

REMODELLING AND RETROFITTING OF KANCHENDZONGA SHOPPING PLAZA (LAL BAZAAR) & SURROUNDING AREA



PRESENTATION TO STAKEHOLDERS ON 9TH JULY 2020 AT KISSAN BAZAAR
BY G.S.C.D.L.

LAL BAZAAR : AN OVERVIEW



Location

Within walking distance of MG Marg, Gangtok

Ownership

Dual ownership and administration by UDD and Gangtok Municipal Corporation

Accessibility

- **Vehicle** : Access Road 350m approx. from NH
- **Pedestrian** : Footpath from MG Marg through "Tharo Line" and the pedestrian walkway to the terrace from MG Marg and Footpaths from NH

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NEED

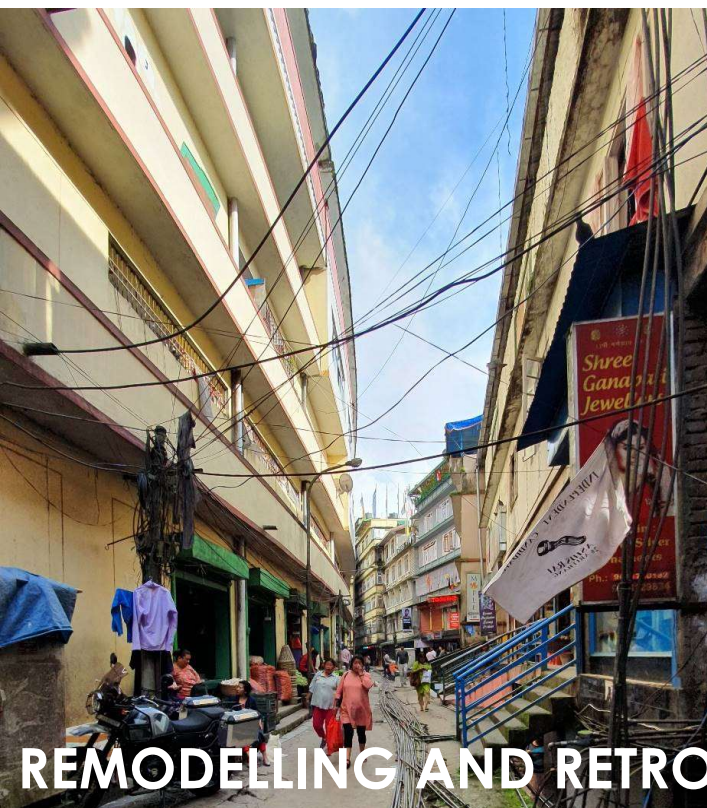
- Biggest market building in Gangtok
- Maximum footfall of citizens for daily needs.
- Existing Infrastructure needs improvement and reinventing especially access and hygienic toilet facilities

AIM

- Improve accessibility
- Improve the vicinity
- Relocate the toilet for improved sanitary conditions.
- Improve the electrical installation.
- CCTV, public announcement and signages

DIFFICULTIES

- Logistic issues – Functioning Market cooperation from public and vendors
- Structural soundness of the building
- Traffic management
- Required permissions



GANGTOK SMART CITY
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METHODOLOGY

