

# 11. City Image and City Structure

## 11.1 INTRODUCTION

To transform Ranchi into one of the most admired State Capitals of the country. The city-image has to be enhanced through the creation of landmarks and by developing a hierarchical city structure.

## 11.2 CITY STRUCTURE

### 11.2.1 Existing City Structure

The Ranchi City is having an undulating plain located on the Chotanagur plateau. The well marked contours show that the general slope is from west to east direction. The eastern section of the city has an average elevation of about 624.84 m, which gradually increases to 655.32 m in the west. The two hills, which are conspicuous in the monotonous rolling surface of the city, are the Tagore or Morabadi hill on the northern margin and the curious pyramidal shaped Ranchi hill on the western margin of the city.

The city has sprawled in a linear fashion surrounding the central area, along the main corridors towards the north-east, North-West and South-East directions.

The Old Municipal Area still functions as the Central Business District with wholesale and city level retail markets located there. A ribbon-like commercial mixed-use development has taken place along the major corridors i.e. along main road, Circular road, Kanke Road and Patratu road. Apart from the central commercial area, the other nuclei that have formed in the city are the Doranda, Hatia and Ranchi railway stations, Industrial area at Tupudana and Tatisilway.

However, a hierarchical form of urban development is absent in the City Structure.

### 11.2.2 Proposed City Structure

A new city structure for Ranchi Planning Area is envisaged for the integrated hierarchical development of the city and the development of City Image.

## 11.3 TIER I: CITY LEVEL

One of the major goals of the plan is to create a unique image for the city of Ranchi befitting that of a State Capital. This can be achieved through the creation of landmarks and interesting urban forms. Some of the major city level projects identified for enhancing the capital city image of Ranchi are as under:

### 11.3.1.1 City Centre

To cater to the City level commercial and facilities requirement, a new City Centre is envisaged towards northern portion of the planning area in village Baragain (Thana No. 184). The City Centre shall comprise of:

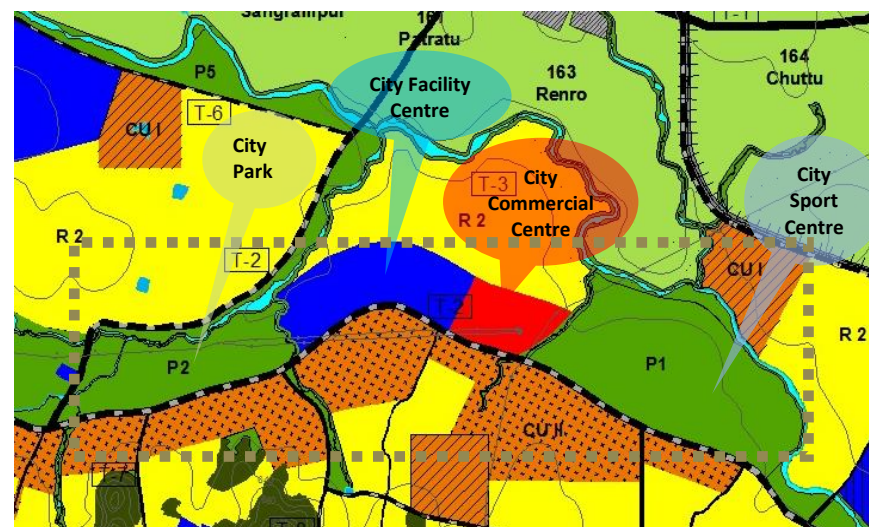


Figure No. 11-1: Location of Proposed City Centre

- City-level Commercial Centre at village Baragain to function as the Central Business District on 31.90 ha of land.
- City-level Facility Centre at Bargain area containing city level facilities such as, Socio-cultural Club, exhibition gallery and cultural centre, museums, Speciality Hospital, general community facilities and housing along with recreational facilities on 68 ha of land,
- A City-level Sports Complex (160 ha), and
- A City-level Park (66 ha).

### 11.3.1.2 Education and Research Hub

The Education and Research Hub shall contain regional-level institutions for research activities measuring an area of 240 hectare is proposed to be located at village Ganru (Thana No. 153). A Medical college with a speciality Hospital covering 15 ha shall also be located within this area. The hub shall have Institutional area, residential area, sports and cultural area and landscape component. Its details are as under:

