

**A Report on the Development and Expansion of the city of Baroda**  
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**BARODA CITY**

The following report is based (1) upon a three days visit by Professor P. Geddes at the time of the Health Exhibition in February 1915, and on such necessarily incomplete study of the City as lectures &c. permitted; and (2) upon a visit once more of three days of Mr. H. V . Lanchester and Professor P. Geddes, assisted by Mr. J. G. Loades, from 14th to 16th October 1915.

Hearty acknowledgments, for every possible assistance and courtesy are due and tendered to the Minister of Baroda, as also to Mr. A. H. Coyle State Architect, to Mr. Sunderlal Ghoda Executive Engineer of the Baroda Development Trust, and to members of their staff. Nor can the hospitality and attention of all connected with the Guest House be forgotten.

## Chapter I

### BARODA CITY QUARTERS

For the purposes of this report, it is necessary to follow the large obvious historical and social divisions of the City rather than the sub-division into Municipal wards. Excluding the modern Laxmi Vilas Palace and its grounds, as a distinctly enclosed area, it suffices broadly to distinguish upon the City plan proceeding from east to west:--

(I) ANCIENT BARODA, as we may call the region of the old tanks which run for about a mile and a half along the eastern margin of the city plan, Vide Ex I from the Warashia and Sarshia tanks, past the Ajab and Rajah tanks to the Mahmad tank and even to minor ones southward.

(Ii) BARODA FORT, (a) for the square-walled city of the eighteenth century with its four quarters; as also (b) the Fort Extension, also walled, lying to S. E, and (c) the Fort Suburbs, unwallled, lying to S. W. and N. respectively.

(III) THE SURSAGAR QUARTER, lying W. of the fort and its suburbs, and N. S. and W. of the great Sursagar tank. This quarter is of more modern origin, mostly of the XIX century and contains the leading Municipal institutions, as well as many educational and religious centres. It leads to the smaller but highly important:-

(IV) KOTHI QUARTER, in which stand the offices of the State, the College, the Hospital, the Jail &c. as also the Public Park, and many bungalows of officials and private citizens. Beyond the Railway the new suburban quarter arising to N. W. also essentially belongs to this.

(V) THE RAILWAY QUARTER, may be taken as starting with the Station and extending towards the beginnings of the:-

(VI) N. W. INDUSTRIAL QUARTER, which should be planned with care, but which we have not had time adequately to consider. Industrial and Manufacturing beginnings are also manifest at the very opposite side of the City, from the N. E. to the S. E. Hence the further development of this, as:-

(VII) AN E. &S. E. INDUSTRIAL QUARTER has also to be considered.

We shall now discuss these as far as possible in detail in the above order; and thereafter briefly point out the bearing of our various suggested improvements upon the City as a whole.

#### I.

ANCIENT BARODA: The decline which this quarter has undergone in common with the East ends of so many Cities, was here doubtless caused by the withdrawal of population into the Fort, necessitated by the wars and dangers of the eighteenth century. As already mentioned, there are beginnings, of modern industry in this region, and in view of the possible development of this on one hand, of the surviving beauty of the tanks with their fine temples and monuments on the other, it is a manifest problem of town planning to provide for the requirements and extension of industry, while preventing that neglect and deterioration of natural beauty and of architectural heritage, which have too largely arisen during the past

century in the west, and with which Indian cities are also now increasingly threatened, This problem will be considered later, as mentioned under VI.

At the very outset of this report, however, we urge the careful preservation of this fine chain of tanks, and their surrounding historic and sacred buildings, with the prohibition of industrial developments within their immediate area. We further point out that at moderate expense the present roads may be improved, connected and planted. Thus would be produced one of the most extensive Tank Parks of India; and these, it cannot too clearly be affirmed, are not only the oldest but among the finest Park systems of the whole world, but perhaps still the most beautiful of all. How, this Eastern Tanks Park may be linked up with the other parks and park ways of the City will be pointed out at the close of this report. Enough for the moment if its advantages to the crowded population of the Fort especially be recognised, and its usefulness as a long strip of open space separating this, though not remotely, from the possible industrial quarter which seems arising beyond; and which without this invaluable barrier, would tend to congest the Fort and otherwise deteriorate it.

## II BARODA FORT with FORT EXTENSION (S. E) & FORT SUBURBS (S. W. & N.)

In this fine old town with its four quarters equally divided by its four fairly broad Bazar streets, its central monument and adjacent Palace, its surviving walls and gates, and its many and populous Poles we have much the completest and best preserved example of its period and style with which we are acquainted. On all grounds therefore—not simply on account of historic, architectural and artistic interest nor even of civic life and completeness, but of definite economic value and valuation as well—we cannot too emphatically recommend a policy of conservation. We have had occasion to observe in other cities, the disastrous results of well-intentioned improvement upon towns of this character—disasters economic, social and hygienic as well as artistic and historic.

Wise conservatism however does not delay the appeals of modern sanitation and improvement. Until these become inevitable and sweeping, but utilises these at their best. It thus assures the survival of the essential heritage of the past, yet with needful adaptation to the requirements of the present. Even, as we shall see, with developments beyond these, towards that finer phase of civilization to which our industrial age is now giving birth; its steam industries, \_\_\_\_\_ deteriorated populations and its mechanical products are becoming transformed by the coming in of electricity, 'by the advance of hygiene and of education, and by the consequent recovery and renewal of the arts and crafts. All with a revival of social feeling, and with the re-established leadership of economics by ethics in civic and public policy.

We rejoice in the preservation of the old central palace and the opening of its fine garden to the public. We suggest the moderate improvement of the central clock tower, of which neither the architectural effect nor the colour is equal to its peculiarly commanding and conspicuous situation. This may be easily affected and at moderate expense as follows: ---

For the cornice and parapet above the main arches, bracketed chhaja and pierced balustrade should be substituted; the corrugated iron chhajjas should be removed, and replaced by tiles; while a suitable enriched wooden framing should supplement the present one in order to

provide the (aesthetic if not practical) demand for increased support that the tiling would make.

We further advise the preservation of all four gates; though of course accepting the opening of additional exits and inlets as traffic may render necessary, on either or both sides of any or all of the four gate houses. The tiling of these gate houses is important; the present use corrugated iron upon one of these is unworthy of situation, apart from its undue advertisement of this cheap, but ignoble and unwholesome, roofing medium. A restoration of the windows to what was probably their original form will further enhance the appearance.

Returning to the crossing of the main streets, the further improvement of this central area around the Clock Tower is recommended. As shown on the accompanying block plan Vide Ex. II the block occupying the S W. Angle is obviously to prominently salient. But its value precludes interference; at the most if traffic render this necessary, the shop might be converted into a short arcade passage by which pedestrians could turn the right angle from one street into the other without the present danger of coming out into the street, which is here only too narrow for its vehicles.

The Government building immediately north of this, that of the Offices next the Palace, may well lead off the improvement of this central quarter and this with most effect yet least expense. Its present dull and monotonous front may readily be made attractive. A row of shops at first suggests itself, but its future as a remunerative investment might be interfered with by the large garry stand for which there is no other suitable situation. This however might, with advantage to the health and comfort of horses and drivers alike, and with added economy to the community therefore, as well as amenity to the street, be provided with a shelter, desirable alike in sun and in rain.