Background Study



Literature Study



Site Analysis



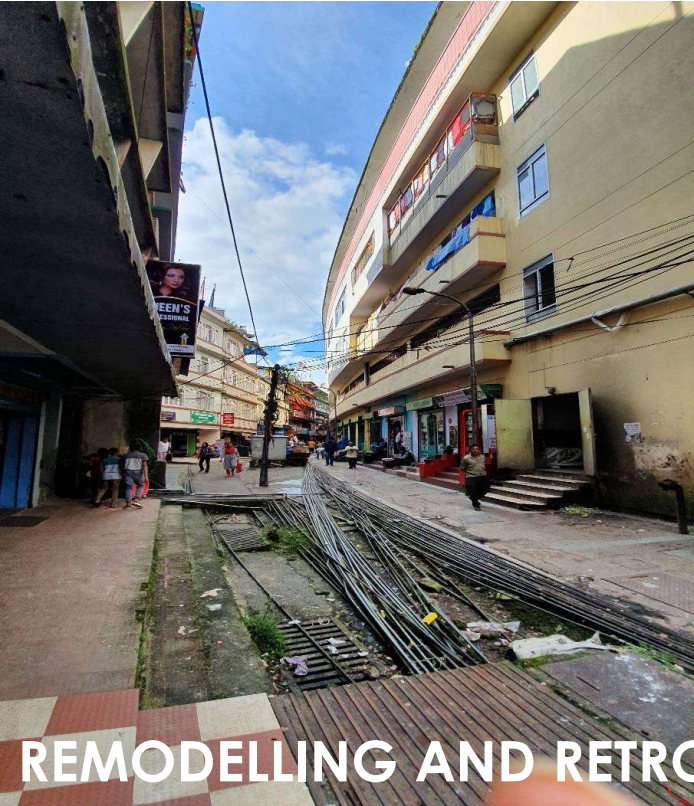
Concept Development



Stakeholders Consultation



Final Design



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STAKEHOLDERS



Vegetable Vendors

Located on the first level as well as the alley on the right side of the building.

Shopkeepers: Located on the floors above the vegetable market and include shops that sell a variety of goods.

Temporary Stalls: These are the ones which do not have designated shops, and function in form of thelas or movable carts.

Office Spaces.: Certain banks & co-operatives

Taxi Drivers: Parking floor and Roadside Parking

Government Agencies: GMC, UD&HD, District Administration, Police, Power Department, PHED, Fire & ES

Public: Users of the market, shops, stalls and office spaces among others. The building should cater to their needs as well

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ISSUES AND PROBLEMS



Maintenance

- Lacking sense of ownership, need to improve for ease to maintain
- Stains, dirt and grime throughout the building
- Worn-out look

Parking Floor / Basement Floor

- Lack of maintenance and damaged tiles/fixtures
- Lack of lighting
- Flooring in a bad state
- Drainage issue
- Side road has water logging

Access Road

- The road from Sher E Punjab junction is damaged with pot holes needs resurfacing.
- Drains are blocked and some gratings are damaged
- Water logging along supermarket side.

Lighting

- Not uniformly lit, lots of dark spots
- Staircases are especially poorly lit
- Lack of power backup
- Damaged Skylight

Access /Lifts

- Existing stairwell encourages crowding at ramp floor
- Two non functioning lifts.
- Access to these lifts were blocked by shops and thelas

Toilet

- Improper location
- Unsanitary and smelly
- Poorly lit and ill ventilated

Fire

- Existing fire tank and services need to be taken ownership for operation and maintenance.

Other issues

- No proper signage's

Garbage Disposal

- This being a subject matter of GMC, inputs are requested for any improvement to be included in the estimate.

PHOTOS



Lifts



Un hygienic Toilet location

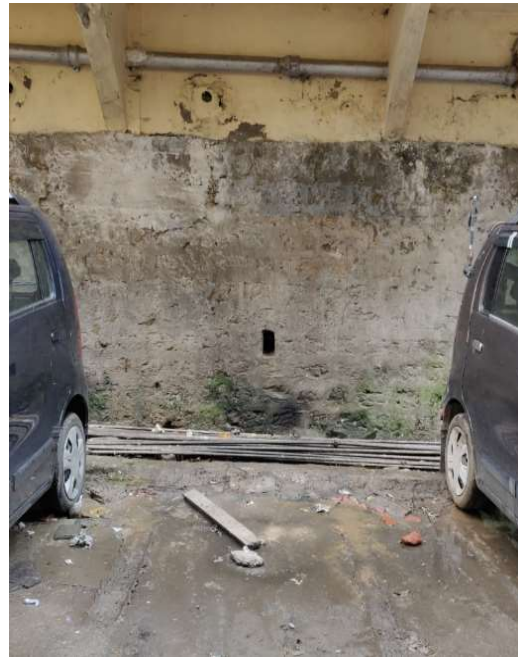
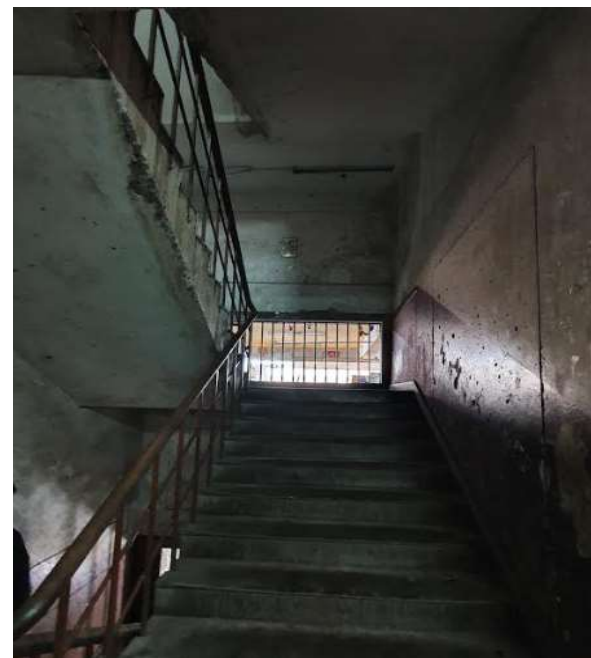


