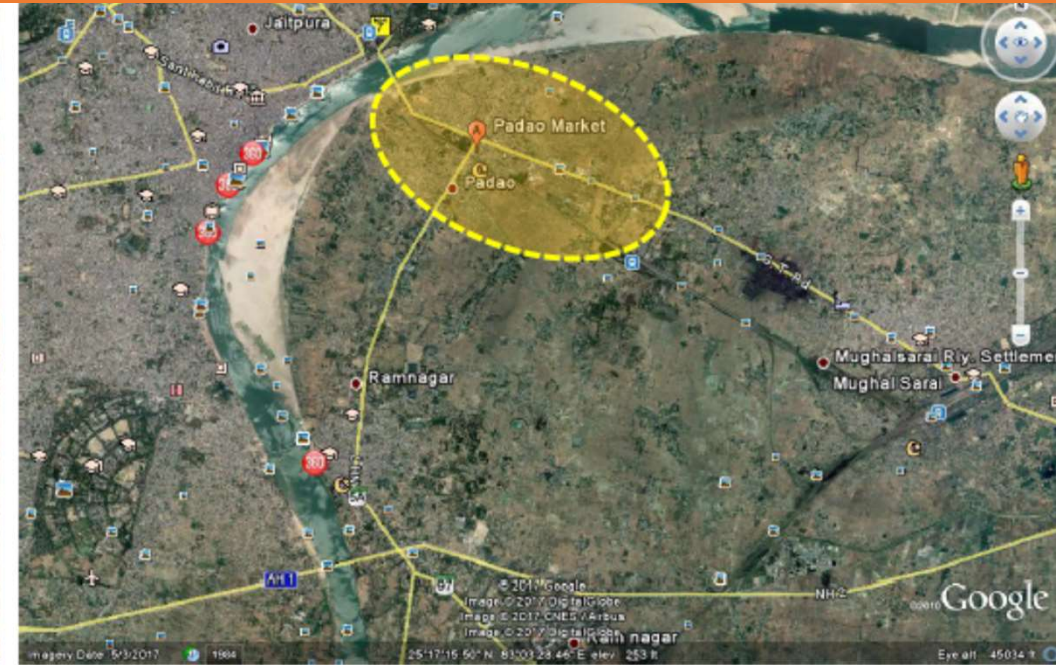
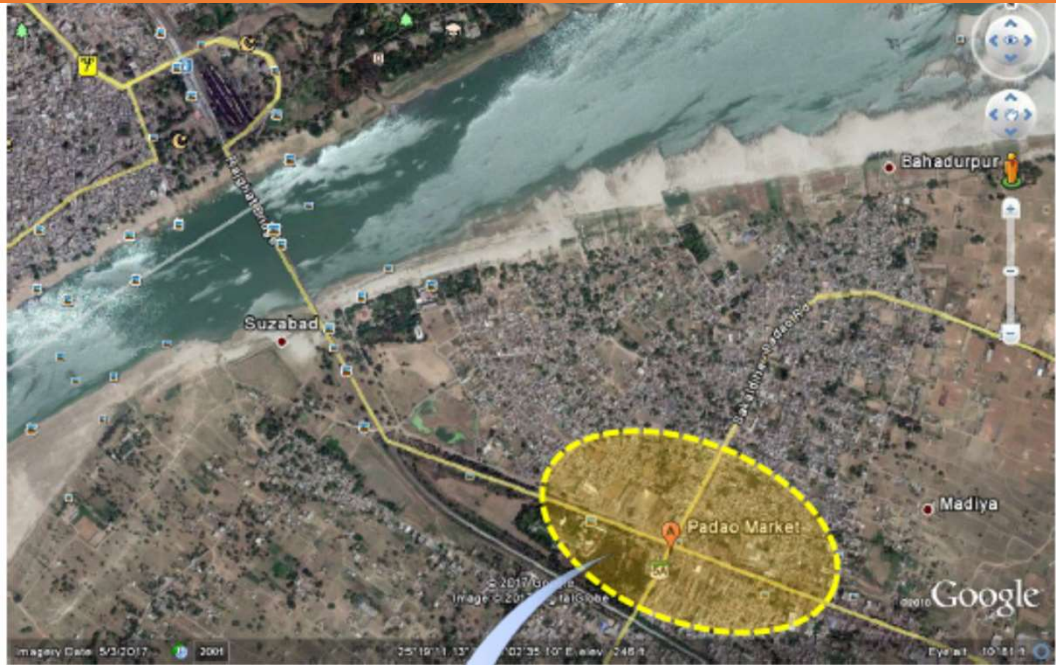