Upon the first and second floors of the building, which has such complete exposure to the sun, a straight and graceful arcading of a verandah would give coolness and accommodation and transform its appearance as well. Failing this shelter, or even in addition to this, a row of trees, say 30 ft. apart, would give further shade and adornment, and agreeably continue the verdure of the neighbouring Palace Garden into the streets. Indeed, at any point along the four streets, where a ruinous building admits of \_\_\_\_\_ set back of ten or twelve feet, two or three trees might be planted, thus pleasantly varying the present street-lines, yet increasingly brightening their colour by their contrast of green.

Turning now to the S. W. and N. W. sides of this central Bazar square, an improvement of the larger capital outlay, but, we should think, of the substantial return is here finally suggested: the symmetrical rebuilding of these two corners, with improved shops and buildings above, and with widened space for vehicles and foot passengers alike, as the block plan indicates.

Is it objected that the resultant central square remains an irregular one? True, but complete symmetry is in this case unattainable, without an expense practically prohibitive; variety, too has its charm as well as symmetry. Moreover the position of the larger central Clock Tower precludes any single view of the square as a whole; and each separate views may be made satisfactory in itself and not inharmonious with the others.

This intersection of the main streets is also they most convenient point for raising a question of the very greatest importance and promise to the improving aspect of the entire City. One too much forgotten by the present generation yet attainable without any increase of ordinary

outlays the problem of colouring, washing and painting of houses. Here in Baroda, as is too much throughout India generally, and of course still more in Europe, the introduction of western mechanical industry, and of the too purely intellectual appeal and endeavour of western education, is acting disastrously upon the colour sense of the whole Indian population of literate and directive classes perhaps most seriously of all. Upon this colour sense, at once vivid yet delicate, brilliant yet refined, the beauty and the happiness, the dignity and the repose of Indian life, and the charm and value of its craftsmanship in all branches, and the economic demand for it accordingly, have always substantially depended. But to preserve the colour sense, which was of old in Europe also sound and vital, and at its best was marvellous, from further degradation, the creation of museums and of art schools, excellent though these may be, has proved the West quite insufficient, and must similarly be insufficient here in India. For the supply of a small élite of skilled colourists and designers, however carefully instructed in presence of the best examples, is everywhere discouraged, and ever deteriorated, by the lack of any adequate demand for their services and products from the public. It is therefore necessary also to raise the public level of taste; and the experience and endeavour of colourists and craftsmen like William Morris and others in Europe prove that this is far from impossible. For this raising of standards, the “mistress art” of architecture has the disadvantage of costliness and slowness of action; yet she can be immediately and simply supplemented by the colourist, and this is especially in Cities like Baroda, where the mass of ordinary buildings undergo colour washing and painting at frequent intervals.

To arouse the students of the Art College to this question of colour upon this public and civic scale will we are convinced, do no harm to their present special interests in carpet or textile colour design, in interior decoration or in furniture, but on the contrary much good. To prepare and to discuss colour studies for a building, a street frontage or a perspective is a permanent awakening of the colour sense, from which good results in every direction may be expected. That interaction of art education with the arts and crafts which Western educationalists and industrialists at vast expense and endeavour have been struggling for during the past two generations and on the whole as yet with too little result, may here in India, indeed here in this very city of Baroda, be more effectively brought about, than as yet anywhere in Europe, by a few years of growing endeavour towards the appreciation of the local colour at its best, with its resultant preservation or renewal.

We regard this matter as so of much importance that we venture upon further suggestions. Given the predominantly clear blue sky, the grey or dark cloud which also have their turn, with the light dusty colour of the dry roads, and the dark brown of wet mud which this weather contrast through the season involves, the predominant colour for external use is naturally yellow, but of course with all its immense range from palest ivory and lemon tints to orange. Next come reds without number. So from the tints and shades of primary and secondary colours to the tertiaries: citrine, russet &c. To all these next their appropriate contrasts: white and even black, blues and purples and olives also if desired, but all in small masses, enough to accent and intensify the sunshine and splendour of the warmer end of the spectrum but not to supersede or sadden it, as in quantities they too readily do. Thus if the architectural improvement of the central clock tower, which we recommended, be postponed as it very possible may be, for more urgent expenditure, we would suggest that in its next colour washing, the present blue and green be replaced by a scheme of more joyous colour \_\_\_\_\_ alike for its own sake and as a keynote and symbol of \_\_\_\_\_ that brightening up of the whole town, which we \_\_\_\_\_ venture to believe is gradually realisable, and with difficulties far

less than those to which more ordinary hygienic and sanitary reforms are accustomed to meeting.

We have enlarged on this matter of colour as the simplest of introductions to that renewal of old towns to which one of us has especially given attention for many years, and with definite experience of its value, even among surroundings more depressing, and populations more depressed, than can be met with anywhere in sunny and less industrial lands. In a word then the colour washer precedes and prepares for the next stage of improvement--that of a searching survey of the old town preparatory to the improvement in detail of its housing, its communications, its open spaces, and thus of its sanitation and hygiene, its domestic wellbeing, its productive efficiency and its economic valuation accordingly. And all these taken together, not separately as the present excessive division of labour, in matters municipal as well as other, too readily inclines.

## Chapter II IMPROVEMENT OF THE POLES: THEIR 'CONSERVATIVE SURGERY'

The old Poles of Baroda, and still more of other cities of this region of India, have passed their youth and prime; and are now in various phases of age and decline, some times even decay. The last phase is happily still rare in Baroda, and its onset may \_\_\_ prevented. Even that of decline may be arrested and this old Fort City be preserved for generation to come in continued life; indeed, why not even rejuvenating vigour?

Yet there is no denying that the case of the Pole is a difficult one. They were of old not only social groupings but Municipal units; but now this distinctive standing and collective responsibility has been too much swept away, under the influence of that excessive economic individualism which has been the predominant theory of Western economics and politics throughout the later eighteenth and the nineteenth centuries, but which we are now learning to mitigate, even escape from into a fuller civic vision.

Doubtless the Poles cannot, under present ideas and administrative methods, be granted their old recognition as Municipal units, but the undying feel of neighbourliness (of which inter-domestic differences are but the exception) may be cultivated, until the old advantages of collectivity substantially return.

Modern Municipal Government has lost that human touch which is the strength of personal rule \_\_\_ influence. It does its work of cleaning and \_\_\_ting, of road-mending, policing, and the rest, in \_\_\_ cold, impersonal and official way as its tax-collect-\_\_\_; and it is largely for this reason that the latter strikes so much deeper impression upon the citizens' mind and communicates its distastefulness to the often excellent value which is given for the ratepayers' money, and even to the loyal service by the members of the Municipality as well as their officials of all ranks.

