

MARKET REDEVELOPMENT

(Andaman And Nicobar Islands)

A THESIS

Submitted in partial fulfillment of the requirements for the award of
Bachelor of Architecture degree

By

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SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY
(DEEMED TO BE UNIVERSITY) Accredited

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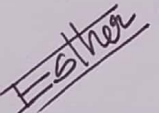
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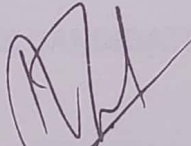
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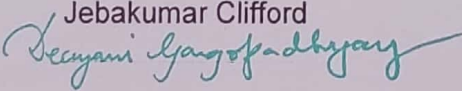
BONAFIDE CERTIFICATE

This is to certify that Thesis Report is the bonafide work of **J Jennifer Angelina (39210029)** who carried out the Thesis entitled "**Market Redevelopment**" under our supervision from November 2023 to May 2024.

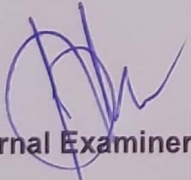

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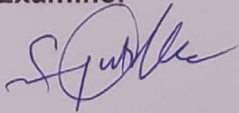
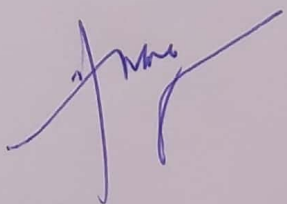

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THESIS SYNOPSIS

Market analysis is a comprehensive study of a specific market within an industry, including an examination of its various components, such as market size, key success factors, distribution channels, target audience, profitability and growth rate, and market trends. The aim of market analysis is to evaluate and understand market conditions, trends, and competition to make informed business decisions.

Market analysis is an analytical study where companies analyze a specific market. It provides an overview of the market's characteristics and emerging future trends. As a result, companies can examine each aspect of the market, including market size, key success factors, distribution channels, target audience, profitability, growth rate, and market trends. For instance, a stock market trader would conduct a stock market analysis among various markets.

Its application helps individuals or organizations gain insights into market trends, industry cost structure, growth rate, and other important metrics. This analysis can focus on the whole market or a specific segment, such as the European or stock market. Businesses can use market analysis to prepare their business plans and gain a deeper understanding of the market size, potential audience, profitability, and growth rate. Analysis enables businesses to make informed decisions, identify opportunities, and develop strategies to achieve their goals and objectives.

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CHAPTER 1

INTRODUCTION

1 INTRODUCTION

Everyone in a city, regardless of age or gender, frequents the public spaces known as markets. From ancient Babylonia, Assyria, Phoenicia, Greece, Egypt, and the Arabian Peninsula to modern retail centers, it has always been the fundamental component of a settlement. They are also thought of as the archetypal public areas, acting as both a source of new and fresh goods and an essential social infrastructure.

Markets serve as trade hubs around which residential and commercial areas expand. They often house important facilities including transportation hubs, institutional buildings, schools, and places of worship. However, because of recent technological advancements, people's perceptions of what a real shopping experience is have changed evolved with time, and in certain instances, these markets are unable to fully meet the needs of the populace in terms of trade or the area available for crowd control, which is a function that every market should be able to implement over time.

1.1 MARKETS AS MEANS FOR BETTER SOCIAL DEVELOPMENT

- The Economic Scenario

Public markets are significant drivers of the economy. Both the natives and the immigrants benefit from the business opportunities they generate. It offers a starting point for integrating into the nation's mainstream economy. Public markets have been shown to be reliable sources of nearby privately funded economic growth.

- The Social Scenario

Additionally crucial to raising a city's and its citizens' quality of life are public marketplaces. As the number of public areas rises, so do actual and perceived feelings of safety and security. Long-term effects include stability and social equality that are closely balanced, as well as

greater cultural viability. Public markets can foster social integration and a sense of community pride if they are designed and viewed appropriately.

- The Environmental Scenario

Compared to other development concepts, it has a more user-oriented design and emphasizes sustainable elements to boost natural diversity and lower pollution levels.

1.2 WHAT MAKES A PUBLIC MARKET AS A "PUBLIC SPACE"

A public market differs from other forms of retail activity primarily due to three factors: public goals, visual appeal, and public definition.

- The Public Goals

Public goals provide the activities that take place in public markets a clear civic purpose. These objectives usually take into consideration the needs of the customers, vendors, and the community in terms of short- and long-term objectives, such as fostering small business possibilities, maintaining farming in the area, repurposing underutilized public space, or eliminating undesired public space use.

- The Visual Aspect

Public markets are situated in public areas or are intended to build them there. A welcoming, safe, and energetic environment that draws a diverse range of people of all ages is created by the market's visual elements. Public markets were established as an efficient area for people to interact, and as a result, they developed into the center and life of the neighborhood. It is also known as the epic center; it is a gathering spot for the community and a location for various events.

- Defined for the Public

Public markets are made up of independently run, locally owned businesses run by their owners as opposed to the national chains that now rule the retail industry. This enables them to discover the distinctive shopping experience and taste the local character of public markets.

1.3 BACKGROUND STUDY

Public markets have served as venues for the creation and exchange of income among stakeholders as well as between various groups of people in controllable circumstances, such as cheap rent, reduced taxes, and reasonably priced goods, giving all dealers and traders an equal opportunity to reach out to potential clients.

Public requests in public spaces have changed from single-position developments to multi-position developments in terms of architectural values. Due to their decreased ability to pay rent and the cost of the commodities they are selling; traditional negotiation techniques are no longer as beneficial as they once were. When two individuals are selling the same things in the same structure at different levels, it has been shown that the person on the lower floor is more likely to receive clients than the person on the upper floor.

On the other hand, retail centers, sometimes referred to as malls, have been successful in drawing customers to every floor equally, even in cases when two individuals are selling identical products in the same building but in separate locations. It begs the issue of why modern retail promenades can thrive if public commerce cannot.

It is well known from an architectural standpoint that there is a deficiency in the contextual and behavioral analysis of traders and the public within these various markets, which has resulted in low-performing marketplaces as evidenced by the decline in the number of traders and customers using these market spaces.

To ensure that the designs of shopping centers and markets are tailored to the needs of their patrons, a thorough analysis of the end users' behavior patterns must be conducted.

1.4 AIM OF THE STUDY

Recognize and assess that marketplaces serve as more than just spaces for commerce by looking at end-user behavior patterns and architectural interventions.

1.5 OBJECTIVE OF THE STUDY

Finding the market's physical, commercial, and urban characteristics can help you comprehend how the market has changed over time and the many development techniques that have been used.

- By presenting a current image of the city, trade, and society.
- By establishing a connection between how conventional places are used in the new environment (malls research).
- Outlining market possibilities for the future, the costs of inactivity, and the benefits of intervention.

CHAPTER 2

STUDY ON MARKET SPACES

2.1 BRIEF HISTORY ON EVOLUTION OF MARKET SPACES

Although the history of markets is unclear, there is a wealth of written evidence that dates to the eleventh century, when new cities and chartered markets were founded throughout western Europe. The market's historical expansion is significant since it brought up new chances for corporate expansion. Most of them were found in areas that were regarded as centers of consumption as well as transportation hubs. Even yet, shakeouts subsided, and only bigger marketplaces endured as transportation and communication costs dropped.

The most important archeological evidence for markets comes from Babylon and the early empires in the Middle East and the Mediterranean. Many people refer to Istanbul's Grand Bazaar as the oldest continuously running market in the world.

Rules have always controlled market behavior historically; however, they have varied in their degree of intrusiveness depending on the commodity and the location. These regulations included things like cost, quality assurance, open access, and more. They are carried out by agreement, by legislation, and by social customs. They reassure clients and support the preservation of the features of the capitalist market system. The regulations still apply to all markets, although they are more obvious now in the case of regulated natural monopolies like utilities.

The cost of shipping commodities and transmitting information has been declining throughout recorded history, with occasional spikes caused by natural disasters, protectionism, and conflict. Once-locally traded items are now traded worldwide as the cost of distance has decreased and the field of competition has grown. The development of hubs—where routes intersect, and items are transshipped from one method of transportation to another—is facilitated by long-distance trade. These centers serve as natural marketplaces, but they are much more than that. Its innovations are likely to be more significant the larger the market and the more expensive the territory it covers.

There are regular and informal markets. In a formal market, exchanges of a desired variety of items at the wholesale or retail level take place publicly, often, during set hours, and under clear, regulated conditions. It usually refers to the focus on transactions at a particular site, like a marketplace, where facilities (such as a market hall, adjacent stores, etc., and areas for refreshments) are offered.

An informal market, in contrast to regular marketplaces, can be in any easily accessible location, such a street corner or even someone's front door. Informal transactions are often small-scale, loosely regulated, distributed among several regions, and rely more on individual trust than systemic trust. As such, they cannot be thoroughly examined without considering auxiliary institutions. Markets were frequently built in the vicinity of castles, monasteries, or other royal houses in early Western Europe. Merchandisers of commodities, including needs and luxury, were drawn to the great centers of consumption. The marketplace's reach grew gradually throughout the fifteenth and seventeenth centuries.

The eighteenth century saw significant advancements in retailing in European towns due to rising affluence and the availability of trendy consumer items. Retail spaces included big counters, glass windows, and improved lighting, while advertisements promoted the newest styles. By the middle of the eighteenth century, retailers had begun to focus on selling goods of a specific type or purpose. They also employed a growing number of sophisticated marketing techniques, such as advertising, set prices, loss leaders or warehouse sales, fixed pricing, and the display of branded products. Even though it was changing, the open market continued to play a significant role in the early modern economy. There were several economically underdeveloped areas where the market network kept growing.

Mass manufacturing, however, needs a more expansive and effective retail system than small business owners, public markets, or fairs could provide. New types of marketing and the notion of the department store were brought about by increasing customer demand, a larger number of items, and new products like ready-to-wear apparel. These shops are credited with inventing contemporary retail strategies.

2.2 MARKETS AROUND THE WORLD

- Indoor Market: Easily distinguishable and very effective for marketplaces that need a roof of some kind over their heads. primarily controlled by the government or the commercial sector, and traders are required to pay market owners a fee. Mumbai's Crawford Market, for instance.



Fig 2.1: Crawford Market, Mumbai

- **Street Markets:** Resulting from years of restricted growth, markets are often located alongside the streets. These are the major business streets in the area. As in the Johari Bazaar.



Fig 2.2: Johari Bazaar

- **Market squares:** Typically, they are formed up of a square in which improvised booths are set up to sell items. For instance, Ahmedabad's Manek Chowk.



Fig 2.3: Manek Chowk, Ahmedabad

- Night markets: These are open at night and primarily provide street food and leisure-oriented shopping experiences. They are primarily located in Asian nations. In Malaysia, Pasar Malam is a well-known example.