# Development of Pt. Deen Dayal Upadhyay Smriti Sthal

## *Innovative Design Ideas*

# Site Location



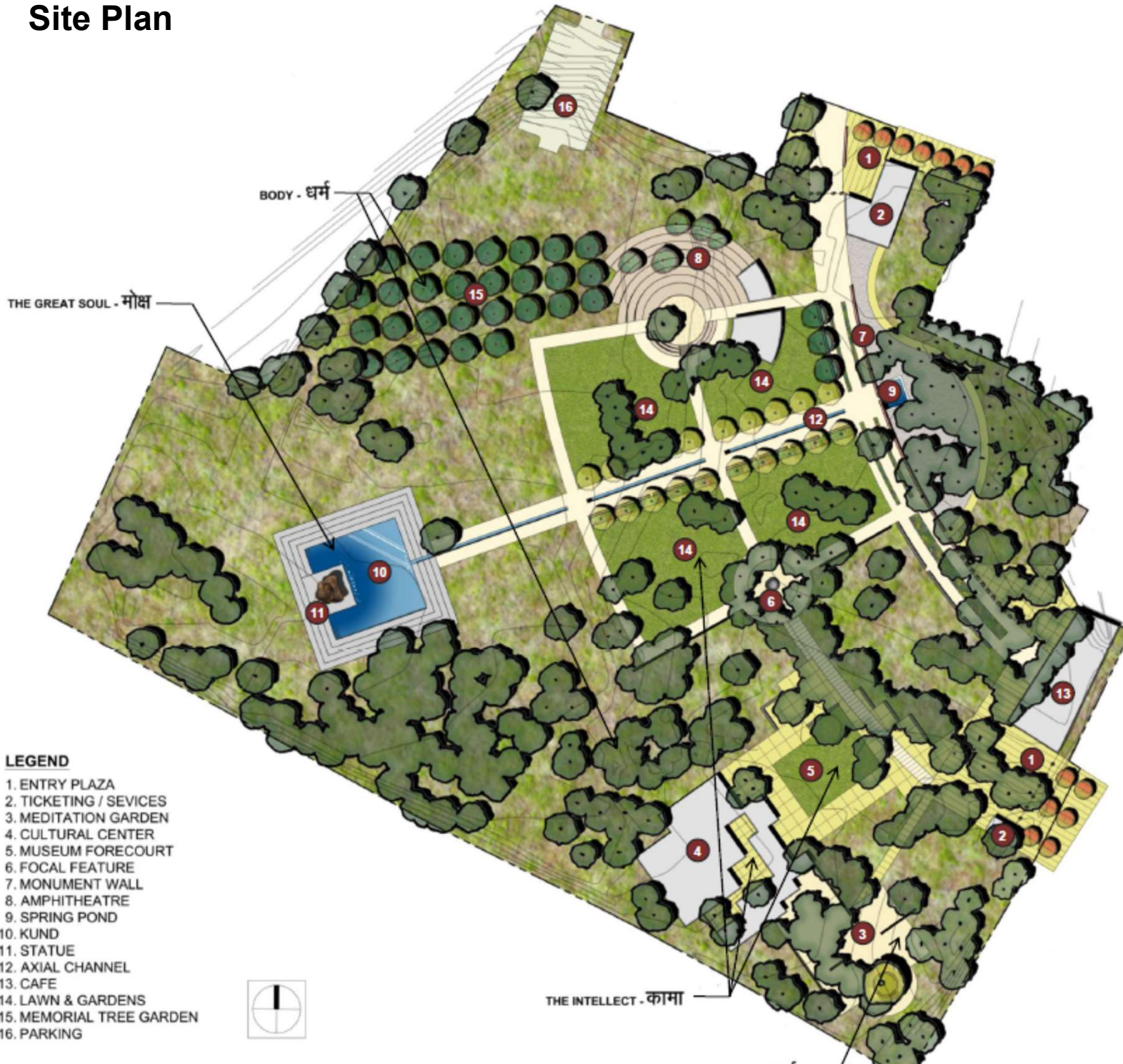
## Site Context :

- Pandit Deendayal Upadhyaya Memorial Proposed adjacent to Pado Chauraha in the land of Ganna Vikas Sansthan
- The present site has cluster of Trees along West Side next to the Railway track.