- Area : 240 hectare
- Location : Ganru village, Planning Unit 3

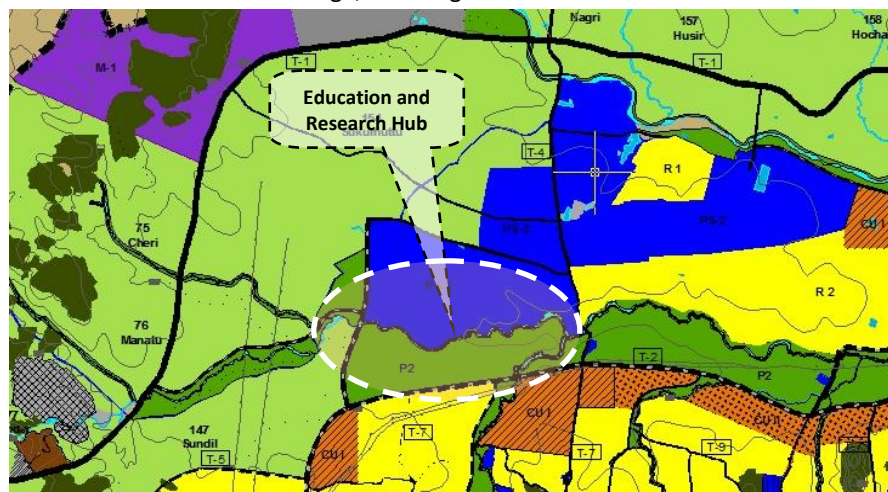


Figure No. 11-2: Location of Proposed Education and Research Hub

### 11.3.1.3 New University including New Engineering Colleges

Area is reserved in the Plan for a New University and Engineering College to be located on land of Villages Turup (Thana No. 16), Hesal (Thana No. 19), Mansu (Thana No. 18) and Jamuwari (Thana No. 17) under Planning Unit 9 with a total area of 565 hectares.

### 11.3.1.4 Exhibition-cum-Fair Ground

Ranchi is the cultural and economic hub of not only the state of Jharkhand but also the entire of the region. There are a number of festivals and fairs held in the city, chiefly at Jaggannathpur and on Saran Sathals dotted in the city. Considering the regional importance of these fairs, it is proposed to develop an exclusive exhibition cum fair ground to organize fairs, exhibitions and shows and events for cultural as well as economic benefits. Its area and location are as under:

- Area : 218 ha
- Location : Planning Unit No. 12 on partial land of Hethu, Chandaghasi and Kutetoli

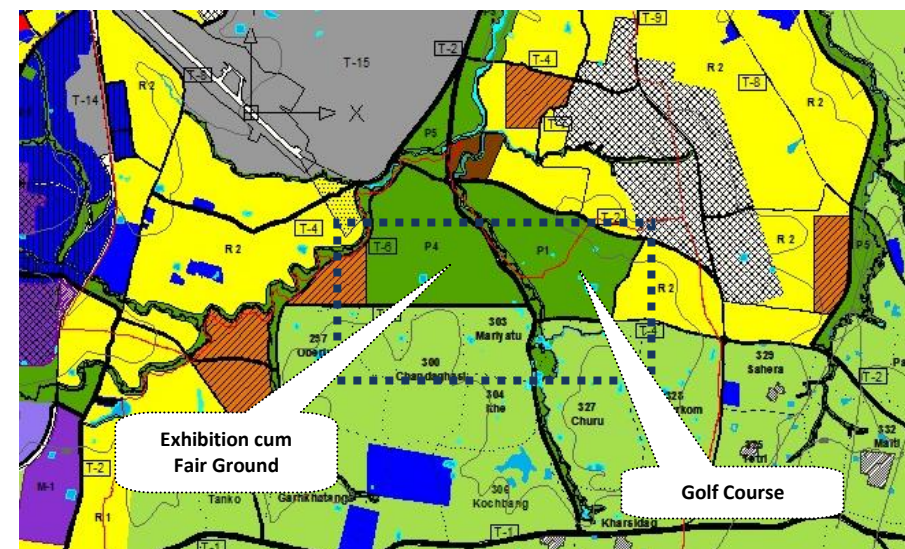


Figure No. 11-3: Location of Proposed Exhibition cum Fair Ground & Golf Course

### 11.3.1.5 Golf Course

A golf course is proposed to be developed in Planning Unit-12 located in the south-eastern part of the Planning Area. Around 182 hectare area is reserved for the same.

### 11.3.1.6 Airport Expansion

In view of the anticipated future requirement of large sized aircrafts, long runways (of around 3.5 Km) would be required for the landing of the same. Considering this, 794 hectare of land has been proposed for Airport Expansion under RMP-2037, which could accommodate the longer runway and desired Terminal facilities.

### 11.3.1.7 River Front and Lake Front Development

River front development along the river Subarnarekha and River Jumar is envisaged to celebrate the beauty of the river and integrate it with the recreational green belt along it. The existing developments along the Circular Road towards the river side shall make way for the river development zone. Also in areas on new development along the river, 15 m to 50 m wide belt is proposed to maintain the serenity of the rivers. Three lakes of Ranchi i.e. Gonda Lake, Dhurva Lake and Getalsud Lake should be developed as recreational zones.

### 11.3.1.8 Modernization of Railway Stations

It is proposed to modernize the existing Ranchi and Hatia Railway Station as vibrant centres of the life of cities for commerce, entertainment and social spaces. The new railway stations should be developed on international standards.