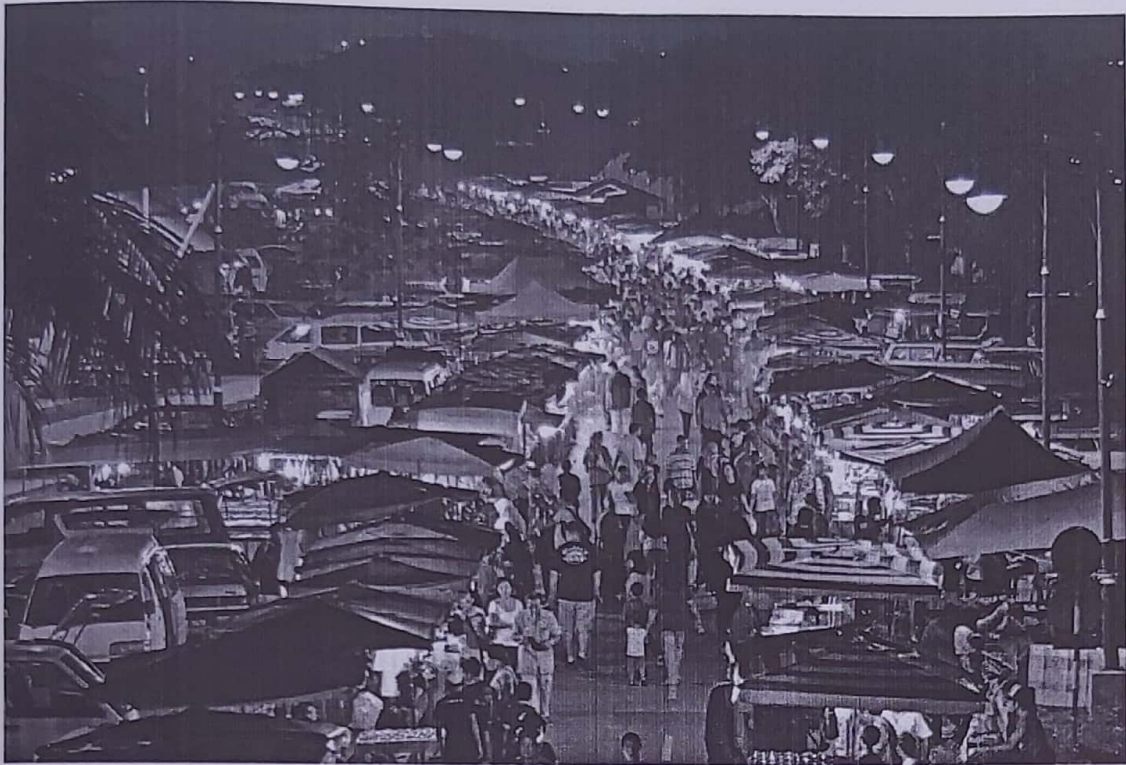


Fig 2.4: PasarMalam,Malaysia

- Floating markets: they are made up of boats that carry merchandise and are transported by water. These kinds are frequently found in Vietnam, Thailand, and Indonesia.
- Wet Market: a place where live animals and various cuts of meat are sold.



Fig 2.5: Meat Market

- Farmer's Markets: these offer an emphasis on recently harvested food, including flowers, fruits, and vegetables as well as their byproducts.
- Flea markets, often called swap meets, are gathering places where people may rent out space to sell their wares, which are typically low-quality, old items at discounted costs. As in the Moore Market in Chennai.
- Handicrafts Markets: these markets are primarily designed and arranged to promote the traditional crafts of the local area or specialty, which employs talented craftspeople from the area. Consider Dilli Haat in New Delhi.



Fig 2.6: Dilli Haat, New Delhi

2.3 MARKETS IN INDIAN CONTEXT

The word "bazaar" does not always refer to a market structure or to architecture in India. On the other hand, market construction emerged as the focal point of many Indian cities, serving as the basis for a complete urban precinct that functions as a marketplace. Subsequently, these developments were influenced by the advent of malls and retail complexes in westernized nations.

The British constructed many the market buildings before to independence. There are markets like the Devaraja market in Mysore, the Crawford market in Mumbai, and the K.R. market in Bangalore. These are the structures that are still valuable because they represent both the urban legacy, which preserves memories and indicators of the city's development, and the architectural heritage, which tells a tale of the indigenous abilities of the artisans. Typically, a bazaar is an organically growing collection of stores that gradually transforms into an urban area.

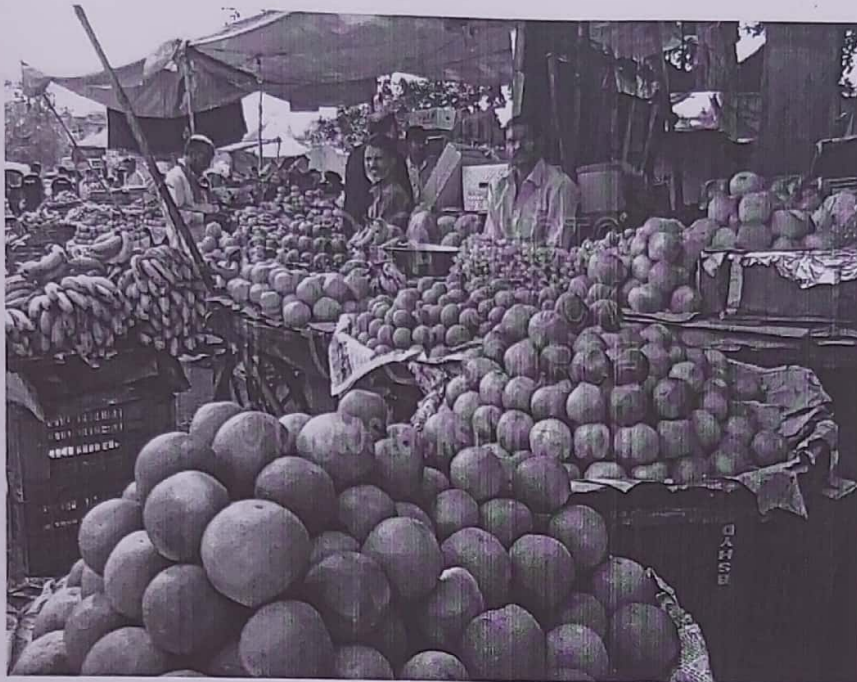


Fig 2.7: Fruits Shop, Chennai

2.4 STUDY ON HUMAN BEHAVIOUR

With a wide range of behavioral patterns, humans are among the most complex species. Every component of our society responds differently to every individual.

Projections of Human Behavior

Based on the data analyzed, activities are primarily categorized into three activity zones.

- Activities deemed necessary include those that are required for day-to-day living to function, such going to work or school, shopping, and so on.
- Activities that fall under the category of optional activities are those that are primarily related to leisure rather than need.
- Activities that are classified as social include those that primarily entail interpersonal communication.

2.5 CHARACTERISTICS OF A PUBLIC MARKET

Three common qualities are used to categorize public markets:

1. Public Objectives

The idea of drawing customers or other target audiences to a certain area that has been planned. This might even encourage local business owners, farming, and neighborhood redevelopment, among many other things.

2. Security and Safety

Since a public market draws a diverse variety of individuals by nature and serves as a hub for community events, it must be a safe and secure area where the community may gather.

3. Small Enterprises

A location for independently run small businesses that are locally owned.

CHAPTER 3

LITERATURE AND LIVE CASE STUDIES

3.1 KOYAMBEDU WHOLESALE MARKET (LIVE STUDY)



Fig 3.1: Koyambedu Market, Chennai

The Koyambedu Wholesale Market Complex (KWMC) is a market located in Koyambedu, Chennai, with a site area of 295 acres

- Type: Market for fruits, vegetables, and flowers
- Located in Koyambedu, Chennai, Koyambedu Wholesale Market Complex (KWMC) is one of the biggest perishable goods market complexes in Asia. The market complex occupies 295 acres of land. The complex, which was opened in 1996, has 2000 retail stores and over 1000 wholesale stores. It borders Nesapakkam Road and Ponnammalee High Road.

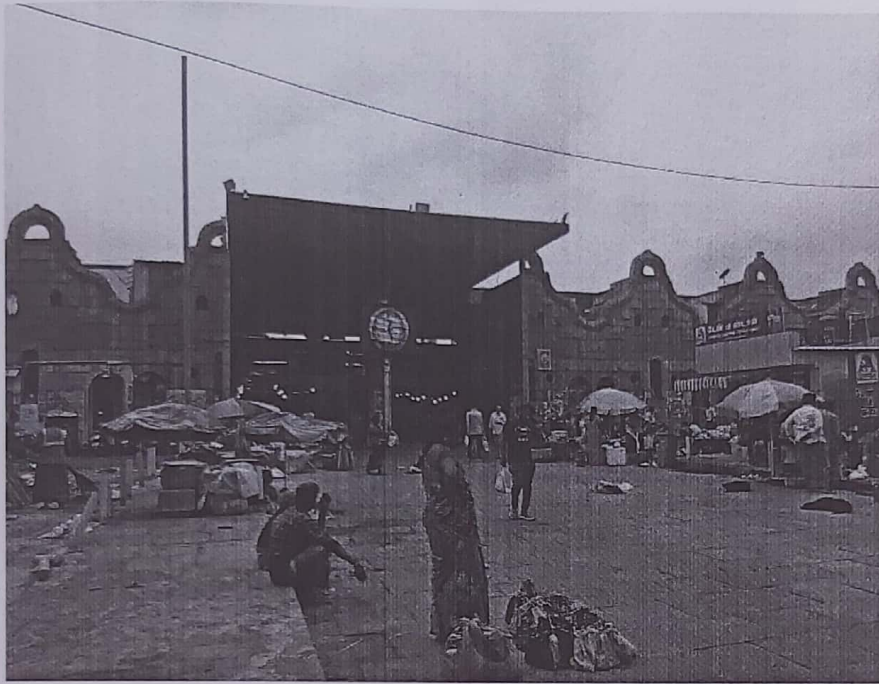


Fig 3.2: Koyambedu market main entrance, Chennai

The neighborhood depends on the market for their everyday subsistence, which transforms the urban fabric. The market area serves as more than just a hub for commerce and markets.

Issues that have been noted are:

- Inadequate control over traffic flow;
- Absence of designated parking areas.
- Poor waste management techniques.
- Not conducive to pedestrians.
- Insufficient ventilation inside the constructed area.

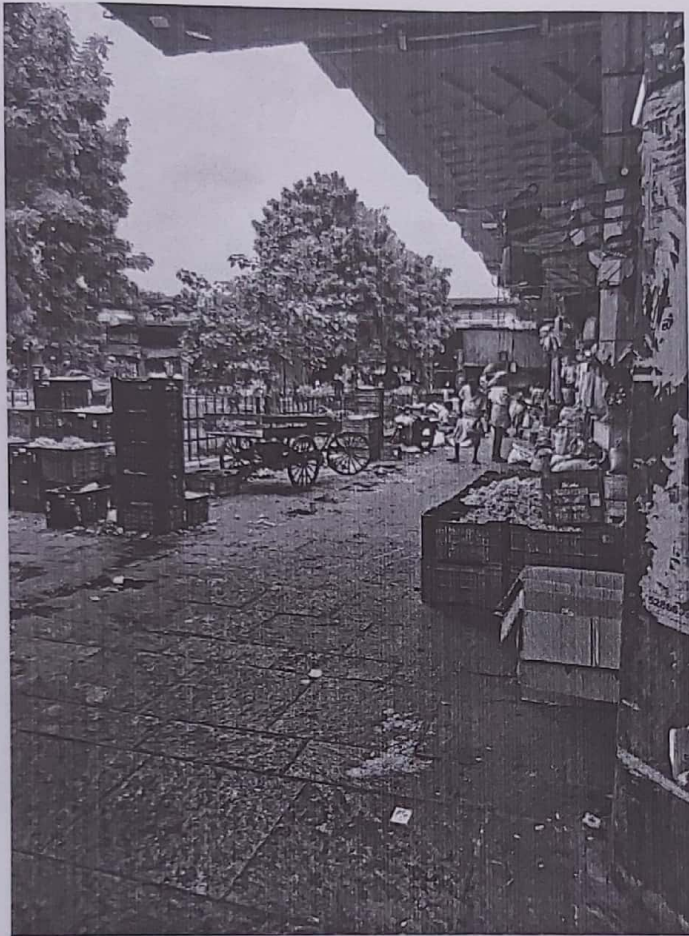


Fig 3.3: Koyambedu flower market, Chennai

Grid planning, centralized organisation – linear circulation repetitive modules. Linearity is a must for markets for to keep people moving. But it makes us feel unsafe and tired at a point and this is broken by centralized organization and cutouts.