**Total 3.67 Ha land has been transferred to Culture Dept, GoUP from Ganna Sansthan (Ganna Vibhag, GoUP)**



# Site Plan



## LEGEND

1. ENTRY PLAZA
2. TICKETING / SERVICES
3. MEDITATION GARDEN
4. CULTURAL CENTER
5. MUSEUM FORECOURT
6. FOCAL FEATURE
7. MONUMENT WALL
8. AMPHITHEATRE
9. SPRING POND
10. KUND
11. STATUE
12. AXIAL CHANNEL
13. CAFE
14. LAWN & GARDENS
15. MEMORIAL TREE GARDEN
16. PARKING

## THE CONCEPT

THE CONCEPT IS BASED ON PT DEEN DAYAL UPADHYAYA'S OBSERVATION OF THE FOUR OBJECTIVES OF HUMANKIND.

### THE MIND - अर्थ

A MEDITATION GARDEN TO STILL THE MIND (WALLS SEATS, PAVING, WATER, AND PLANTS) AND PROVIDE AN ALTERNATIVE FOCUS TO ARTH OR WEALTH.

### THE INTELLECT - कामा

A PLEASURE GARDEN FLANKS THE MAIN AXIS, ENGAGES THE SENSES IN A SATISFYING EXPERIENCE

### THE GREAT SOUL - मोक्ष

THE JOURNEY THROUGH THE GARDEN WITH THE MONUMENTAL WALL (DEPICTING INCIDENTS FROM THE LIFE OF PT DEEN DAYAL UPADHYAYA) ON ONE END AND THE KUND - THE RECEPTACLE OF KNOWLEDGE - ON THE OTHER, SYMBOLISES THE PATH TO TRUTH (MOKSHA) THAT WE SEEK. AT THE CULMINATION OF THIS PATH STANDS THE STATUE.

### BODY - धर्म

THE DENSE TREES TOUCHING ALL THESE ELEMENTS ARE THE BODY - OUR DHARMA OR MORAL DUTIES - SURROUNDING ALL ASPECTS OF OUR LIFE TO KEEP US ON THE RIGHTEOUS PATH.

## DESIGN NARRATIVE

TWO ENTRY PLAZAS ARE PROVIDED AT THE TWO ENDS WITH INVITING PUBLIC INTERFACE. THERE WILL BE PROVISION FOR TICKETING AND PUBLIC AMENITIES AT BOTH.

THE TALL MONUMENT STONE WALL ILLUSTRATES (IN RELIEF) INSPIRING INCIDENTS FROM PT UPADHYAYA'S LIFE AND PROVIDE AN ANCHOR FOR THE TOWERING STATUE OF THE LEADER AT THE OTHER END.

ALONG THE MAIN AXIS IS A WATER CHANNEL THAT ORIGINATES IN THE SPRING AT THE WALL AND ENDS IN THE KUND THAT SURROUNDS THE STATUE. SEAT WALLS ALONG THE WALK AS WELL AS THE STEPS OF THE KUND ARE PLACES FOR PEOPLE TO SIT AND REFLECT.

A GRASSY AMPHITHEATRE PROVIDES THE ARENA TO ACCOMMODATE COMMEMORATIVE FUNCTIONS AS WELL AS OTHER CULTURAL ACTIVITIES FOR THE LOCAL COMMUNITIES.

THE PLAN NOT ONLY PRESERVE EXISTING TREES BUT ALSO WEAVES THEM INTO AN IMPORTANT DESIGN ELEMENT.