A second defect of modern Municipalism arises due to its excessive division of labour, For lack of any \_\_\_es of concentration on definite localities, at given \_imes, the drainage goes on here, road repair there, sanitary improvement with its repairs or its evictions at a third point, while new streets and communications are being cut along yet other lines, new buildings initiated somewhere else and parks or gardens at again another neighbourhoods. The result is that all neighbourhoods are kept in the squalor and confusion of every kind of

change in turn, with experience of the disadvantages of each change, and with the enjoyment of this speedily marred by some new overturn. Have we not here the simple psychology of that solid and sullen resistance to City Improvements of all kinds which are the despair of the "Progressives" of every Municipality, and which they too easily ascribe to the "ignorance", the "obstinate prejudices", the "inherent conservatism" of their constituents, instead of to their own unskilful management of them?

Now each City has its own qualities as well defects, its opportunities as well as its difficulties. And we venture to suggest that here in Baroda, with its relatively little decayed Poles, we have a city peculiarly well-situated for an experiment in city improvement which might deal successfully with both the above mentioned municipal difficulties at once and thus bring the community and its public services into an altogether healthier relation.

Our proposal, then, is to initiate an active policy of improvement among the Poles. For this purpose and with the very limited time available amid calls to many points, we have selected the S.W. Quarter of the Fort City and gone through its Poles--of course in due consultation with Mr. Coyle and the Executive Engineer of the Improvement Trust, though we regret that time has not permitted similarly full contact with the representatives of the Municipality. Instead of suggesting drastic operations of any kind, we have simply followed the existing narrow streets, lanes, and gone into each and all of the small spaces and irregular squares which occur here \_\_\_\_ here upon their courses or endings. We have \_\_\_\_\_ dilapidations, ruins and vacant sites for gardens \_\_\_\_\_ have noted the best houses also and \_\_\_\_\_pted to judge approximately the lines of least resistance to a process of gentle and gradual improvement. This should be initiated from both ends of the scale, the removal of the worst defects \_\_\_\_\_ lane or court thus coinciding as far as possible with the repair or re-decoration, when necessary, of the better houses. Both processes may thus encourage intermediate owners and occupiers to take part. The occasional ruins, and the accumulations of rubbish of various kinds which are so frequent, and these not \_\_\_\_\_y upon derelict sites but in private courts &c., could be thoroughly cleared away, yet always as far as possible with the good will of their owners. This may often be obtained by paying the trifling price, of a couple of annas or so per load, which can be affordable, for it in addition to the expense of cartage; in view of the usefulness of most of it in filling up holes or making little terraces at the small garden spaces which thus sometimes may be formed. Broken bricks, tiles, and pots can be used for improving roads and lanes, especially with the addition of a little cement, or a surfacing of tar-macadam.

These simple and obvious improvements set in progress, the visits of the sanitary inspector would be more welcome, and his labours rapidly lightened. Latrines would be improved, cleansing generally will be given a fresh start; and the patient daily toil of the sweepers and of the house-wives, from respective sides, would become more mutually encouraging. In this connection the immense and \_\_\_\_\_tomless corrugated iron cylinders, which are too (heavy?) for a woman conveniently to use indeed too untidy (for?) any but the dustman to approach--should be replaced by more accessible and more handy receptacles. (In?) all these ways dust would be substantially abated, \_\_\_\_\_ flies with it ; while ill-health, especially among children, which arises so largely from these two factors would thus be reduced correspondingly. Deterioration of goods and foods is also diminished.

With the removal of these many evils, each separately small perhaps, yet cumulatively great, the spirits of the community would rise, that of child and women first, and of men before long accordingly and the whole mass of Municipal activities thus con\_\_\_\_\_ to be viewed in a

more appreciative light. The colour washing and painting already so fully pled for, would also be more readily entered on by proprietors, and tenants also. In one corner hitherto neglected tulsi-plant would make its appearance, and in another freed from its rubbish, a little shrine. There again a tree, occasionally even a garden terrace, at any rate a row of flower-pots.

It is a peculiarity of the Bazars, that with all their crowded variety of wares, there seems seldom or never a stall of plants for home cultivation. Yet plants are not uncommon. Might not such minor commerce be encouraged? At any rate to begin with, could not an itinerant fruit-vendor be incited to go round with plants and ask orders for more? On the accompanying plans Vide Ex. III (a) of the S. W. quarter of the Fort area at present and (b) Vide ex. IV as improved, the substantial increase of the open spaces and communitions, which may thus at moderate expense be created, at once strikes the eye. The expense of this substantial improvement has been roughly estimated for us, at Rs. 2,90,627 while upon the improvement of the level and surface of the actual roads and lanes, a sum of Rs. 37,209 would be sufficient. Of the first-mentioned figure of Rs. 2,90,627 no less than Rs. 2,39,338 is for desirable widening of streets and lanes which often involve more expensive property and which can be accomplished gradually; so that the total immediate expenditure, for better living space, as distinguished from the improved communications, is only Rs. 10,000 ( in round figures exclusive of compensation.)

Even when we multiply this by four, for the four quarters of the Fort, and double the product to include the Fort extension and Fort Suburbs, the total of Rs. 80,000 (exclusive of compensation) is not an alarming one, as Municipal outlays for improvements go. Even if we treble the amount instead of doubling it, we have sufficient grounds for this conspicuous and encouraging uplift towards permanent, improvement of the entire City.

The sum is now a large one, it must be frankly confessed; but it would not all be required in the first year: nor where expended, should it again for (long?) time be repeated. Its return in public health diminished waste, loss, and efficiency of life generated cannot exactly be computed in terms of a too individual system of accountancy, but this return is none the less real, and justifiable accordingly. The mode of operation, moreover, will be found not much to engage the Municipality in additional expenses as to encourage its existing staff to that higher and more sustained level of efficiency which comes (when?) seeing results for their work, in spreading betterment and in feeling that they are getting public recognition for it.

Such activities partake of course of the nature autumn and spring cleanings; and cannot be constantly maintained at the same high level. True; \_\_\_ at present for lack of such high occasions and festival preparations, the Municipal services of the (wards?) tend rather to establish themselves upon that lowest? level with which officialism is reproached, no do often unjustly, yet too justly also. Here, however in great seasonal festivals like Dewali, an Indian Municipality has an immense advantage over European ones; and instead of following their dull and routine example it is thus open to it to set an example to the West.

We of the older generation, in East and West alike, tend to be alarmed by the frequent discontent of youth and its occasional temptation into political unrest or worse. But do we not forget that all the revolutionary violence or dreams of it known to the world, came down from our own elder generation and its predecessors? The mass of enquiring youth are as contemptuous or indifferent to these as they can be to other ideas of their elders? What they really want, as is evidenced for instance by their active participation or vivid interest in the present war, are more concrete openings for their activities, more definite attachments for

their interests than those too abstract discussions and ambitions which appealed to us and our predecessors in youth. If so, where can better openings be found in thus interesting the bright hopes and ardours of youth, than by directly ameliorating, not only in simple material beginnings such as those above suggested, but in a hundred other ways, the actual human lives to which they belong, and which they have to continue. The "Know your City" movement which has been spreading through the United States, town after town, city after city, was unknown half a generation ago, (was?) known only to city improvers ten years ago, and to an ' utopists ' and "cranks" as they were contemptuously called, five years ago. But it has now enlisted its tens of thousands of workers, and before five years more, their work will have deeply regenerated the communities of America, which were so lately in municipal matters reputed to be the least efficient, even the most corrupt in the whole world.