This also provides diverse circulation choices all sides connected, and levels interlocked by circulation corridor also facilitating easy repetition of modules and maintenance.



Fig 3.4: Site plan of Koyambedu market, Chennai

Access

Poonamalle High Road – 25m wide – all vehicles.

Jawaharlal Nehru Road – 33m road- all vehicles.

A road – 10m road no heavy vehicle Kali amman Koil street – 25m road all vehicles.

C road – E road- 20m road – all vehicles.



Fig 3.5: Loading and Unloading of Koyambedu market, Chennai

The wholesale garland sealing stores on the upper floor only see the same degree of traffic during festival seasons. Compared to other markets in Chennai, this one has the most foot traffic and is always regarded as the main hub from which the commodities are delivered to other areas of the city.

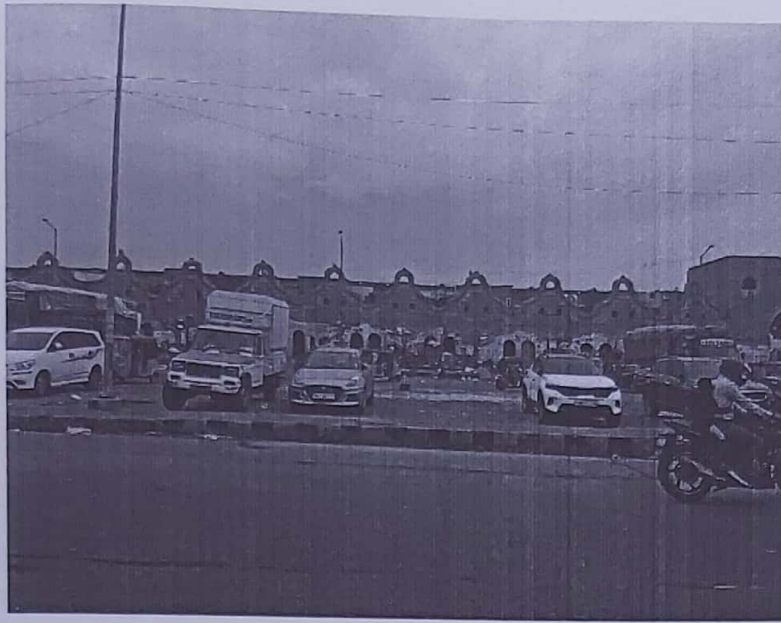


Fig 3.6: Parking area of Koyambedu market, Chennai

Service Core

Not in wind direction, not directly visible – hidden by axial circulation. At the junction of axis, connection of 4 quarters (Retail, Plaza and Wholesale) and easy to access.

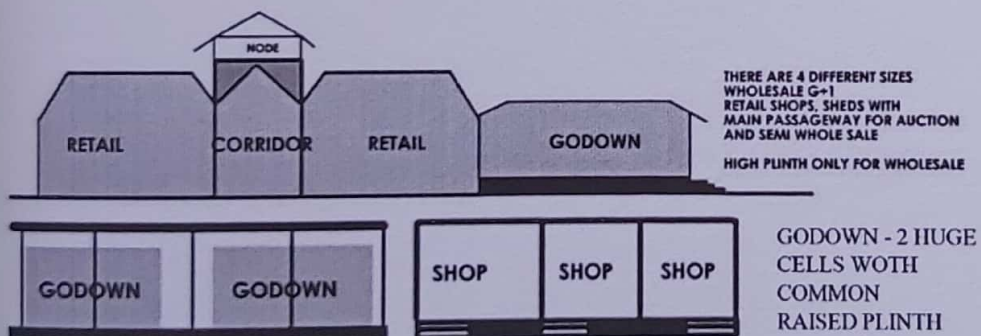


Fig 3.7: Section of Koyambedu market, Chennai

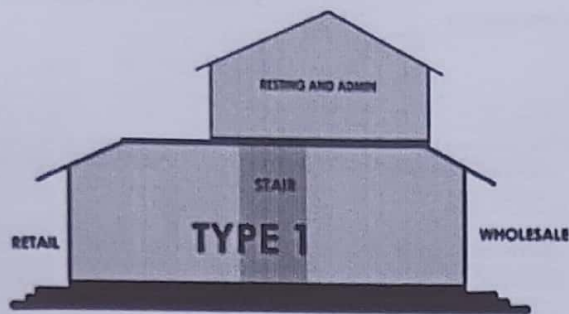


Fig 3.8: Elevation of Koyambedu market, Chennai

Roads developed exclusively for the market, maintained out of shop rents though used by the public for connectivity. Koyambedu market provides livelihood for around 20,000 workers out of which 11,000 are within the site.

Footfall/ Day:>1,00,000 and Heavy Vehicle:>1000

Mini Truck:>2500/ day

Auto:50/hour and Two-wheeler:150/hour

75 two-wheeler/day- Merchants

FRUIT AND VEGETABLE MARKET

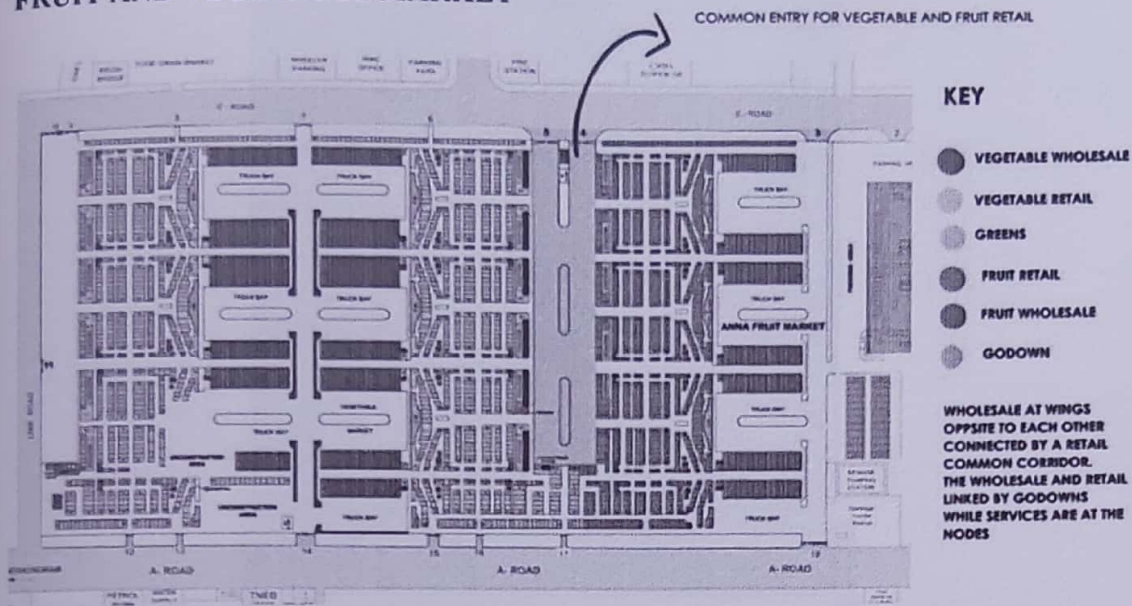


Fig 3.9: Plan of Fruits and Vegetables market

For easy unloading from trucks in exterior and 8 sub – entries. Hotel at the entrance for load man greatly need it. Grand entrance at the end of an axis (pedestrian entry). G+1 structure, 3 levels vehicular access to ground and first floor. Ground and first wholesale mezanine pond courtyard retail transition cum circulation corridors of both retail and wholesale.

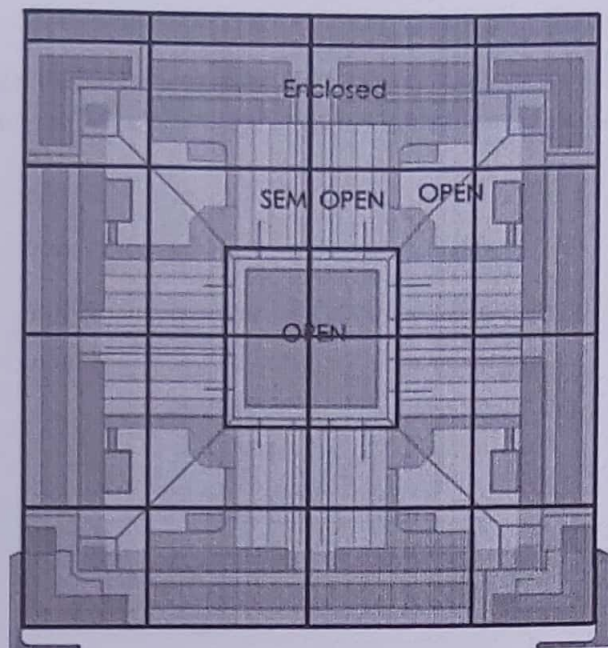


Fig 3.10: Plan of Flower market

Flowers are light and hence carrying is easy. Their fragrance welcomes people. Mostly flowers come from Bangalore and north India while indigeneous varieties are predominantly from Madurai surroundings. Flowers need water to be maintained unlike fruits. They make the space less shabby than fruits.

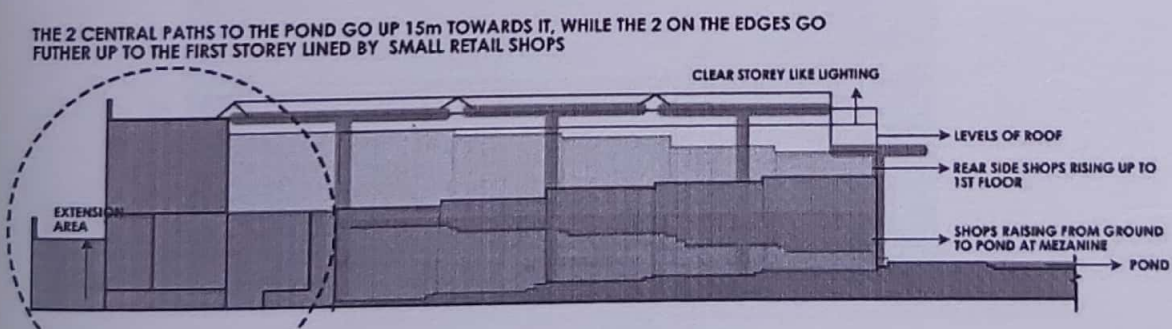


Fig 3.11: Section of Retail market

Materials

Stone cladding, Kadappa stone, cement flooring, concrete finishes, neutral colours where flowers gain attention. Shops in first floor vs ground varies in function and layout.