A CULTURAL CENTER TO THE SOUTH PROVIDES THE VENUE FOR LOCAL ARTISTS OR CRAFTSMEN. IT CAN ALSO FUNCTION AS A MUSEUM OR INTERPRETIVE CENTER. AN OUTDOOR MEDITATION GARDEN EXTENDS THE FUNCTIONS OF THE CENTER. THE GARDEN IN FRONT CAN BE A SPACE TO CELEBRATE LOCAL CRAFTS AND CUISINE.

THE CAFE AT THE CORNER IS THE ACTIVITY HUB - FOOD - THAT ATTRACTS PEOPLE WHICH IN TURN KEEPS PUBLIC SPACES SAFER. IT ALSO PROVIDES REMUNERATION THAT CAN HELP

## Arial View



- ❖ वित्तीय वर्ष- 2020-21
- ❖ कार्य की लागत (करोड़ में)- 42.01
- ❖ कार्य प्रारम्भ होने की तिथि- 01-10-2018
- ❖ कार्य समाप्त होने की तिथि- 30-01-2020





- पं दीनदयाल उपाध्याय जी के शताब्दी वर्ष के उपलक्ष्य में उप्र सरकार द्वारा पड़ाव चैराहे के निकट उनके अन्तिम पड़ाव के स्थल पर पं० दीनदयाल उपाध्याय जी की प्रतिमा स्थापना, वैदिक पार्क एवं एम्फीथिएटर आदि का निर्माण कार्य वाराणसी विकास प्राधिकरण द्वारा कराया गया है।
- परियोजना में 63 फीट ऊंची ब्रांज की मूर्ति स्थापित की गयी है।
- झरने के पीछे एक मोनूमेन्टल स्टोनवाल पर पं.दीनदयाल उपाध्याय की जीवन यात्रा के प्रेरणादायक घटनाओं को दर्शित किया गया है।
- स्थल पर सांस्कृतिक केन्द्र जिनमें आडिटोरियम, म्यूजिम तथा इन्टरप्रेटेशन सेन्टर इस उद्देश्य के साथ स्थापित किये गये है कि स्थानीय कलाकारों, कामदारों को अपनी प्रतिभा प्रदर्शित करने का प्लेटफार्म मिल सके।
- इस परियोजना में एक मेडिटेशन गार्डन भी विकसित किया गया है।
- परियोजना का लोकार्पण मा० प्रधानमंत्री जी भारत सरकार द्वारा दिनांक 16 फरवरी, 2020 को किया जा चुका है।



Varanasi Development Authority

- Project is funded by Ministry of Culture, Govt of India and Culture Department, Govt of UP.
- Currently maintained by VDA with revenue form Entry Ticket, Rent from Cafeteria and Virtual Reality show.





वाराणसी  
विकास प्राधिकरण

# Development of Tent City at the banks of Ganges in Varanasi

*Innovative Idea to Boost Tourism and local economy*

## ■ **Why Tent City??**

- **There is high demand of accommodation which could be tapped.**
- **Can Cater seasonal tourist for limited period of time.**
- **Unique Experience**
- **No Cost to the Exchequer and could be made profitable venture**
- **Land is available across Ganga River**
- **Cultural/ Religious activities during season**
- **Water Sports could be associated**