### 11.3.1.9 Information Technological (IT) Parks

IT Parks are proposed within the Ranchi Planning Area for the horizon year 2037. A pocket measuring land area of 450 hectare is proposed at village Koilari (Thana 28) and another pocket on 415 hectare of land is proposed to be located in 3-village i.e. Bermud (Thana 251), Jojosiring (252) and Purgu (250). These IT Parks might initially focus on the telecommunication and information technology (IT) sector (including software development). The parks might encompass an export-

oriented IT service firm and an incubator that will nurture hi-tech companies and help them commercialize innovative ideas and technologies.

### 11.3.1.10 Light Rail Transit System (LRTS)

The proposed LRT corridor spanning over a length of 16.8 km runs between Lodhma Road near HEC and Proposed Railway Station on Hazaribagh Road. It has 17-stations proposed along it.

### 11.3.1.11 Urban Design Corridor

The RMP-2037 proposes to earmark the southern side of the Circular Road from Hazaribagh Road to Kanke Road as a Composite Use Zone (CU-II) of Type II for development of large multi-storeyed institutional-commercial development to cater to the future needs of the city and the region. The area would be developed on the basis of an urban design scheme, which will add to the image of the city.



Figure No. 11-4: Location of Proposed Urban Design Corridor

### 11.3.1.12 Urban Renewal

The entire Old Municipality area corresponding to Planning Unit 1 and 2 has been earmarked for Urban Renewal in RMP-2037.

Refer to **Section 8.11** of Chapter Housing and Slums.



**Note:** Once the Circular Road comes up, the area to the south of Circular Road towards north of the Planning Area may be notified as Composite Use and other uses like City Centre etc.

### 11.3.1.13 Capital Complex

The Capital Complex is being proposed in Greater Ranchi Phase – I located towards Southern Side of the Planning area near Dhurva Reservoir.

## 11.4 TIER II: DISTRICT LEVEL

To cater to the social infrastructure and commercial requirements at the District level, 5-Integrated District Centres (IDC) are envisaged. An IDC shall generally contain the following elements:

- District Commercial Centre (on around 25-50 hectare of land for 5-lakh population)
- District-level Facility Centre (Containing higher order facilities catering to District and Community Population on around 30-54.85 hectare of land)
- District level Park

The location and areas of the proposed Integrated District Centres are as follows:

**Table No. 11-1: Proposed Integrated District Centres (IDC) in RPA-2037**

Integrated District Centre	District	Planning Unit	Area (Ha)	Components
IDC-I	B	3	100	District Commercial Centre I (48.25 ha), District level Facility Centre: FC-4 (31.75 ha) including Parks and Play areas (10 ha) Parking and Circulation
IDC-III	D	7	100	District Commercial Centre II (50 ha), District level Facility Centre: FC-8 (30.0 ha) including Parks and Play areas (10 ha) Parking and Circulation
IDC-IV	E	9	100	District Commercial Centre III (30.15 ha), District level Facility Centre :FC-10 (49.85 ha)

Integrated District Centre	District	Planning Unit	Area (Ha)	Components
				including Parks and Play areas (10 ha) Parking and Circulation
IDC-V	F	12	100	District Commercial Centre IV (25.15 ha), District level Facility Centre: FC-13 (54.85 ha) including Parks and Play areas (10 ha) Parking and Circulation
IDC-VI	G	14	100	District Commercial Centre V (30.55 ha), District level Facility Centre: FC-16 (49.45 ha) including Parks and Play areas (10 ha) Parking and Circulation

## 11.5 TIER III: COMMUNITY LEVEL

At the Community level, Integrated Community Centres (ICC) are proposed at different locations. A Community Centre shall contain:

- Community Commercial Centre of about 5.4-hectare land for 1-lakh population
- Community-level Facility Centre containing Community level facilities, including Community-level Parks and Play areas

**Table No. 11-2: Proposed Integrated Community Centres (ICC) in RPA-2037**

Integrated Community Centre	District/ Planning Unit	Area (in Ha)	Components
ICC-I	B/3	26.91	FC-1 (21.51 ha) CCC-I (5.4 ha) Parking and Circulation
ICC-II	B/4	34.93	FC-3 (29.53 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-III	C/5	32.23	FC-5 (26.83 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-IV	C/6	25.91	FC-6 (30.09 ha) CCC-II (5.4 ha) Parking and Circulation

Integrated Community Centre	District/ Planning Unit	Area (in Ha)	Components
ICC-V	D/7	30.09	FC-7 (24.69 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-VI	D/8	39.31	FC-9 (33.91 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-VII	E/9	21.41	FC-11 (16.01 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-VIII	E/10	35.84	FC-12 (30.44 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-IX	F/11	37.46	FC-14 (32.06 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-X	F/12	24.03	FC-15 (18.63 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-XI	G/13	26.18	FC-17 (20.78 ha) CCC-II (5.4 ha) Parking and Circulation
ICC-XII	G/14	25.63	FC-18 (20.23 ha) CCC-II (5.4 ha) Parking and Circulation

Refer **Map No. 11.1** for spatial location of Proposed Commercial Centres in Planning Area