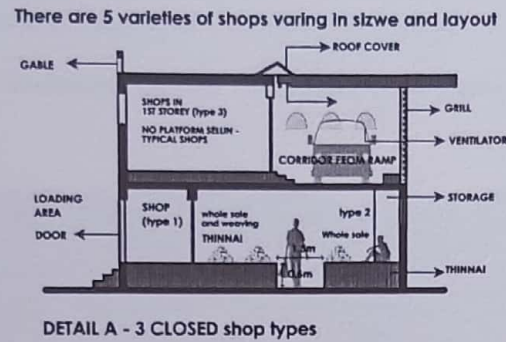


Fig 3.12: Section of a market

3.2 DILLI HAAT, NEW DELHI

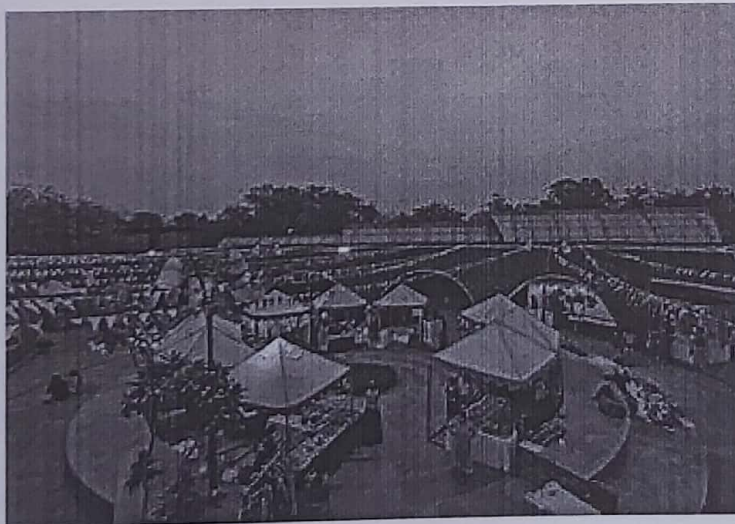


Fig 3.13: View of Dilli Haat

- NAME OF THE MARKET: Dilli Haat
- LOCATION: Kidwai Nagar, New Delhi
- SITE AREA: 6 acres • BUILT UP AREA: 3190 sqm
- TYPOLOGY: Handicrafts Market
- CLIENT: Delhi Tourism and Municipal Corporation of Delhi
- ARCHITECT: Pradeep Sachdeva, Design Associates, New Delhi



Fig 3.14: Shops of Dilli Haat

Dilli Haat is a new Delhi municipal corporation and tourist initiative aimed at promoting Delhi's handicrafts and tourism. It combines craft, cuisine, and cultural events to create the atmosphere of a typical village market for more modern requirements. It is more than simply a marketplace; it is a showcase for traditional Indian culture, serving as a bridge between the countryside and the city in terms of folk art and rural life. These stores rotate every fifteen days, giving the public and users the chance to experience a new collection of shops on a regular basis, encouraging people to return to the concepts again and time again. Additionally, by adding more commercial buildings and improving the standard of living in the neighborhood, this strengthens the urban fabric.

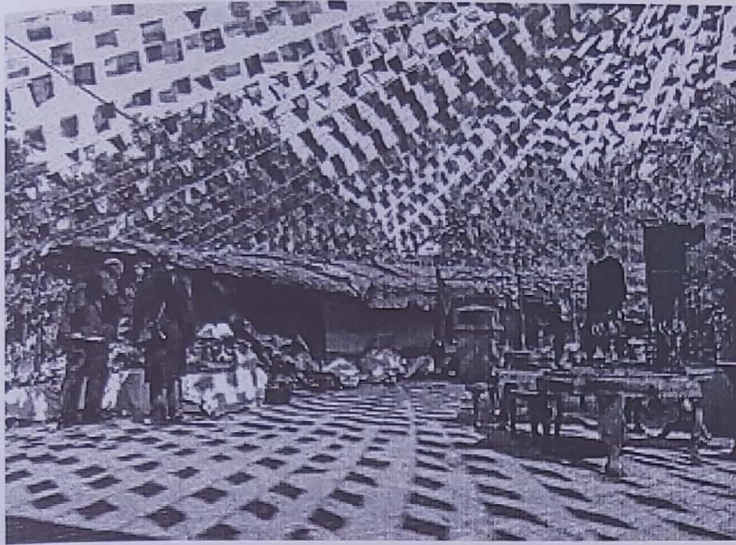


Fig 3.15: Central View of Dilli Haat

The topic of Dilli Haat is music. There are about 800 seats in the air-conditioned Auditorium, 100 craft stalls, 85 platform stalls, 3 exhibition halls, an 820-seat Amphitheater, 46 air-conditioned stores, 28 food stalls with an air-conditioned food court, and parking for 300 automobiles and 120 motorcycles. The LG corporation examined the suggested layout and attempted to use their goods to create an energy-efficient complex for the entire building.

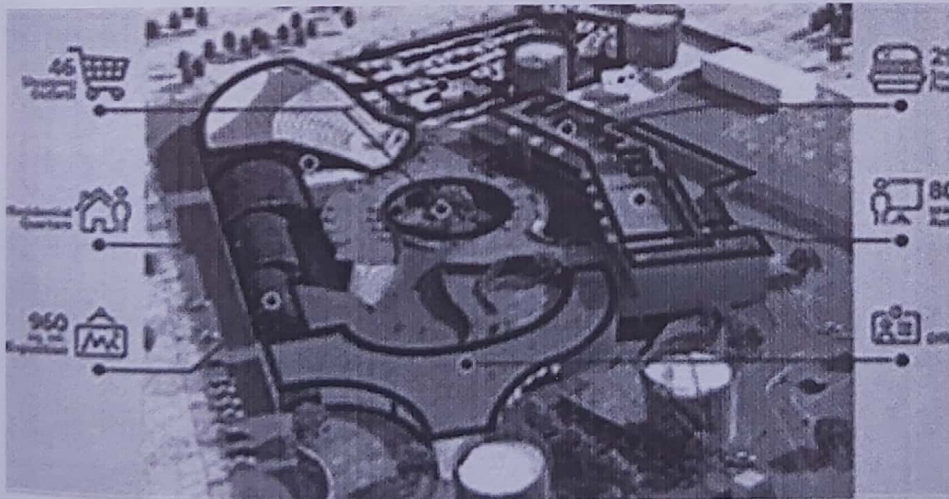


Fig 3.16: Site Zoning of Dilli Haat

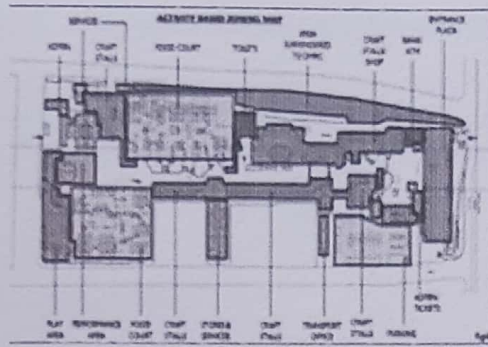


Fig 3.17: Zoned plan of Dilli Haat

plan of Delhi haat , ina , new Delhi.



Fig 23

Fig 3.18: Plan of Dilli Haat

3.3 MOHANPURA MARKET, ANDAMAN AND NICOBAR ISLANDS

The architectural vernacularity reflects the animating principle of the building's function, inspired by the local food market movement. A building that offers the proper space for buying and selling, creating a direct contact between the seller and the customer.

- Location
Lat 11.670802' and Long 92.739495'
- Site
Port Blair, Andaman and Nicobar Islands
- Users
Customers, Employees, Investors, Suppliers and vendors, Community users and Government users.
- Building
Private and Public access

The market architecture is a representation of the various types of markets divided by the types of the sectors that they are working in and also how well they are connected to each other. With the help of the market architecture, it becomes easy to determine how the different markets are interconnected with each other and how much are they dependent on one another.

This way the functioning of one market may get affected due to the functioning of some different market on which it is dependent. Now there can be various things included in the submarket and when all of these submarkets come together, they form a power market.

The ground floor or lowest floor of the building shall be at such level as will allow of the effectual drainage of that floor. Unless the authority, having regard to the circumstances of the case, directs otherwise, the height of plinth shall not be less than 30cm above the ground or site level. Provided that stables, cattle shed, building of similar nature not intended for human occupation who have the plinth and the lowest floor there of, not less than 15cm above the ground or site level. Unless the authority, having regard to the circumstances of the case directs otherwise.

Market analysis is a detailed assessment of your business's target market and the competitive landscape within a specific industry.

DETAILED DRAWINGS

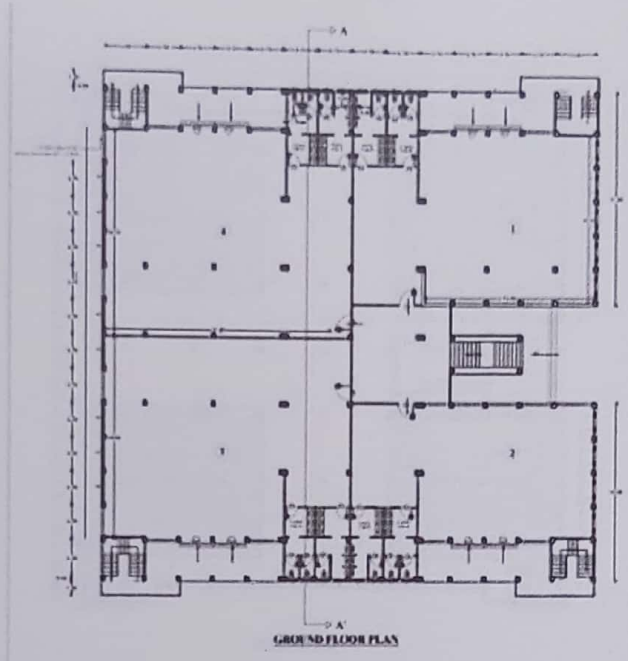


Fig 3.19: Plan of Ground Floor

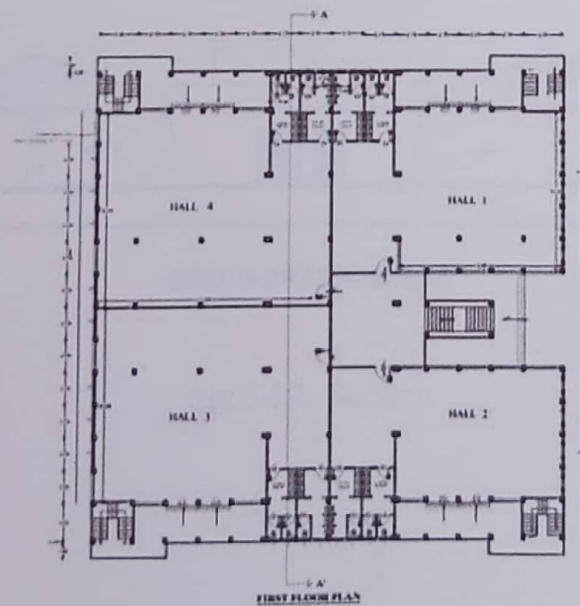


Fig 3.20: Plan of First Floor

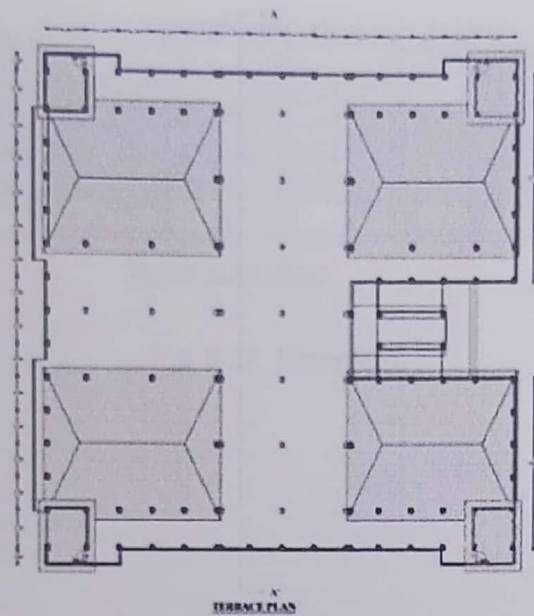
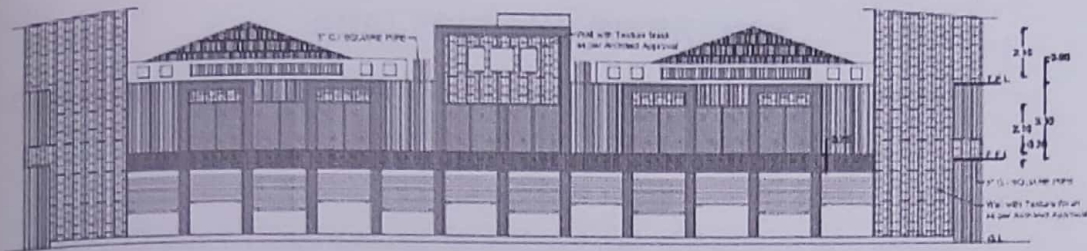