We Town-planners and city improvers have thus no fear of the future; for although our methods as yet appeal less widely and more slowly than do those of politics or press, we have already earned, and in many cities, of a support from youth of a more substantial and enduring character. The boys who helped with a town garden or a bit of repair two or three years ago, are already becoming young citizens (with?) larger, but not less definite, ambitions; and among them we shall soon find effective continuators and successors. There is also coming in a great step beyond the conventional school instruction in the "three R (Reading, Riting, Rithmetic) to that truer education of the "three H's" (Heart, Hand and Head) which the Boy Scout movement, now international and already Indian as well as European and American as an example.

Further details of these processes of conservative surgery and constructive improvement will be found in the reports by one of us on various cities, both of the Bombay and Madras Presidencies. Yet a (fine?) word of definite suggestion as to the encouragement of these beginnings may be permitted us here.

It is a superstition of that lowest form of Western Mythology which disguises itself as "Political Economy", " Utilitarian Philosophy ", &c. to assure that men only work for money wages. The war again is giving millions of vivid individual proofs of how \_\_\_\_\_ intensely and adventurously they will exert themselves for social motives; and how much more than money is the appeal of honour, how much \_\_\_\_\_ed also its costless awards. Let peaceful life then \_\_\_\_\_ from war. Let activities be stirred and evoked by the call to citizenship, and rewarded by its simple (yet?) genuine honours, and by the approval of superiors as well as fellow-citizens. May we ask then for the \_\_\_\_\_oving Poles as Civic units, for their houses and householders and younger members as again units of these, and for the various Municipal services and \_\_\_\_\_nts also, some recognition such as they would \_\_\_\_\_ ? Why not even some annual award, say from \_\_\_\_\_ag to a fountain for the best kept Pole, of a banner or a garland for the best kept house, the most pleasing? garden, thus giving household and gardener \_\_\_\_\_ meed of praise. So for the various Municipal \_\_\_\_\_ices, and at all their ranks and levels. No trained physician and bacteriologist but knows that the humble sweeper is also a companion of that order as Pasteur and Lister to which it is his highest professional pride to belong.

Finally, why not a gradation of awards? The lowest say, from the Improvement Trust, and others of? higher order from the Municipality as representing the City as a whole. Again, may not the Dewan, and in the most distinguished cases the Sovereign himself, award the garland to the leading locality or individual? The reaction upon City Improvement would no longer be slow, and far more sure.

About 1911-12 there began in the City of Boston which had much deteriorated from its old leadership among American Cities, a movement entitled "Boston 1915" and with a programme which had been by this time not only widely accepted, but also a good part accomplished. From this a new movement of "Boston 1920" is intended to emerge, and so on. How far would some such idea, and initiative among Indian Cities appeal to any effective group, however small to begin with, in Baroda?

Towards the improvement of the South West quarter of the Fort City, and indeed of the whole and beyond, a point of first rate strategic importance is afforded by the large Boys' School. After admiring the carved and coloured houses of the lane approach, one meets a real shock from the dreary and commonplace aspect of this building. It has the finest situation within the whole square and makes the least of it. Yet its archway over the lane is very effective and the general mass of its frontage eminently capable of inexpensive improvement. Verandahs should here be provided, with gain\_\_\_ school accommodation and ventilation and with opportunity for wood-carving and colour-(why not h\_\_\_ with the leadership and incentive which such a school may so readily possess, in good part by the pupils themselves?) The improvement of the small public garden, indeed the general development of this whole place, buildings and play grounds together, not only for its own central position but for its educational \_\_\_\_\_ may here be strongly recommended. Both \_\_\_\_\_ of this building are capable of effective treatment, and these may be undertaken separately in different \_\_\_\_\_. On our block, the improvement of these public places or squares is therefore indicated, that of the improved access and gateway from the East. We take this school as an example of (what?) may rapidly be accomplished, now that schools are beginning to escape from the conventional con\_ration of the pupil upon the self-repressing \_\_\_balisms and mammonisms of the three R's, to the \_\_\_c feeling and artistic self-expression of the three H's. It is thus of course the very essences of our suggestion that this school improvement be not executed in the way of ordinary buildings, with con\_\_\_ity and despatch within a twelvemonth or so. It should be planned as a whole, yet in sections and with various alternatives; and these should be carried out in sections and year by year, as a modest budget may allow. If one step of improvement, of construction, carving or painting, or it may be of gardening, be undertaken at a time, and the body of pupils interested in it (and some allowed at all practicable events? to participate in it) the educational value and \_\_\_\_\_c result will be far greater than if the most generous of donors were to make a completed art paradise of it within a single year or two.

Here too is a point at which the co-operation of the new Art College may be invited; with an im\_\_\_lse to its elder students at once constructive to themselves and educational to the community; to children and the parents also through them. In such real way can that apathy of the elder generation of which progressive endeavours have so often complain, be dealt with, as thus gently and gradually but effectively, through their children. The sanitationist and hygienist in India will also have li\_\_ reason for their at present too frequent discouragement, when they awake to realise this open secret wise pedagogy, and to avail themselves of it. We? have lately seen a school text book of elemental hygiene of which the author evidently understood this: so that this method is already upon its way a\_\_\_ at many places.

These small but through-going improvements upon this quarter of the City have been gone into in detail over the whole area with Mr. Sunderlal Ghoda and their result is brought out upon the accompanying illustration. For greater clearness, only one half? of this quarter of the

Fort is reproduced, in one figure as it stands upon the existing survey plan, and in the next as it will appear in general result, after the proposed improvement of Poles has been affected.

We have also gone over the Executive Engineers proposals for the other three blocks of the Fort, and with general agreement, as notably for instance in the fine, but at present overcrowded Narshingji quarter where his clearance in the neighbourhood of the temples will not only greatly facilitate festivals &c. but permanent sanitation value and more. In fact there be no better example of the advantage of creating a small public place than in this overcrowded area; more since every care seems to have been taken to preserve the architectural features of this neighbourhood, and also to find new sites at vacant places suitable for compensating those who have to be dispossessed.

The large vacant spaces which are arising through the depopulation of the N. E. quarter may gradually be filled up; since this seems due chiefly to the lapse of large houses no longer desired in this locality. How far repairs and adaptation to smaller and less wealthy households many here be possible, we have not had time to enquire.

## FORT WALLS

The question of the removal of the Fort Walls has been put to us. On the whole, we feel that not only the history of a city but its dignity and character, are involved in the preservation of this most characteristic feature. And this no less than that of monuments separately of more distinguished architectural value; thus a recent careful study and report by one of us on the walls of Ahmedabad, and in favour of their retention, may here be referred to. Yet there need be no hesitation in providing new gates wherever required, nor in providing openings at intervals for the better ventilation of the spaces behind them, where this is seen on actual inspection of the locality to be of service, as especially in positions facing the prevailing winds. We hold however that the general continuity of the wall-system should be maintained as fully as possible.

So far then our study of the Fort area.