# Site for Tent City

Raj Ghat

Dashaswamesh Ghat

Harischandra Ghat

Assi Ghat

Channelization by Irrigation Dept @ 45 M Wide



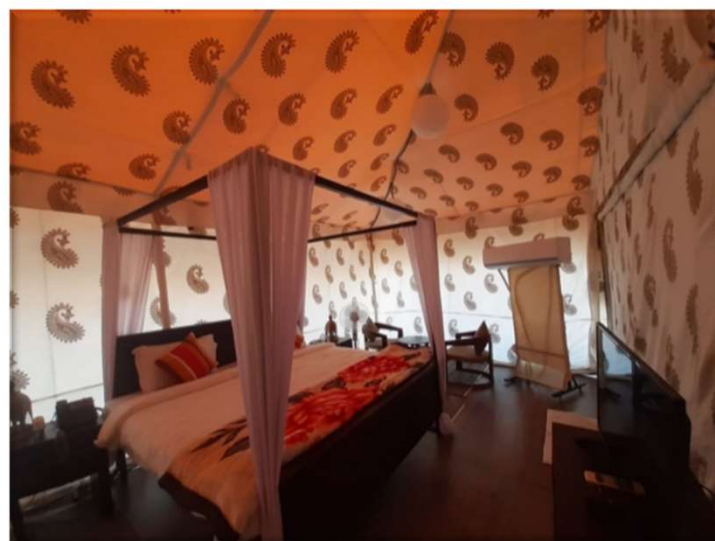
Image © 2021 Maxar Technologies

1679 m

Google

- RFP was floated by VDA in July 2022 and the bids were received in August 2022.
- The proposal were asked for 3 patched (Max 200 Tents/ Patch) on annual licensing fee model.
- Two bidders were shortlisted, 1 for 200 Tent and other for 400 tents.
- The work order has been issued this month and the Tent City will be started by Oct-Nov 2022.
- For basic infrastructure facilities, VDA/concerned depts have finalized the tender and work has been started,

Tentative Images:





# Development of Ropeway System in Varanasi

*Innovative/Unique solution for Urban Transport*


# TRAFFIC LINKED MEDIA REPORTS OF VARANASI

**सुबह से ही शुरू हो जा रही बनारस में जाम की समस्या**  
 वाराणसी। कार्यालय संवाददाता • Published By: Malay  
 Wed, 13 Jun 2018 12:56 PM



शहर में जाम की समस्या ने निपटने के लिये अधिकारी प्रतिदिन समीक्षा बैठक कर रहे हैं। नये-नये प्लान बनाये जा रहे हैं लेकिन उसका असर सड़कों पर दिखाई नहीं दे रहा है। मंगलवार को सुबह से ही जाम ने शहर की सड़कों को अपनी जद में ले लिया। रथयात्रा, सिगरा, सिगरा, नई सड़क, गोदीलिया, मलदहिया समेत कई क्षेत्रों में घंटों जाम लगा रहा। लोगों ने जाम से निकलने के लिये गलियों का सहारा लिया।

People on the move. Overcrowded streets of Varanasi, Uttar pradesh, Asia, India, Uttar Pradesh, Varanasi, Motorcycle



Two muslim girls standing beside their motorcycle in busy streets of Varanasi. Most of streets are flooded with street-side shops, beggars, roaming ox, travellers, devotees .. often making long waiting traffic jams. Varanasi@ Uttar Pradesh is one the oldest living cities of world and called spiritual capital of India. The city is on the banks of river Ganga. Though the city and its people have adopted new times, but still much of city has preserved the old charm. Photo taken at Varanasi, Uttar Pradesh on 11/16/2018

Varanasi, उत्तर प्रदेश



**IMPORTANT NEWS: शहर को जाम मुक्त बनाने के लिए VARANASI COMMISSIONERATE की नई पहल, दिन के हिसाब से बदलती रहेगी यातायात व्यवस्था, बोले ADCP TRAFFIC...**

6 JULY 2021 | AAJ EXPRESS | CITY JAM-FREE, IMPORTANT NEWS, TRAFFIC SYSTEM, VARANASI COMMISSIONERATE

**बनारस में लगा ऐसा जाम, 40 मिनट में तय हुई 800 मीटर की दूरी**



**तस्वीरें: वाराणसी में लगा भीषण जाम, शहर से लेकर हाईवे तक वाहनों की कतार**

न्यूज डेस्क, अमर उजाला, वाराणसी Published by: हरि User Updated Tue, 16 Feb 2021 01:31 AM IST





# Alignment

Total Length – 3.850 Km

Design Capacity - 3000  
PPHPD

Preferred Ropeway System –  
**Monocable Detachable Gondola**

No. of towers - 30 Nos

Gondola Capacity - 10  
passenger per Gondola.

Total No. of Stations – 05  
Nos.