Fig 3.21: Plan of Terrace Floor



Fig 3.22: Section



FRONT ELEVATION

Fig 3.23: Elevation

CHAPTER 4

ANALYSIS AND INFERENCE

4.1 COMPARATIVE ANALYSIS

Table 4.1 Representing the analyzed data of the major case studies

CATEGORY OF ANALYSIS	KOYAMBEDU MARKET	MOHANPURA MARKET	DILLIHAAT
Year of Establishment	1996	1992	1994
Permeability (Accessibility to the site)	linked to the two primary access roads. There are 4 main entries, and multiple minor entry- exit points. Users find multiple ways to enter inside the built complex.	Connected with one main approach and another sub-approach. There are 3 entry points to the site.	Connected with one main approach Road. There are 4 main entry points to the site and it is left to the user to choose his/her routes to the desired location.

Variety (Form, use, typology of the building and surrounding)	The market has three various built form for the flower, vegetable and fruits and grocery market. Surrounded by various typology buildings such as Transit stations, fire station, Offices and Residential.	Market is not divided into various built form, it's altogether a complex. Surrounded with Transit station, Offices, Residential and Commercial zone.	The market is divided into various built forms such as Amphitheatre, expo hall, stalls, foodcourts, etc. Surrounded with Transit stations, Residential and Commercial zones.
Legibility (Physical form and activity pattern – in accordance with Kevin Lynch principles)	Well distinct from adjacent built environment. Vibrant Acts as a landmark to the place.	Well distinct from adjacent built environment. Vibrant Acts as a landmark to the place.	It partially stands out from the adjacent built environment. Not vibrant compared to the other markets as it works on a weekly or monthly basis. Acts as a landmark to the place

Robustness (Mixed use or single use building; parameters – vehicular movement, pedestrian safety, microclimate of the space, etc.)	Single use building. No proper traffic/vehicular management No dedicated pedestrian space/ furniture. Too hot and no adequate shading devices or ventilation system followed.	Single use building. Proper traffic/vehicular management No dedicated pedestrian space/ no furniture. Moderate and ventilated systems are provided for every space.	Mixed use building. Proper traffic/vehicular management Dedicated pedestrian space/ furniture. Moderate hot and ventilation system are provided for few stalls and food court considering user comfort.
Visual Appropriateness (Sense of creating of memory; visual balance; uniqueness)	The market itself creates a memory of the surrounding environment and livelihood of the people working there.	The market itself creates a memory of the surrounding environment and livelihood of the people working there.	The market itself creates a memory because of the unique concept they follow enhancing handcrafts.
Richness (Sensory based design approach)	No such parameter is found/ followed.	Lighting elements for visual aspects. Food stalls act for sensory.	Use of various wall texture, lighting elements for visual aspects. Food stalls act for sensory. Amphitheatre with programs can be considered for hearing.

4.2 SURVEY AND VERBAL COMMUNICATIONS RECORD OF LOCAL MARKET

According to the on-site evaluation carried out with different user groups and local market sellers, the market area is primarily utilized as a platform for selling all wholesale commodities at a reduced price. Products are distributed from this hub to other parts of the city and sold in supermarkets, department shops, and other establishments. The neighborhood generally adjusts to the market conditions and participates in a variety of activities that promote trade and enhance the quality of life for the locals. From the center of the market to the outskirts of the city, the price of the items increases by 2 to 10 rupees every kilometer, which the seller attributes to profit and transportation expenses.

Every market transforms into a bustling hub throughout the day, from the morning when goods are unloaded until the evening when rubbish is loaded. Say, we have a wide range of operations because of the way the non-perishable and perishable market's function. Unexpectedly, after COVID, foot traffic increased in every local market, and user groups were no longer limited to LIG. Since these local markets were the only venues to buy goods at the time, people recognized and appreciated them. When, though, does a market fail to draw customers? It failed as a result of inadequate maintenance and a lack of public awareness of the significance of using the desired resource appropriately.

4.3 SURVEY AND VERBAL COMMUNICATIONS RECORD OF MODERN MARKET

Malls serve as both a venue for the sale of pricey goods and a public recreation area, according to the on-site evaluation that was carried out with a variety of user groups and retail unit owners in different malls. Modern markets readily accomplish vertical circulation thanks to mechanical devices like escalators and lifts.

When a new mall develops in a city, the older ones are abandoned, in contrast to local markets, which hold their worth for decades. Retail centers only provide LIG employees with a place to work every day.

4.4 INFERENCE

We may infer from the data that as the modern world has grown, markets have seen a substantial change or shift in architectural ideals. The area itself shifted from being a hub for social interaction and gatherings to one that was largely focused on trade and economic growth.

Where was this lack of communication taking place? Is that a result of the design of things? The response is still arbitrary. However, a detailed analysis of the survey reveals that the way areas are designed, set up, and kept up lacks the comfort that people frequently believe to be provided in modern marketplaces, such as malls, where a food court or central atrium encourage people to gather for leisurely reasons. Thus, using neighborhood context and the city's pride to strategically create tactics for drawing in target audiences would greatly enhance the area's locally and heritage.

CHAPTER 5

SITE ANALYSIS

5.1 SITE ANALYSIS

To make Port Blair, a vibrant and eco – friendly tourist destination, focusing on economic development, efficient urban services, participatory social development and connectivity. In case of Port Blair, area based development is proposed to be realized through retrofitting and redevelopment strategies with a total investment of 770.15 crore.

Site- Andaman and Nicobar Islands

Location- Port Blair, Gandhi Market

Redevelopment of Gandhi Market block 1 at Mohanpura.

Construction of 1500sq.m of built up area with energy and water conservation methods.



Fig 3.24: Site from Google Earth

5.2 NEIGHBORHOOD CONTEXT

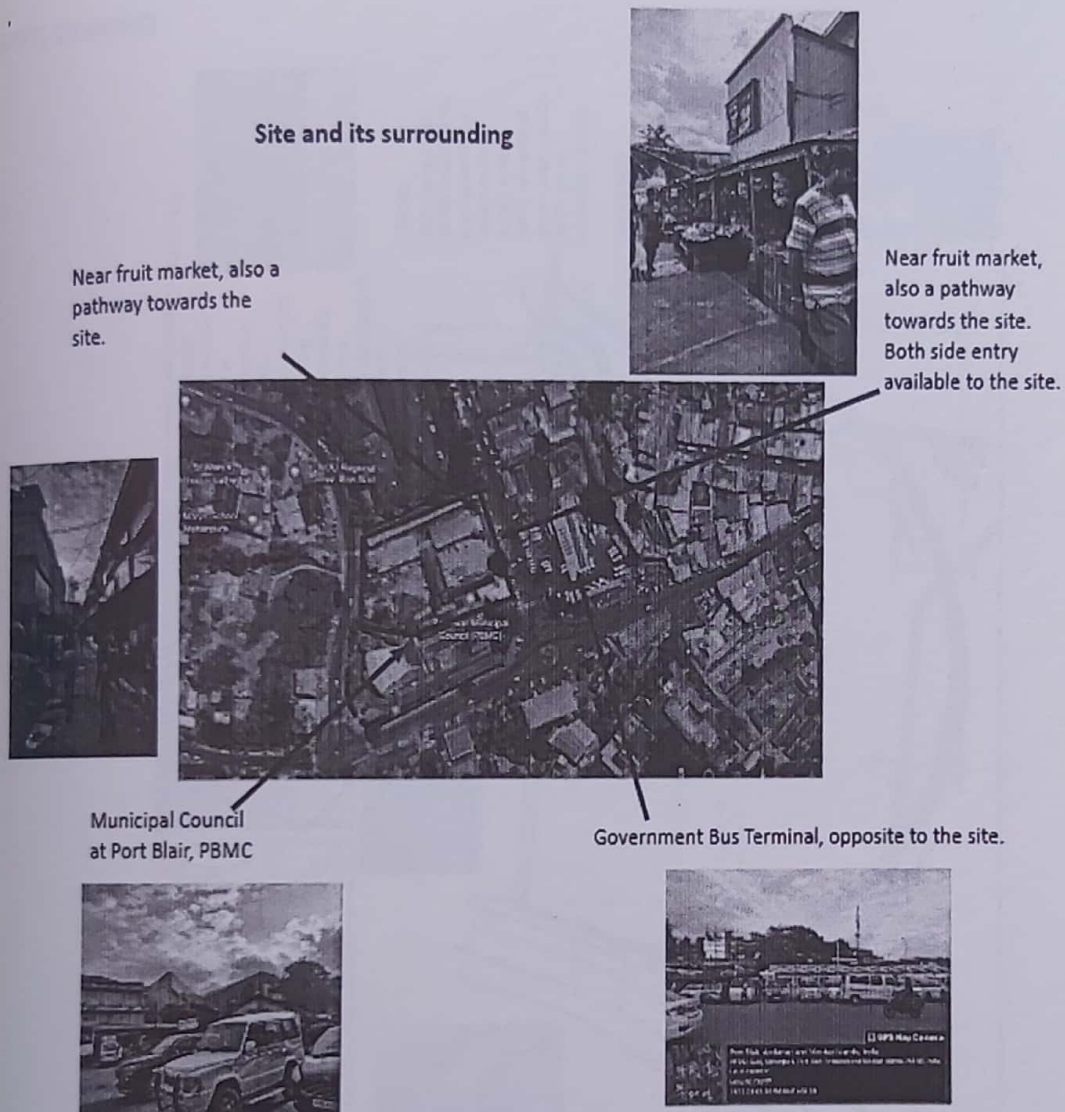
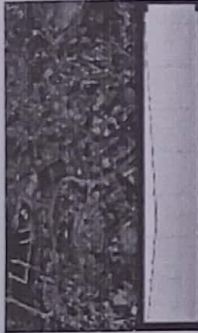
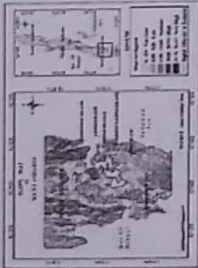


Fig 3.25: Site from Google Earth and its surrounding

5.3 SITE ZONING

SITE ANALYSIS

ANDAMAN AND NICOBAR ISLANDS



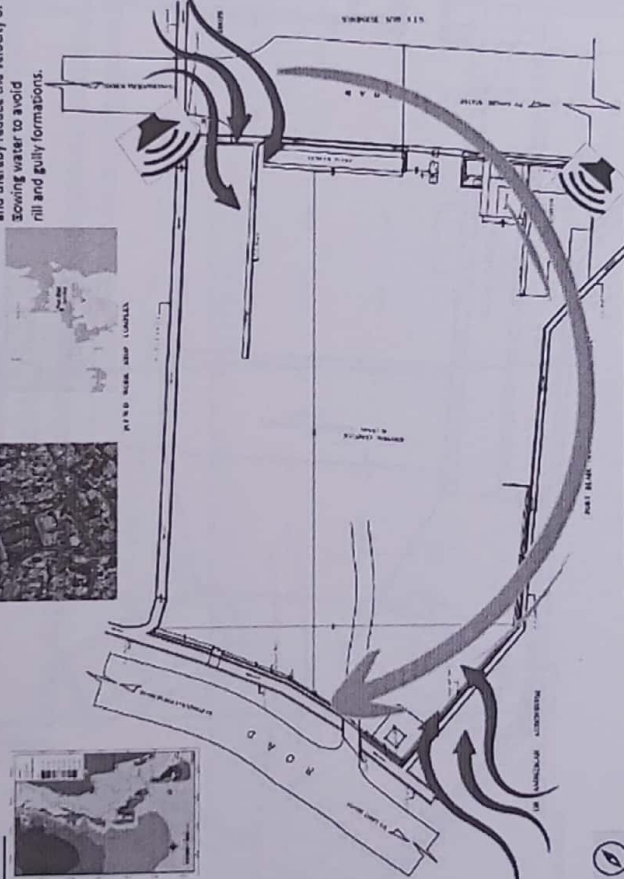
Contour trenches are made in non-agricultural areas for providing adequate moisture conditions in order to raise tree and grass species. Bunds are small earthen barriers provided in agricultural lands with slope ranging from 2-10%. They control the effective length of slope and thereby reduce the velocity of runoff.