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## Chapter III SURSAGAR AREA

The preceding appeals for leading and initiative \_\_\_\_ Baroda City to its Indian sisters, would not have been so boldly made, but for the impression made upon us by the admirable cleansing and conservation of this magnificent sheet of water and the triumphant demonstration which this success affords, that the too frequent policy of tank destruction which has been raging of late years from north to south through India is not true and necessary sanitation, but wasteful panic. For here, at an expense which is absolutely negligible as compared with the vast outlay to which would-be destroyers would have committed the city, and even trivial as compared with interest and sinking fund upon this outlay, we have now the cleanest city tank we have seen in India. As evidence that that enlightened and strenuous citizenship which we have been predicting the rise is already

actively at work in the community, we need only \_\_\_\_\_ Mr. R. R. Kothawala, though we trust he has not been entirely unsupported in this admirable piece work.

Here moreover, around this largest and best situated of the city's tanks, we have not only a natural civic centre, which we as town-planners would most wish develop, but one which is plainly in process of this evolution already and for years past. Near the S(E?) angle stand the Law Courts, and upon its S. & (W?) sides are important educational institutions. The N. E angle is the Public Garden, with a great bronze Buddha. What further developments are called for by the City's needs and how may the finest of the City's public places be best adorned by them?

Traffic follows the south side, but the east with buildings facing the sunset, and the north, with distinct rise of the bank above surrounding levels (and?) its fine and sunlit reflections, are of course the sides of the tank best suited to buildings of architectural importance.

Foremost among these requirements, and normally placed upon that Eastern curve of the tank, which may be taken as the most conspicuous centre of the whole City, should surely be erected the Municipal Buildings and Town Hall and these upon a scale architectural dignity worthy at once of a metropolitan city and of a situation which the very great metropolis might envy.

The association in this neighbourhood of a Public Library with its reading room and news-room for general public, its reference-room for the student, and its ample provisions--on an American rather than European scale --for children is also provided on block plan: as also the creation of a Municipal Theatre.

Time has not permitted our visiting the mass (of streets?) and lanes of the Sursagar quarter (N?) and E. of the Tank, but the methods of development indicated for the S. W. quarter of the city will also be found here broadly to apply. Standards of architecture and decoration here as (in?) many other modern towns so much below the levels of the past in which the Fort is rich, may be raised, and employment be thus again provided (to the?) artist, if not yet so liberally as of old, still, to an appreciable extent. The conceptions of real economy \_\_\_w beginning to recover their place, and the \_\_\_\_\_ns of mere money economy to be exposed: hence \_\_\_\_\_l savings effected by and through the artist, \_\_\_\_\_ssible even in the money valuation of homes, \_\_\_ the towns and neighbourhoods which they make \_\_\_ again being seen as justifiable, as well as desirable than they have been during the past \_\_\_on, so peculiarly obsessed by monetary sophistic the conception of a City's wealth, as consisting \_\_\_\_\_y in its actual dwellings and other permanent \_\_\_\_\_ (and only secondarily in money claims upon the labour of its own or other populations), by which encouragement of art was seen as civic policy, is beginning to be recovered; but it may here be with indeed unusual hope. For this fundamental conception of real economics may be more \_\_\_\_\_vered in small cities than in great, in East \_\_\_\_\_ ; and thus in Baroda City before the ' City' \_\_\_\_\_ become the world centre of finance.

Leaving now the East side of the Sursagar with its Municipal Building and its improved layout accordingly, as shown on its plan, the question of improving the no less conspicuous and longer (West?) side, with its high bank and trees, comes up for (our examination?) Education, Municipality and Law are fully provided for upon the other sides: here now is the side of Religious edifices with their associated Bathing Ghats. The public garden near the N. E. angle of the (tank?) with its fine Buddha is an appropriate starting (point?) for this quarter,

so far its road--system ( to which we shall return later ) is concerned; but this cannot be seen from the tank. The houses which here inte\_\_\_\_\_ need not at present be interfered with; they will \_\_\_\_\_ be improved with the neighbourhood, and \_\_\_\_\_ not unpicturesque mass as they are. The street ascending to the Tank from the north may serve as convenient access for beating on the tank, for \_\_\_\_\_ we see no objection, but quite approve, now that the community is becoming impressed by the advise? \_\_\_\_\_ of keeping the tank clean. Similarly as regards b\_\_\_\_\_ this large and well-sunned volume of water (especially if its fish fauna be protected and if a latrine \_\_\_\_\_ be provided at some convenient point) will \_\_\_\_\_ by be appreciably contaminated.

There is already a temple upon this bathing ghat, its enclosure, the Kadam Paga; and of this \_\_\_\_\_ of the tower can be seen from the south \_\_\_\_\_ temple, though far too small for an \_\_\_\_\_ architectural effect as is here desirable, is of \_\_\_\_\_ stone, though in part lime washed, and of excellent design and execution also. Its court (at present used as a furniture store) should be retained in the main, but \_\_\_\_\_ld suggest opening this out for three bays \_\_\_\_\_ of one upon its southern and tank-ward side, to give a view of it from the Tank and its roads south and north sides alike. From this temple (can?) then descend a dignified stairway leading down to the Tank Road, and a corresponding bathing (ghat on?) the other side of this should be constructed. This north road beside the tank ( which is at present being relaid ) is fortunately not a broad street, \_\_\_\_\_ would here be quite unnecessary, but of twenty feet only, which is amply sufficient for foot passengers; we suggest that stone impediments be placed at (either?) end to prevent the passage of vehicles altogether.

This Temple and Bathing Ghat is however only of sufficient magnitude to serve as the eastern member larger composition. When a Central Temple for \_\_\_\_\_ comes to be considered, here, we submit, is the \_\_\_\_\_ situation in the whole city for it and happily the most central also. For this purpose therefore (this?) magnificent site should be protected from further \_\_\_\_\_ buildings, though those in existence need not (at?) present be interfered with. From this site however should descend the main stairway, and opposite the large Central Bathing Ghat. Finally to the west of this a minor sacred enclosure with its stairway and ghat will balance that of the existing temple further east. This whole scheme thus completes the northern frontage of the Sursagar Tank as is shown on (the plan?) Vide Ex V. Its architectural effect is also (roughly?) suggested upon the accompanying sketch in pe\_\_\_\_\_tive Vide Ex. VI.

May not this scheme, if and when approved be set forth (why not even in the illustrated press) as to arouse public interest? Thus might be \_\_\_\_\_ new examples of that personal munificence to (meet?) public and religious ends which has for many ag\_\_\_\_\_ forthcoming, and especially towards the provision of Bathing Ghats for Cities. No features of civic architecture are more usefully, impressive, characteristically suitable and permanent, at once public happiness and health and for the monumental commemoration of their donors.

The planting of trees around this great Sursagar Tank, henceforth more than ever the city central feature and "Grand Place," should be the subject (of a?) careful and unified scheme, to be prepared in conjunction with the present draft scheme for (Municipal?) and Sacred buildings, if and when these are generously approved and returned for revision. Not that planting has been neglected; far from it: but this has necessarily been done in piecemeal fashion. Bu\_\_\_\_\_ so varied require a more unified scheme of av\_\_\_\_\_ and masses to give them greater unity of composition and background.