Distance between two  
towers – 200m – 300m

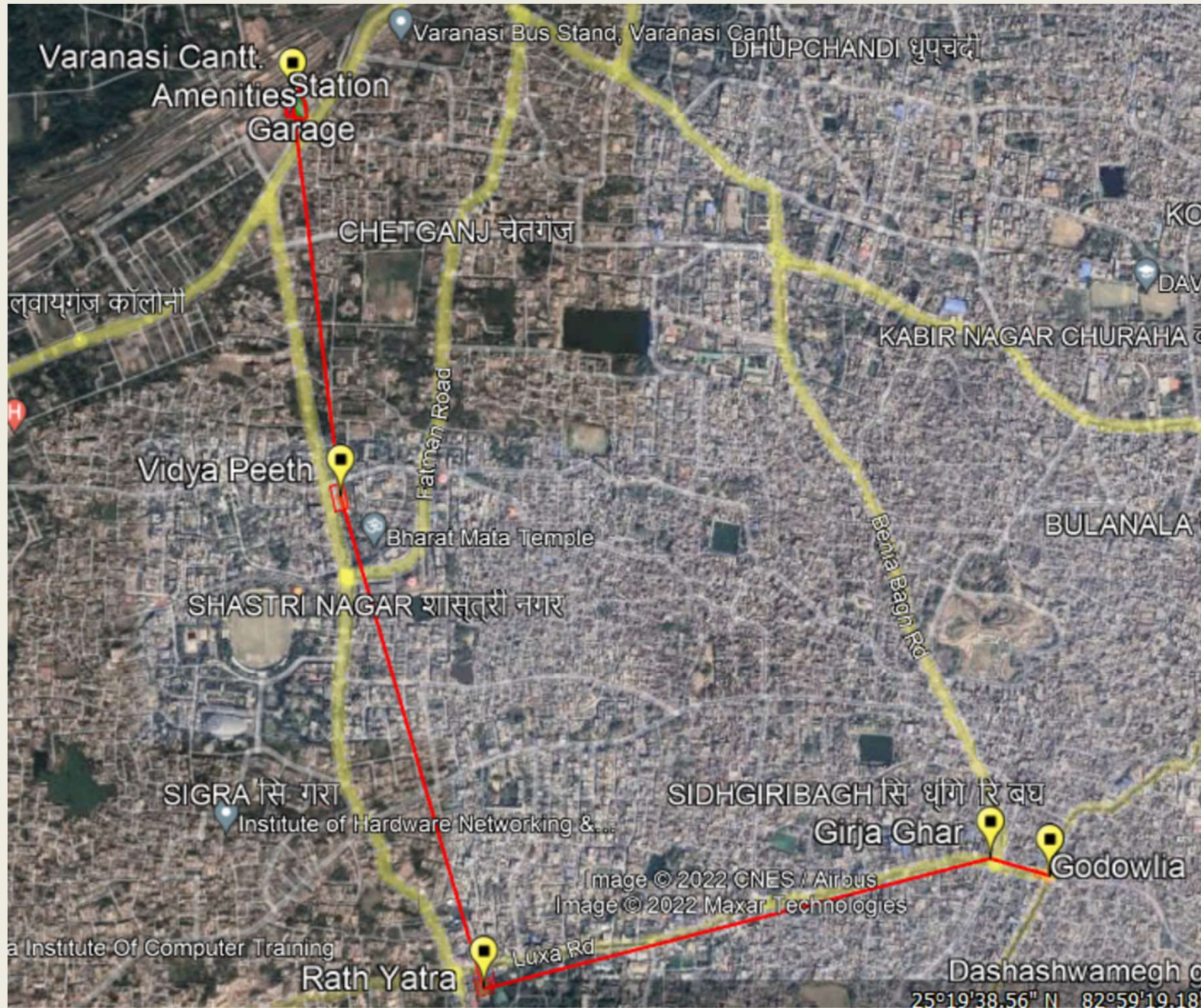
Station 1: Varanasi Cantt.