SWOT ANALYSIS

Strength

An EEZ encompassing 0.6 million sq. kms., which is nearly 30% of India's EEZ. The aggregate coastline is 1,912 kms, which is nearly 25% of Indian total coastline. Vast magnitude of fishery resources including coastal pelagic, demersal and offshore and deep-sea fishes to the tune of 2.435 lakh tonnes, as exploitable potential. Relatively unpolluted coastal waters for developing coastal aquaculture for seafood production for domestic and export markets. Availability of high value marine seafood such as shrimps, lobsters, crabs, sea cucumbers and fishes such as tuna, groupers and snappers etc. Scope for direct export of valuable food fishes like tuna, groupers and ornamental fishes.



Threats

Poaching by foreign fishing vessel. Possible over-exploitation of specific resources through target fishing. Salinization of ground water resources due to coastal aquaculture activities.

Топографу.



Plate 1: Site Zoning

5.4 SITE EXISTING BLUIDING

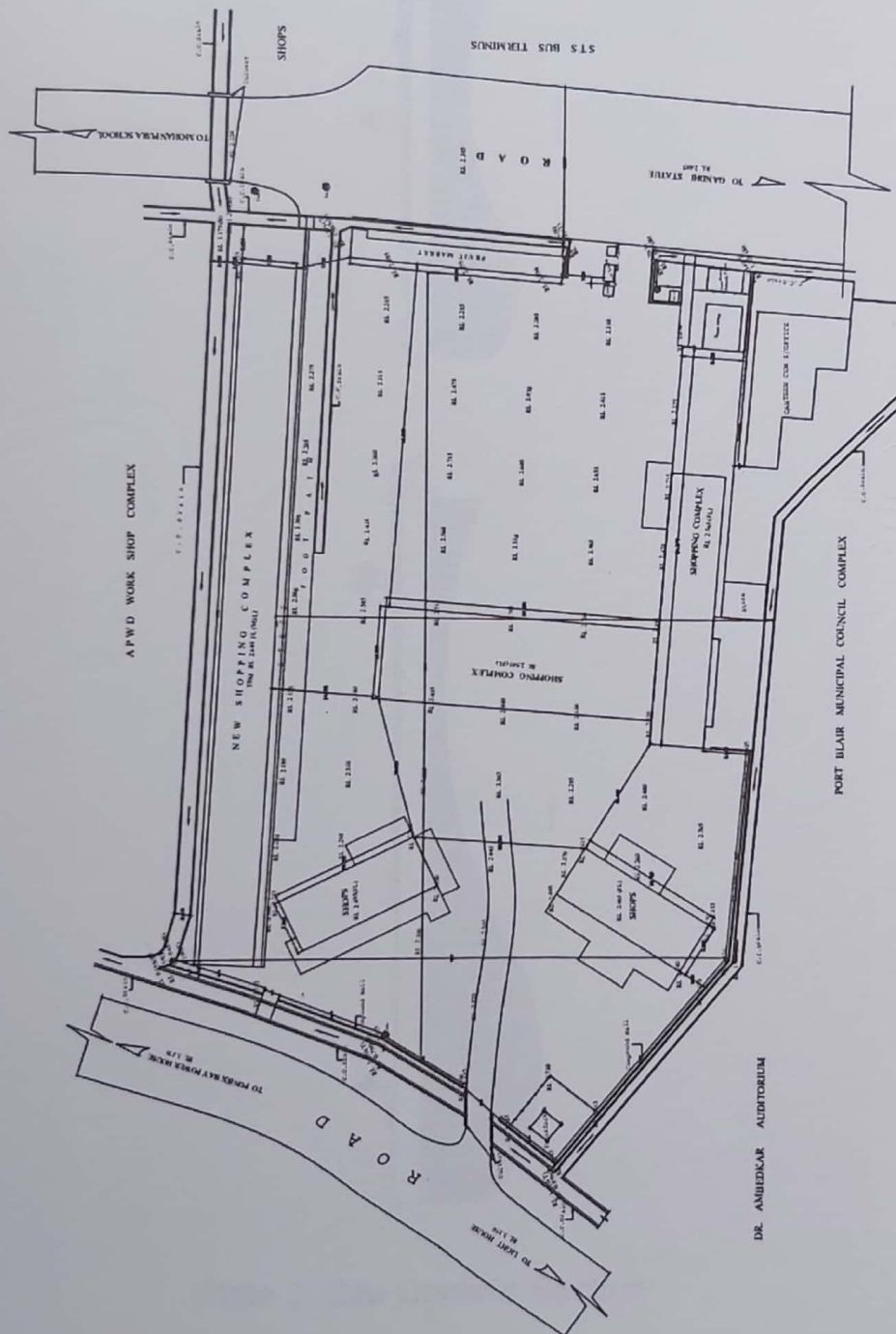


Plate 2: Site Contour with Existing Blocks

5.5 SITE SECTIONS

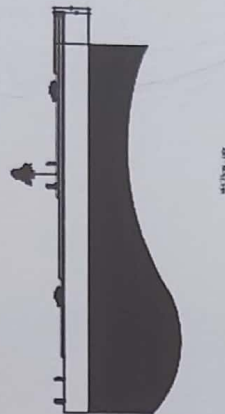


Plate 3: Site Contour Section

CHAPTER 6

ARCHITECTURAL DESIGN

6.1 SPATIAL REQUIREMENTS

Table No.6.1: Area Staement

SATHYABAMA INSITUTE OF SCIENCE AND TECHNOLOGY				
DEPARTMENT OF ARCHITECTURE				
S.No.	Spaces Identified	No. Of Users	Area per User (sq.m)	Total area in sq.m
1	Fruits Market	140	10	1434
2	Vegetables Market	140	10	1434
3	Flower Market	25	10	750
4	Textile Market	30	15	760
5	Wet Market	28	10	432
6	Exhibition Area	19	20	380
7	Community Hall	65	10	650
8	Restaurant	34	8	276
9	Food Trucks Parking	5	40	240
10	Plaza	50	4	200
11	Toilets	21	7	150
12	Godowms	20	6	300
13	Parking	80	75	880
Total area built up and unbuilt spaces in Site – 7886 sq.m				
Total Area – 2.5acres				

6.2 CONCEPT

Contours are imaginary lines joining places having the same elevation above mean sea level. A map showing the landform of an area by contours is called a contour map. The method of showing relief features through contour is very useful and versatile. The contour lines on a map provide a useful insight into the topography of an area.

Contours are drawn at different vertical intervals (VI), like 20, 50, 100 metres above the mean sea level. It is known as contour interval. It is usually constant on a given map. It is generally expressed in metres. While the vertical interval between the two successive contour lines remains constant, the horizontal distance varies from place to place depending upon the nature of slope. The horizontal distance, also known as the horizontal equivalent (HE), is large when the slope is gentler and decreases with increasing slope gradient.

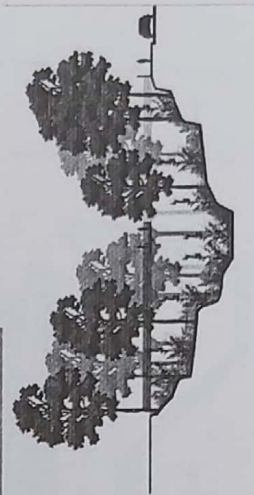
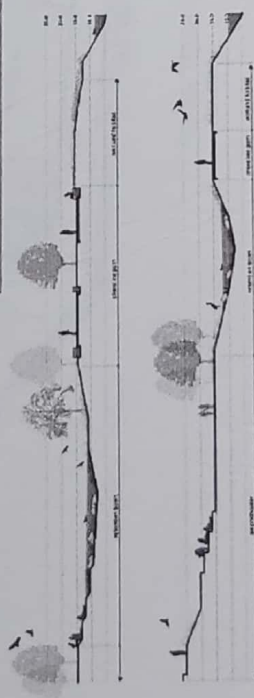
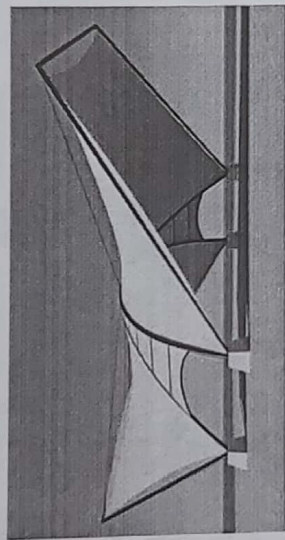
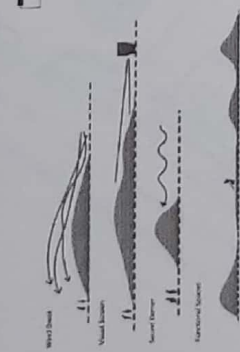