While speaking of trees and their planting, we must be pardoned for expressing that most unfavourable impression which is given to the visitor by \_\_\_\_\_ official method of registering the trees along boulevards &c, by cutting a huge gash in the (tree?) some 8 or 9 inches square and right down to wood, upon which is then painted a number. (Usually?) the tree recovers and survives, but with a \_\_\_\_\_s scar, a permanent blemish and an inevitable \_\_\_\_\_nent of vitality as well as beauty throughout its remaining life accordingly. If any more exact individual numeration is required (which we \_\_\_\_\_) than that which is afforded by the numbering buildings or gardens &c. opposite each tree or some less ferocious method of identification can be invented. In any case this harsh irreverence towards life is unworthy of India. Darwin and botanists since, to Bose to-day have shown that the plant's life though less definitely localised in the organs, is diffused throughout the living tissues like animals; it is even more delicately, more subtly responsive; and not less so, as we have too long supposed.

Here in fact has taken place in modern (science?) the recovery and justification, against the \_\_\_\_\_ness of the dead timber merchant, of \_\_\_\_\_ling life which Eastern reverence has recognised since earliest times as the "Tree Spirit," and Western \_\_\_\_\_ology and poetry as the "Dryad." But what science establishes as a new or recovered idea in one generation becomes the foundation of practice for the next, which will therefore no more think of thus scarring its trees than does at present the Registrar of Birth of branding his babies, equally logical and effective though the method would here undeniably be.

We have enlarged upon this exaggeration of the bureaucratic method, because it is but a \_\_\_\_\_ and obvious instance of its danger, --- even its \_\_\_\_\_ and these in all lands and cities to-day—that (are?) losing sight of the real processes of life with\_\_\_\_ beauty and their value, among the records and \_\_\_\_\_ which are intended to subserve them, and \_\_\_\_\_ pushing these to the injury of life altogether. The scarred trees and marred avenues of Baroda have their many analogues in the individuals and streets of all our cities. But as this becomes a sincere revulsion from the externalism of our \_\_\_\_\_ methods is inevitable; and the whole process (of?) improvement, as of education and much else, will enter upon one of those great periods of vital development and constructive progress, of which (history?) no less than tradition, is so full. Those who (call?) such life and growth "utopian " or say " its pretty but not practical" and the like, are those who see only the wooden framework and deal ineffectively even with this accordingly.

#### Chapter IV GOVERNMENT BUILDINGS: KOTHI AND PARK QUARTERS

This long discussion of Baroda City in its \_\_\_\_\_reas, (1) the ancient survivals around the Chain of Tanks, (2) the old Fort with its \_\_\_\_\_n and suburbs, its main Bazar Streets and (3) Sursagar neighbourhood with its municipal and \_\_\_\_\_ buildings, the historic, commercial, domestic, \_\_\_\_\_ areas successively gone over, their \_\_\_\_\_ve claims and requirements considered, and \_\_\_\_\_ded respective centres approximately planned. Its now time similarly to consider and plan for \_\_\_\_\_in its metropolitan character Just as in coming \_\_\_\_\_wards from the City of London, we reach White- Westminster, so here we find their analogues in the Kothi Quarter with its various Ministerial (buildings?) and in the Palace.

Like all centres of Government, this represents a \_\_\_\_\_ not only of old departments beyond the limits of their original buildings, but the repeated addition of ministries unforeseen even a

generation ago, now as important and extensive as the others. Baroda Government Buildings are indeed more \_\_\_\_\_ than those of larger capitals, in their con\_\_\_\_\_y and proximity, but the present occasion of \_\_\_\_\_sion gives the opportunity for a review of the (buildings?) of all departments of the State, with their corresponding requirements for the generations arising. Only in proportion as these conditions clearly foreseen and laid down, can the desi\_\_\_\_\_ nings be made really adequate.

Proceeding broadly however upon the general indications of requirements as ye\_\_\_\_\_ the following suggestions are submitted corresponding embodiment upon the acc\_\_\_\_\_ block plan Vide Ex. VII. Criticism of the \_\_\_\_\_ naturally supply fuller instructions, from which precise but still approximate plan can be \_\_\_\_\_ when this has received a further scrutiny, \_\_\_\_\_ing plans can be developed and detailed acc\_\_\_\_\_

It will be seen even from the present sketch (which has benefited by a first criticism from State Architect Mr. Coyle) that provision for gradual execution, as circumstances may (allow?) four blocks of building, one of which, by re\_\_\_\_\_ site provided for it and an appropriate tr\_\_\_\_\_ mass and height, would dominate both these three and the existing State offices; forming \_\_\_\_\_ of the group when viewed from the East or the \_\_\_\_\_. This dominating building should obviously be allocated to the Dewan and his staff, and its lofty \_\_\_\_\_ would command the City to the East and the institutions to the North, while a vista can easily be arranged to link it with H. H. Palace lying ward, which has already a striking Tower. (In the?) plan now proposed, the Government offices (are?) grouped round three large courts. One o\_\_\_\_\_sts in the form of two forecourts: but as \_\_\_\_\_ has pointed out, by grouping these together \_\_\_\_\_ of a courtyard garden, and diminishing the importance of the public road, an effect \_\_\_\_\_ing in itself and more appropriate to the \_\_\_\_\_ will be secured. The New Court south \_\_\_\_\_ is, while linking it to the third court, is \_\_\_\_\_ mainly as the natural and appropriate \_\_\_\_\_ the proposed road previously referred to \_\_\_\_\_ between the Municipal and State centres. \_\_\_\_\_ and most westerly court opens up the view (of the?) central tower from the station road and might \_\_\_\_\_nate at this, its northern end, with terraces, (suitable?) monument or fountain.

## PARK QUARTER

(For this?) extensive and varied Public Park nothing (need be?) said beyond a word of appreciation. It is (the most?) well-designed, well.-grown and well kept (park?) of its style, that of the later nineteenth \_\_\_\_\_ and we see no reason why it should not be (preserved?) without any serious alteration beyond those (needed?) with time As other styles and types of garden (in?) consideration it is better to provide for them on \_\_\_\_\_und, say as elements of some future extension (to the?) Park. Thus if the menagerie and aviaries grow (in size?) and a full Zoological Garden be desired (as?) upon the smaller scale, as at Burdwar, or (of?) great scale as at Mysore, a new situation (is?) desirable. Similarly as regards a possible Botanic Garden and Arboretum. Indeed, (to?) develop these two in conjunction and c\_\_\_\_\_ That even greater progress, on the whole, of (Zoological?) and Botanical science throughout their connection with the museum and *Jardin des Tuileries* of Paris, ( which is continuous with its men\_\_\_\_\_) compared with that made in connection with the magnificent but separate Natural History \_\_\_\_\_, Botanic Garden and Zoological Gardens o\_\_\_\_\_ Berlin &c, cannot be due to the separate \_\_\_\_\_ which is more or less evident in each of the \_\_\_\_\_ departments at Paris, but to the advantages \_\_\_\_\_ these gain by being associated. A site of sufficient area and in proximity also to the \_\_\_\_\_ scientific centre destined to increasing importance

suggests itself on the opposite side of the Bridge (from?) the Park, and along one or both river-bank as need be, say, even down to the new road to the Jail. This has been above suggested \_\_\_\_\_ important development as a western outlet \_\_\_\_\_ as in fact the continuation of the Raopura \_\_\_\_\_ through the present Anandpura, and hence in relation with that up to and past the New Government offices. The present Park would thus, through (the?) suggested Zoological and Botanic Garden and Arboretum (or rather through the Parkway and Drive which would be their main communication and which can be constructed of course at a \_\_\_\_\_ independently of them), be brought into (conjunction?) with this new Road, so providing a Park (ringed?) drive in either direction; and one of very ex\_\_\_\_\_, \_\_\_\_\_city and interest, of which the greatest of \_\_\_\_\_ be proud. Communication in this neighbourhood would be easily opened from the Palace, \_\_\_\_\_ the interest and variety of these Gardens \_\_\_\_\_ its residents.