Fire Tank & water Pipes



- Exposed Utility lines
- Susceptible to contamination
- Drainage issue

PHOTOS



PROPOSAL

Redevelopment of Roads around Lal Bazaar and vicinity

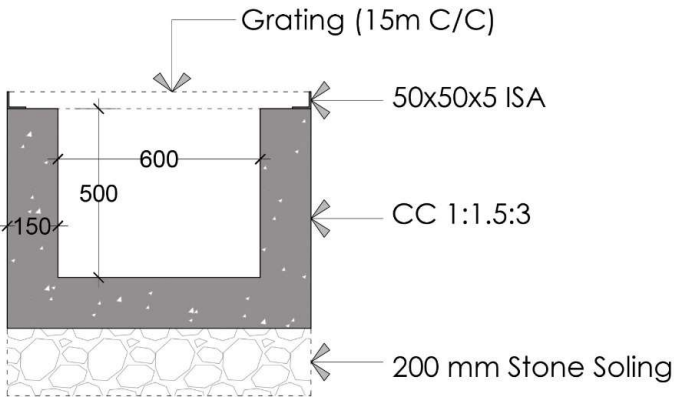
- Resurfacing of roads around the periphery of the building till Shere E Punjab Junction
- Utility lines to be re set and laid in a newly built duct
- Area of the fire tank to be redeveloped into a small children's park with artificial turf.



PROPOSAL

Redevelopment of Road from Lal Bazaar to Sher-e-Punjab

- Mastic-Asphalt carpeting of road connecting Lal Bazaar to the Sher-e-Punjab junction; better performance than usual premix carpet.
- Drains to be cleaned and checked for slope correction to facilitate better drainage
- Short length Parallel covered drains



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DESIGN CONCEPTS : PROPOSAL

External Staircase

- Proposed an external staircase from the ramp connecting all levels including terrace
- Acts as a Fire staircase in case of emergency

Exterior Facade

- Repaint the exterior and provide fresh look to the front façade.



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PROPOSAL

New Toilet Block

- To be shifted from the core to the corner in place of existing staircase block
- Two male and two female toilet blocks (one level Male another level Female)
- Improved ventilation and natural lighting for hygienic condition. Smell within the central shopping area is removed.
- Better maintenance and operating protocol



Disable Friendly toilet at Ramp level



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DESIGN CONCEPTS : PROPOSAL

Augmentation of Lighting and Ventilation

- Dark spots to be identified and artificial lighting to be augmented especially in staircases and corridors



Skylight

- The existing skylight needs to be dismantled and replaced
- Provision of Transparent FRP sheet
- Natural light for the interiors

Lift and Staircases

- The two service cores with the lift need to be renovated and made functional but needs assurance **of O&M or whether to not include.**
- The entrance from the parking area needs to be repainted
- Staircases to be provided with adequate lighting, fixing rails and retiling