Station 2 : Vidya Peeth

Station 3: Rath Yatra

Station 4: Girja Ghar

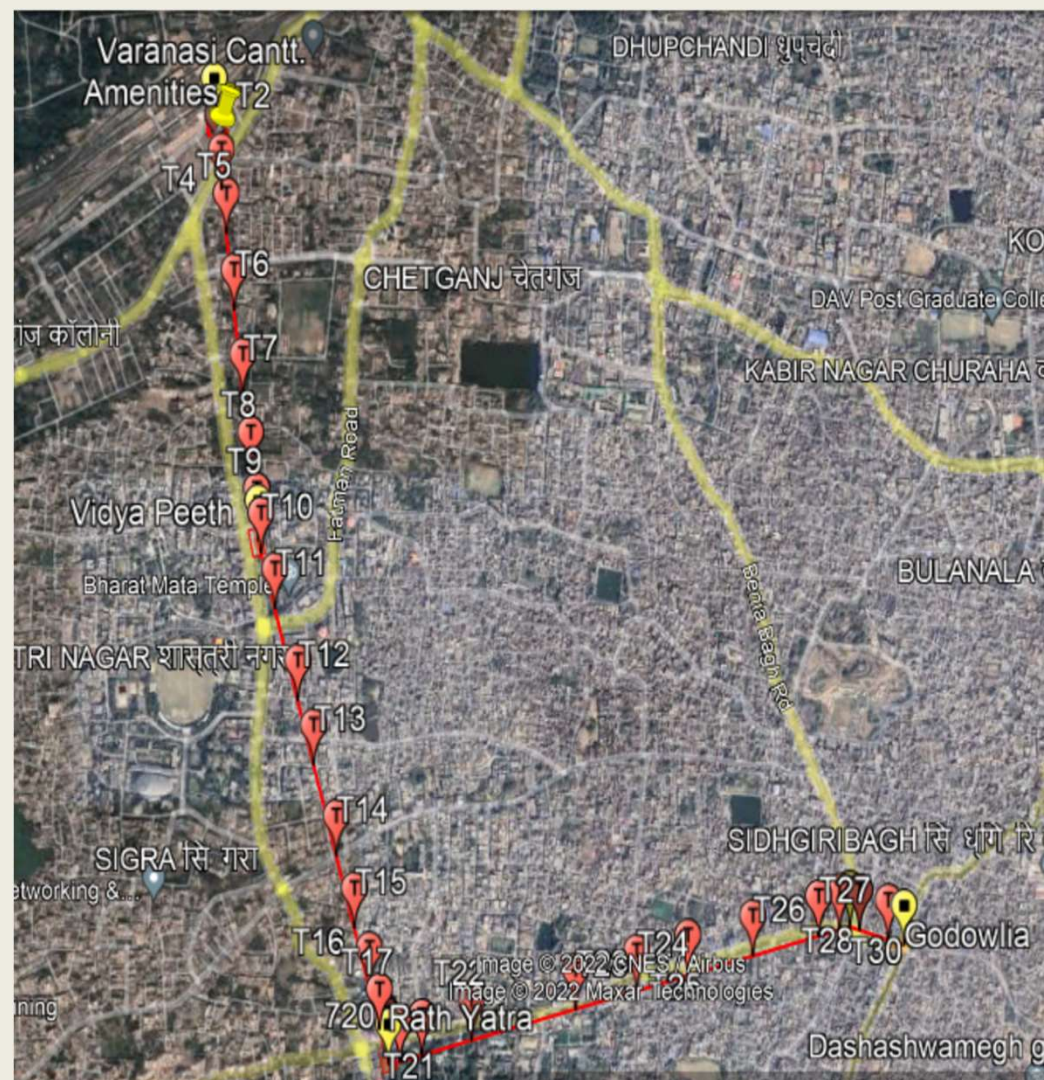
Station 5: Godowlia  
Chowk





## Salient features of the Project

S. No	Line Characteristics	Unit	Description
1	Technology Type	-	Mono-Cable detachable
2	Line Length	Km	3.850
3	No. of Stations	Nos.	5
4	Number of Terminals	Nos.	2
5	Number of Intermediate stations	Nos.	3
6	Number of Turning Stations	Nos.	1
7	Cabin Capacity	persons	10
8	Line Speed	Km/ hr	21
9	Operation Hours	Hr	16
10	Tower Height Range	m	10-55m
11	Right of Way	M	10m
12	Clear height from bottom of Gondola to building top	M	10m
13	Max Speed	m/s	6.0
14	Driving Time	Min	16
15	No. of cabins	Nos.	236
16	Project Cost	Rs. in crores	483.63



**Land Details**

S. No.	Land Type	Land (sqm)	Land required for Stations (sqm)	Land required for Towers (sqm)
1	Total Land	<b>15891</b>	<b>14054</b>	<b>1837</b>
2	Private Land	5716 (36%)	4604	1112
3	Government Land	10175 (64%)	9450	725