Plate 4: Site Concept

6.3 DETAILED DRAWINGS

SITE PLAN

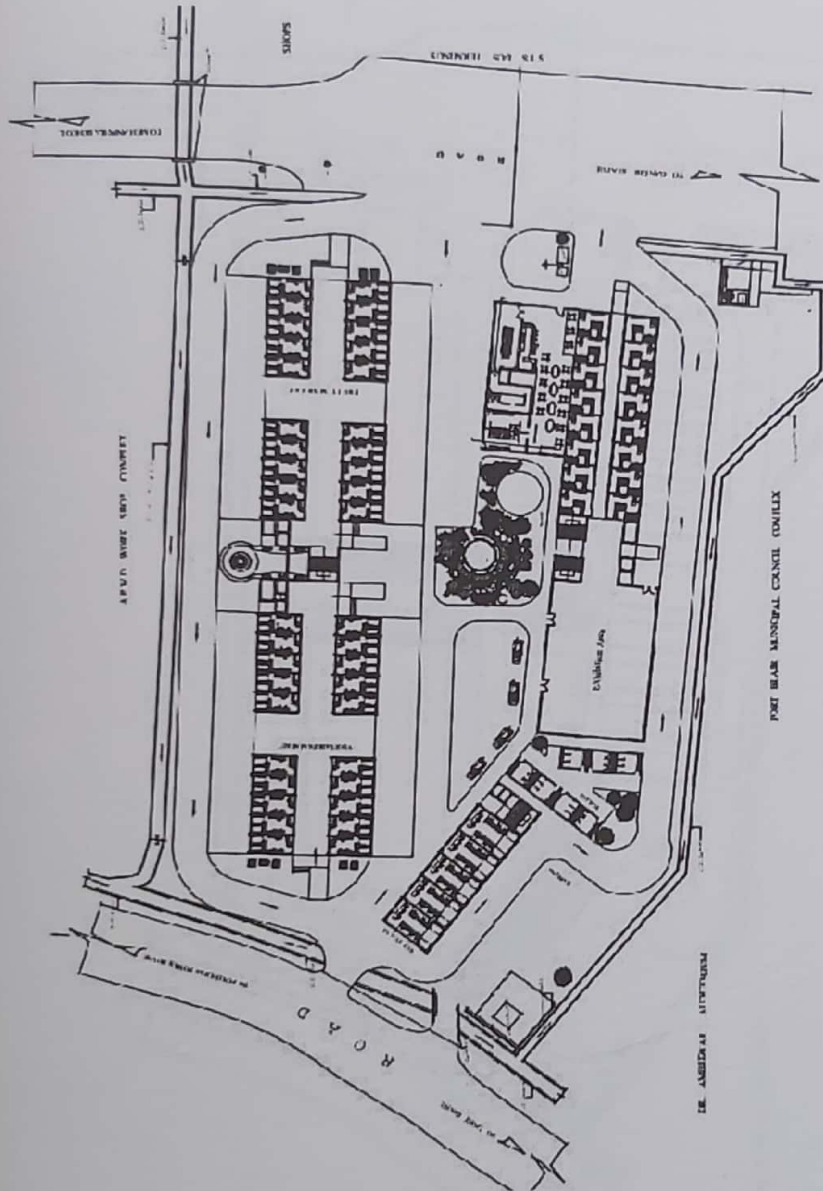


Plate5: Site Plan

MASTER PLAN

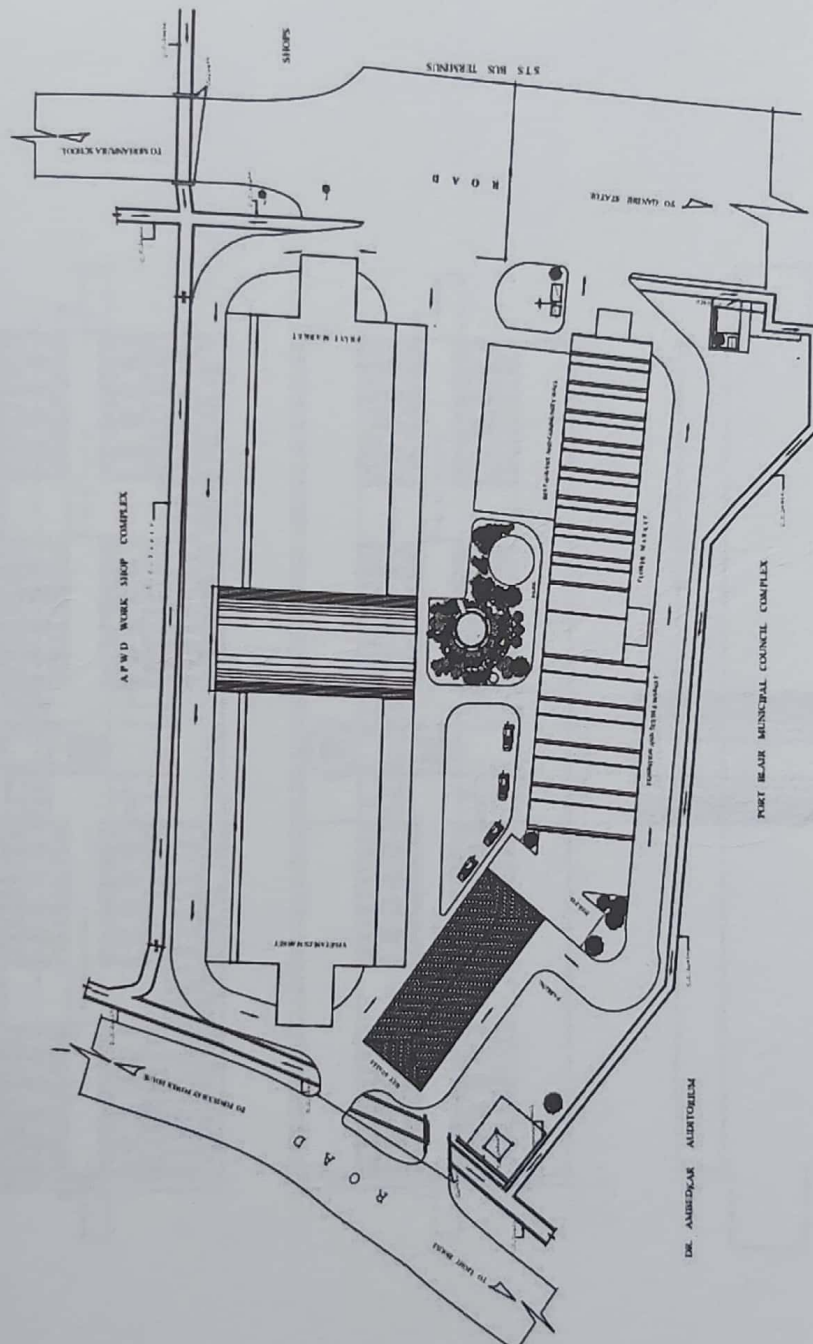


Plate 6: Master Plan

FRUITS AND VEGETABLES MARKET

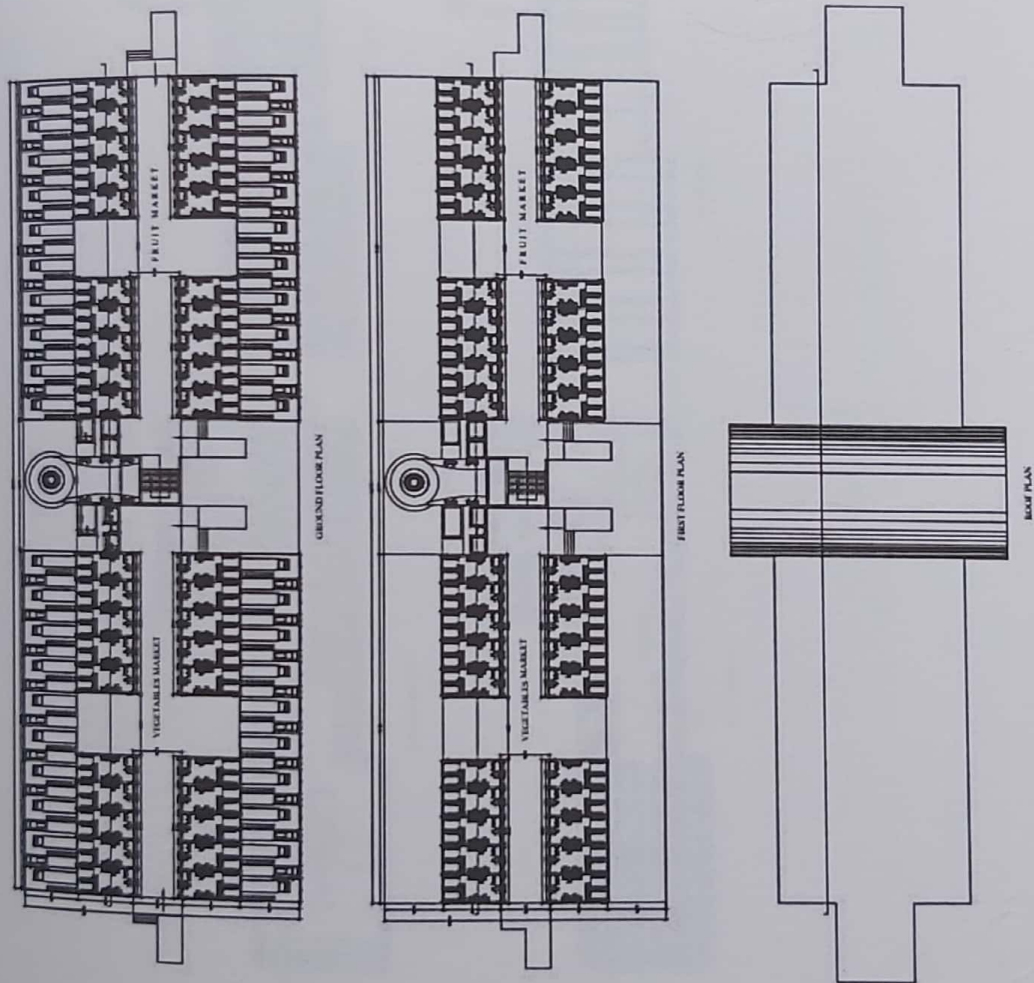


Plate 7: Plan of Fruits and Vegetables Market

FLOWER AND TEXTILE MARKET

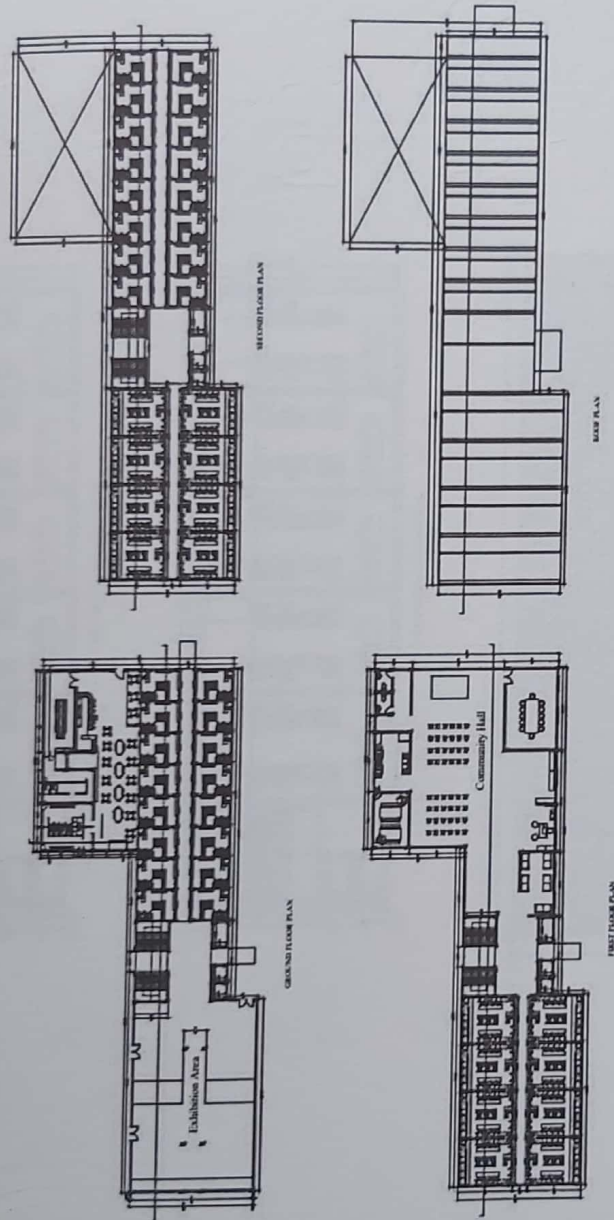


Plate 8: Plan of Flower and Textile Market

WET MARKET

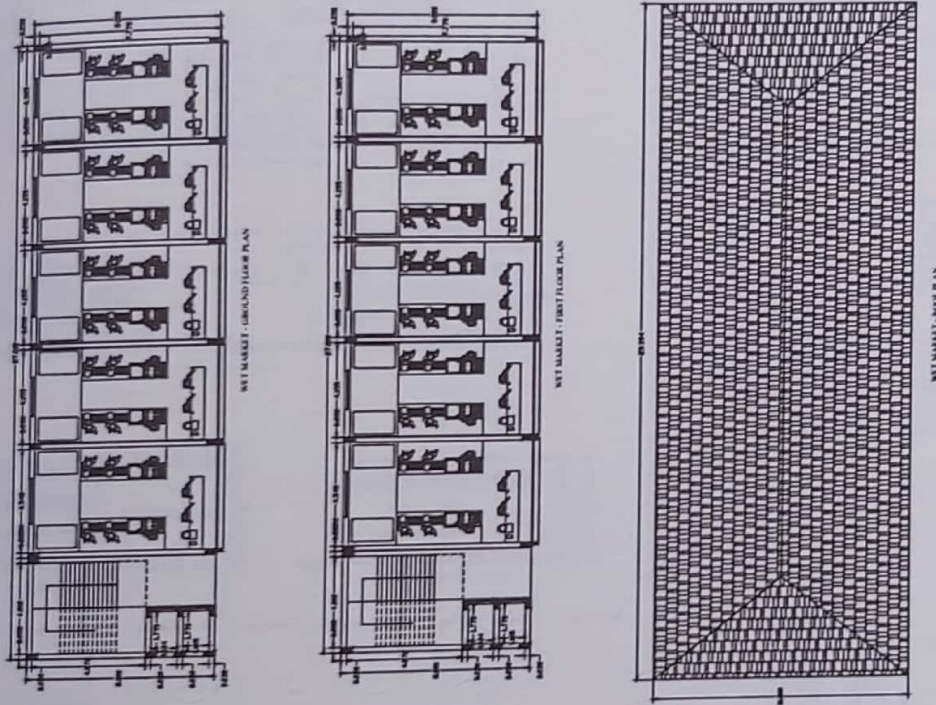


Plate 9: Plan of Wet Market

RESTAURANTS AND MARKET PER UNIT SHOP

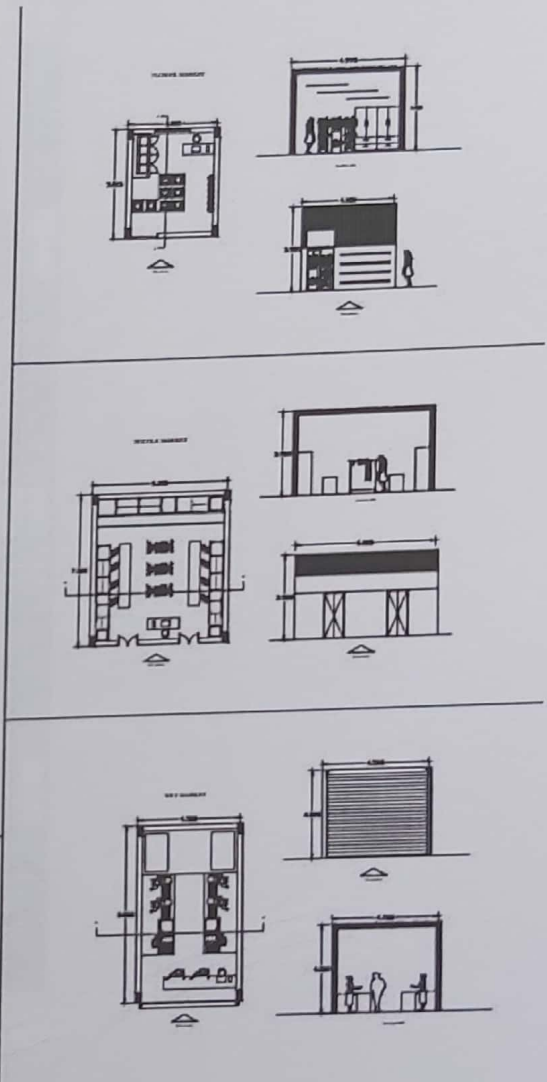
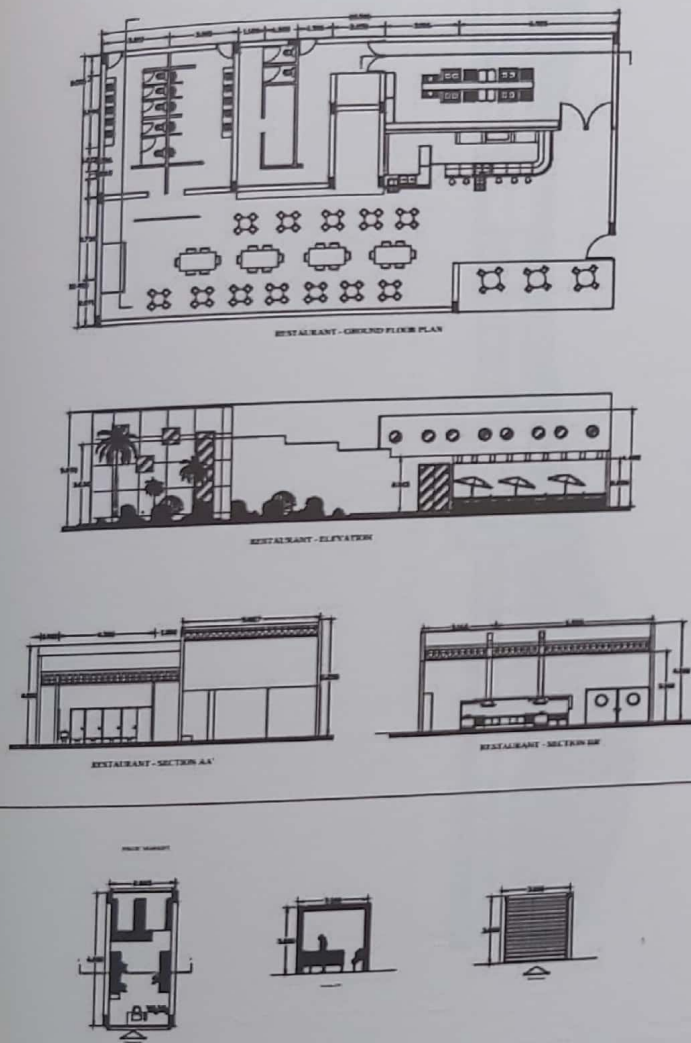


Plate 10: Plan of Restaurant, Section, and Elevation, Market Per Unit Shop with Section and Elevation

SITE SECTIONS AND ELEVATIONS

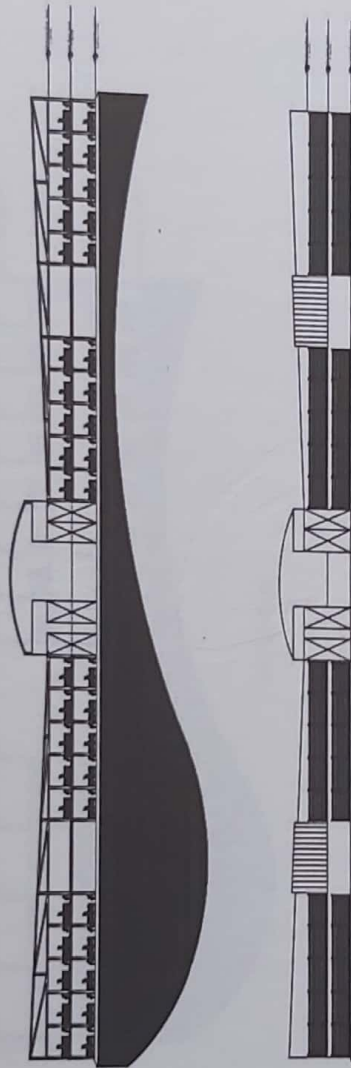


Plate 11: Section and Elevation of Fruits and Vegetables market

SITE SECTIONS AND ELEVATIONS

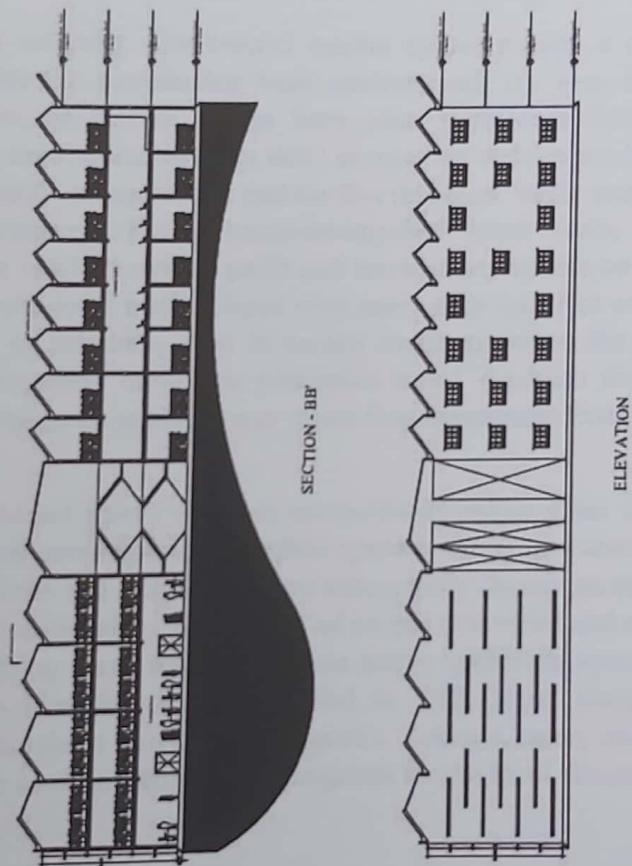


Plate:12 Section and Elevation of Flower and Textile Market

CHAPTER 7

CONCLUSION

Based on the findings of the study and analysis, an urban marketplace serves as the perfect venue for the exchange of products and services between neighborhood residents, who represent the local community, culture, legacy, and way of life. The seller's disposition has a significant influence on every market choice, even if they do not own effective ownership.

In India, markets often develop naturally. Constructed market spaces require a considerable amount of time to blend in with the surrounding built environment. It's also important to comprehend how people behave, as market spaces have seen significant behavioral and architectural changes throughout time. Local markets don't succeed as well as modern markets do because of poor vertical circulation infrastructure and the fact that most target customers only look at the lowest of the company. The government-imposed lease costs, which are disproportionately higher than the vendor's overall profit and leave empty spaces on the highest levels, are another reason why these local marketplaces with many tiers fail. Not every vendor receives a clearly defined space or structure, even in certain situations when the lease costs across all are equal. Here, they regularly move into pedestrian zones, establish themselves as unofficial colonies, and start to infringe on public spaces where they are exempt from paying rent to the government.

Additionally, regardless of age, market places were not successful as public areas for different groups of people to congregate and communicate. A public space is the empty area that exists outside of ownership and domain lines and has the power to successfully change an urban setting into one that is more inclusive and sustainable. The number of people that visit local markets can be significantly changed by designing them with appropriate public gathering spaces, such as central atriums or amphitheaters like the ones established in Dilli Haat; simple vertical circulation, such as escalators like those found in Singapore's Tekka Center; and adequate ventilation systems that use passive cooling techniques appropriate for the local climate.

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Links

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