The Ginning Factory in this area should \_\_\_\_\_se remain the solitary one, Bungalow \_\_\_\_\_ this attractive N. W. Quarter will \_\_\_\_\_ be in increasing demand; and if due (provision?) be made for the presumable future (growth?) of the College, there seems no reason \_\_\_\_\_an for the available areas both North and \_\_\_\_\_ the main Station Avenue should not be \_\_\_\_\_d become of attractive stimulus to the development of this area. Until however this scheme is out and the necessary road—system (laid?) building of new Bungalows will doubt-less continue along the Race Course Avenue, west of the station, despite the disadvantage of the Road below the Railway. Though almost every \_\_\_\_\_ present,, and for an indefinite future, suffer- consequences of the hasty and unskilful lay\_\_\_\_ (\_\_\_\_\_utter want of lay out) which have too much \_\_\_\_\_sed Engineering and Municipal services \_\_\_\_\_ely for the full half century between the beginning of the Railway age and the revival of town-planning there are few more obvious examples than this narrow and solitary Road Tunnel affords, of the \_\_\_\_\_tion of an entire city, and this upon the nor- \_\_\_\_\_ost attractive and developing Western side.

What can now be done to improve mat\_\_\_\_\_ formation of any other and deeper Road Tunnel by the difficulties of draining their hollow, wi\_\_\_\_\_ stoppage by the silt of any night of heavy (rainfall?) construction of an Over-bridge, as so frequent at Bombay, at Ahmedabad &c. is practically (necessitated?) by the much greater expense here required \_\_\_\_\_ over the railway, which is upon an embankment? Level crossings too are full of delays and \_\_\_\_\_ though here where all trains stop, the danger \_\_\_\_\_ far lessened.

The re-building of the present Road Tunnel \_\_\_\_\_ formation of another in this neighbourhood, (would?) admit of an extra foot or so of head-room \_\_\_\_\_ without corresponding raising of the road-way \_\_\_\_\_ doubtless the drainage of its hollow might b\_\_\_\_\_ved on. When the proposed widened avenue (past the?) Jail, continuing the Raopura Road, is (surveyed?) the alternatives can be considered, either following the present road S. W. from near the corner of the Jail and by the present bridge (over?) river at about its narrowest, (a little north of the road comes in from Akota) or of making (a new?) and longer bridge more or less straight in the al\_\_\_\_\_ from Raopura Road. In this latter case the l\_\_\_\_\_ gentle slope necessary for an Over—Bridge \_\_\_\_\_ provided. The present most unsatisfactory and \_\_\_\_\_nified main west entrance to and exit from \_\_\_\_\_ might thus be largely avoided, and the \_\_\_\_\_ planning of this whole westerly region much \_\_\_\_\_y provided for. Moreover, from this new (over-bridge?) a fine view would be obtained over Baroda, \_\_\_\_\_sely over the country on the way out The (cost?) of this scheme would no doubt be considerable at a time when the general and even the \_\_\_\_\_ntal improvement of the

city is being comprehensively considered, and with an eye to the (future?) such a suggestion as the above cannot be \_\_\_\_\_er left out of consideration.

\_\_\_\_\_re leaving the Railway and associated im\_\_\_\_\_ents, the better lay out of its immediate neighbourhood and approaches should be considered. \_\_\_\_\_estion also naturally arises in conjunction with \_\_\_\_\_nning of the proposed Dharamsala by Mr. \_\_\_\_\_ter whose sketch plan will be submitted \_\_\_\_\_y at an early date.

The possible development of Industrial Quarters, Factories, Railway Repairing Sheds &c. (is?) a matter of necessary Railway-connection as discussed later, since no less a matter of general \_\_\_\_\_nace to the existing City.

## Chapter V REMOVAL OF ANANDPURA VILLAGE

The extension of the official quarter upon (one side?) and that of the Hospital upon the other, has (long?) been threatening this village, and its removal (has?) been discussed. The present plan (Vide Ex. V\_\_) the extension of the Government Building assumes this removal, and it is therefore inc\_\_\_\_ upon us, as considering by turns each interest (of the?) city and its citizens, as careful planners must (to?) look with peculiar care into the possibilities of removing its population, and to offer any suggestions we can as to the improvement of the condition (of the?) classes concerned. We have been greatly an \_\_\_\_\_ously impressed in Indian Cities, as well as European ones, by the social deterioration which \_\_\_\_\_ through even the best-planned city impro\_\_\_\_\_ whenever clearance and eviction are allowed to \_\_\_\_\_ real and genuine provision for rehousing. \_\_\_\_\_ now a days everywhere promised, but rarely \_\_\_\_\_ in time for the people concerned; and we t\_\_\_\_\_ desire to make it one of the most specific recommendations of this report that all ground for this \_\_\_\_\_quent reproach against City improvements and approving bodies and authorities be henceforth done away in Baroda. We press this point because the spaces and traces of recent extensive (demolishment?) of dwellings at various points in Baroda, as \_\_\_\_\_en the west end of the Sursagar Tank and \_\_\_\_\_ wall, (2) along the new road now being laid (a couple?) hundred or so north of the \_\_\_\_\_ Road, and parallel to it. The demolition of (Anandpura?) would be a third and larger clearance, the Municipal Buildings a fourth, while the \_\_\_\_\_ of the proposed new avenue from the New Government Buildings to the Buddha Garden at the angle of the Sursagar Tank would be yet a \_\_\_\_d so on.