- Land at Station 01 (Varanasi Cantt.) and 3 Towers fall in Railways land. Railways has given in-principal approval for providing land for development of ropeway station at Varanasi Cantt. MoU signed
- Land for 27 towers and 04 stations i.e. Vidya Peeth, Rathyatra, Girja Ghar and Godowlia Chowk belongs fall in Govt./ Private land. Land acquisition is in initial phase. State Government/ VDA is acquiring land at their cost. Land is expected to be in possession by Oct'22

**Station Wise Area Statement**

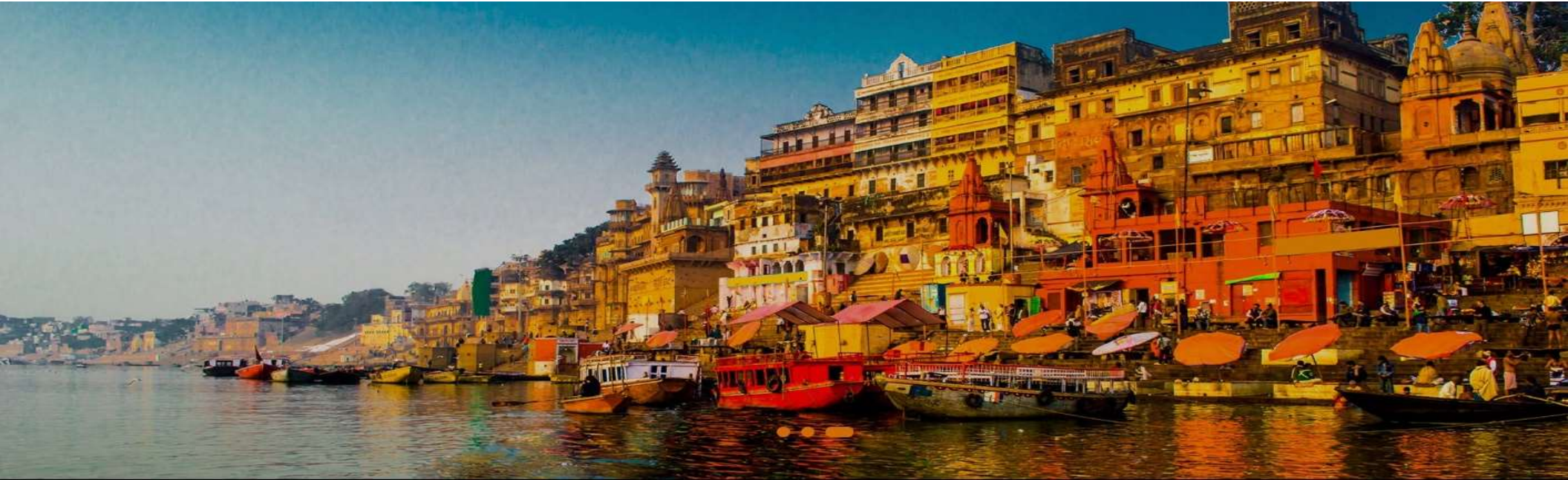
S. No.	Station	Ground Area (sqm)	Total Built Up area (sqm)
1	Varanasi Cantt.	3044	15220
2	Vidyapeeth	3633	10993
3	Rath Yatra	4604	11484
4	Girja Ghar	720	720
5	Godowlia Chowk	2053	2053
	<b>Total</b>	<b>14054</b>	<b>40470</b>

# Conceptual View of Station Buildings



## PROJECT BENEFITS

- Benefit to **Local** as well as **Tourist Population**
- Improved Connectivity between **Old Kashi (Godowlia, KV temple, Dashaswamedh Ghat Area) and New Varanasi**
- **Reduction in traffic volume** on the roads
- Work as a **feeder** for other modes of transportation system
- **Enhance visitor experience** and appreciation
- Provision of an alternate transport system
- Act as **additional attraction** to the Holy city
- **Reduction of pollution** levels and improvement in service index
- **Reduce travel time** from Cantt. Railway Station to Dashashwamedh Ghat, Kashi Vishwanath Temple and adjoining areas.



**Thank You...**