Painting

- Fresh coat of paint throughout the building to remove the worn out look

Parking Floor

- 15cm thick RCC Flooring
- Augmentation of Lighting specifically
- Dado Tiling



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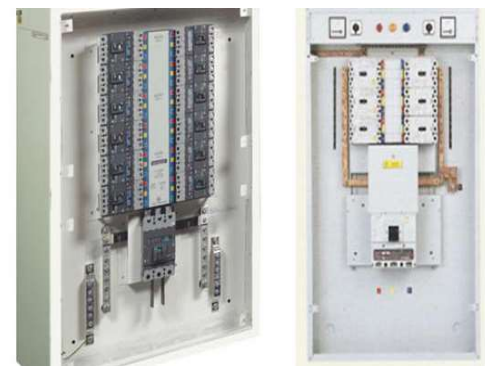


DESIGN CONCEPTS : PROPOSAL

Augmentation of Lighting

- Replacement of sub-distribution panel.
- Increased rating of protection system(MCCB).
- Introduction of individual energy meter (for hawkers).
- Rewiring (for hawkers). Total number of 379 hawkers will be benefitted.
- Overall augmentation of lighting of Lal bazar.
- Common area with solar lights. (Needs AMC)

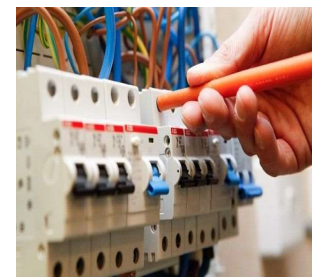
10% lighting in each floor to be facilitated by UPS (through solar or other backup means)



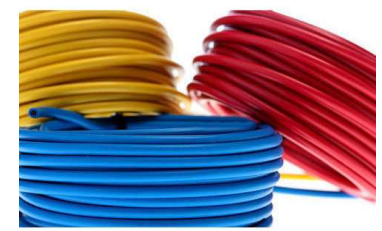
Sub-distribution panel



Protection System(MCCB)



Rewiring



Energy meter



LED light

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DESIGN CONCEPTS : PROPOSAL

SMART COMPONENTS

Augmentation of Surveillance System

- CCTV camera to be installed
- Surveillance key to maintenance and upkeep



Public Address System

**Dedicated manpower, space and AMC required*

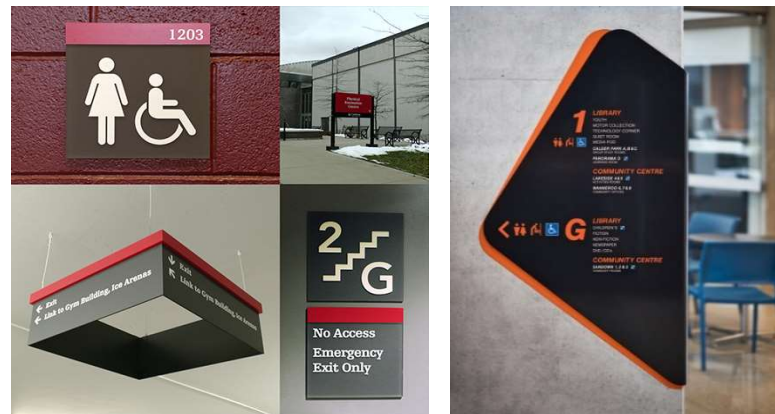
Connectivity to MG Marg

- Existing pathway connecting MG Marg to terrace to be retiled and repaired.



Signage's

- Wayfinding signage's to be installed for identifying the exits, entry and other services



Fire Services

- Overhaul of the existing system and services to make it functional
- Same needs to be taken ownership for operation and maintenance and deployment of dedicated manpower.

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IMPACT ASSESMENT

A few positive impacts on taking up this project is listed below : -

- Lesser crowding in the market area due to external staircase
- Improved health and hygiene due to better sanitation facilities
- Improved lighting conditions
- New flooring and dado tiling for ease of maintenance and cleaning
- Improved safety with CCTV, PA system and revamped Fire fighting system.
- Increased income in terms of the increased footfall through better facilities
- Improved facility for both citizens as well as the stakeholders.



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THANK YOU