This way, even if no positive house famine be \_\_\_\_\_ed, a substantial rise of rents and of local values, \_\_\_\_\_ble no doubt to proprietors for a time at least, \_\_\_\_\_ unavoidable; but at the expense of large \_\_\_\_\_ of the poorer population, whose serious condition and overcrowding would thus be ensured, with \_\_\_\_\_sual consequences which in too many Indian cities and of course even more in Europe, have been \_\_\_\_\_ are so calamitous. Improved Hospitals are \_\_\_\_\_ dearly purchased with more than previous \_\_\_\_\_ them; and so with improved communication, buildings, new sanitation, increased policing \_\_\_\_\_d rest. In such ways the modern improving cities has as yet been very much less of a \_\_\_\_\_, to their poorer populations at any rate than the prosperous classes have ever realised or municipal and governing bodies intend. In the \_\_\_\_\_ improvement and adornment of cities, and (deterioration?) of their poorer populations are apt, \_\_\_\_\_ often and too readily, to be carried on together. This was the case with Haussmann of Paris, magnificent though it seemed, yet \_\_\_\_\_ with disasters, of which the commune of Paris \_\_\_\_\_ was but the most

dramatic consequence, and the (suppression?) and reduction of the French families the most permanent one. Similar evils have been \_\_\_\_\_nuously associated with the immense and s\_\_\_\_\_ magnificent development of Berlin since 18\_\_\_\_ the kindred consequences are only too easily \_\_\_\_\_strable in the innumerable smaller cities which (have?) since been influenced by these two world pan\_\_\_\_\_ examples of city planning towards magnificent \_\_\_\_\_ display. For the weakness of these great Cities (needs?) little explanation to the Indian reader beyond the simple statement that in these the main principle housing is too much that of chawls. Chawls (point?) no doubt to those of Bombay, and with mo\_\_\_\_\_ per family and not merely more faca\_\_\_\_\_. Chawls still, prisons of women and children (whose?) only exercise yard is the street.

Before the modernisation of Paris, there were behind its narrow (streets?) innumerable courts and spacious gardeus \_\_\_\_\_ where; now there are practically none, so far \_\_\_\_\_ple and middle classes are concerned, but \_\_\_\_\_ (decoration apart)“ Bastilles of labour \_\_\_\_ Capital. ” Much more is this the case in \_\_\_\_\_ whose socialistic disaffection is thus deeply \_\_\_\_\_ed for. This in turn helps not a little to\_\_\_\_\_ the present gigantic adventure towards (world conquest?), by a dynasty shaken at its centre by prime source of social instability, the depression of the people. Yet all these evils of overcrowding and under-housing, with their consequences \_\_\_\_\_ated comfort and health, family life and (incidence?) of increased intemperance and vice, of \_\_\_\_\_ industrial efficiency and of increased social \_\_\_\_\_, might, we now see, have been easily and (simply?) avoided, had a policy of adequate housing for the people accompanied and kept somewhat in (focus of?) the improvement of all these cities in the \_\_\_\_\_ communications, public buildings and pros\_\_\_\_\_ quarters.

\_\_\_\_\_ then the general statement: now for the (better?) application of it. Is it not possible here (in Baroda?), with its moderate population, its excellent \_\_\_\_\_ sites still readily obtainable on north and \_\_\_\_\_, to solve this problem of general improvement involving displacements of population in ways \_\_\_\_\_y less deteriorative than heretofore ; but \_\_\_\_\_ways successful towards the betterment of \_\_\_\_\_ced population in the first place, and of the \_\_\_\_\_tate( and standards) of housing in the se\_\_\_\_\_f so, Baroda would be kept free of any re\_\_\_\_\_ of more or less following the bad example set by larger and greater cities, It would be in the very (good?) position, of setting them an example of \_\_\_\_\_erse course---that of real improvement of the \_\_\_\_\_tions, of the people, material and moral together, \_\_\_\_\_h it is never too late to enter upon.

Now as to Anandpura; it is satisfactory to learn (a?) site only a quarter of a mile away, not less convenient to the City, and to the general s\_\_\_\_\_ of the people has been found immediately to \_\_\_\_\_ of the new road ( already mentioned ) at present being widened or pierced eastward opposite the S. E. Corner of the Hospital parallel to the Raopura Road, to the neighbourhood of the 2nd Infantry lines. The area proposed for housing is also estimated at one and \_\_\_\_\_ that of Anandpura, which is again very \_\_\_\_\_. The sites too seem excellent, being chiefly th\_\_\_\_\_ ed by (a) four old gardens now more or less and each within its rectangular wall, plus an intervening space, and also (c) the spacious rectangle of the Veterinary Hospital and Court to be vacated in the course of the next year on their removal to a new site more convenient to the \_\_\_\_\_ lines.

After careful and repeated inspection, and \_\_\_\_\_ of plans of houses proposed, we are very fa\_\_\_\_\_ impressed by the scheme on the whole and congratulate the Improvement Trust and its Executive Engineer, Mr. Sunderlal M. Ghoda, upon it. We also discussed our ideas with him upon the \_\_\_\_\_ and we are agreed that with certain further (modifications?) and

improvements a really model village (or rather group of model villages ) may be \_\_\_\_\_ with moderate outlay, yet with useful impulses\_\_\_\_\_ further improvements in Baroda, and even with suggestiveness to other cities which are struggling with substantially the same problem.

Two alternatives which have been considered are the removing the old garden walls &c. and \_\_\_\_\_ as on an open field, and (2) that of con\_\_\_\_\_ walls and utilising them as far as possible \_\_\_\_\_ sible preservation of trees &c, we are\_\_\_\_\_ that the latter is to be followed, so fitting \_\_\_\_\_ into their sites, instead of to any mere \_\_\_\_\_. The slight raising of certain portions of \_\_\_\_\_ in and without garden walls, so as to get \_\_\_\_\_ ely above the danger of even exceptional (floods?), is also being attended to. The \_\_\_\_\_ of good houses which are bring \_\_\_\_\_ for Brahmins and other better –off \_\_\_\_\_ of the Anandpura Community, especially if \_\_\_\_\_ rds are to be provided and (where possible garden (space?) will readily consume that additional area \_\_\_\_\_ st expected to be sufficient for the improvement of the whole village. If therefore the poorer \_\_\_\_\_ th their smaller houses are to have their \_\_\_\_\_ s improvement in homes, and yards and \_\_\_\_\_ es also when desired, a further addition to \_\_\_\_\_ idently necessary The study of the ground\_\_\_\_\_ this can be obtained. Conveniently (a) by \_\_\_\_\_ the building over of the culvert which \_\_\_\_\_ resent too far from the drainage nullah. \_\_\_\_\_ d admit of continuing above its course that \_\_\_\_\_ process which has for a long time been going \_\_\_\_\_ diately to the eastward, and so giving a \_\_\_\_\_ al addition to the site. This filling in should be extended to meet the slight eminence with \_\_\_\_\_ short distance northward, as in this way a pleasant finish to the whole area would (result?) and the aspect of a mere rubbish bank g\_\_\_\_\_ this point, as it can, and should be, through a whole range of slopes, by further planting \_\_\_\_\_.

As this rubbish contains a good deal of decomposing matter, it should be pushed over its o\_\_\_\_\_ to fill up the deeper portions; and for the last \_\_\_\_\_ inches or thereby fresh material of (uncomposted?) earth should be employed.

Finally, if and when these garden and \_\_\_\_\_ are planned out and taken up, and upon \_\_\_\_\_ allowance of ground than that originally co\_\_\_\_\_ (since with small gardens as far as possible) we recommend further extension either to east or north of the nullah, especially as there is (at this?) point a small but convenient, and for ordinary (use a?) sufficient bridge. A well-planned little village here would not interfere with the development of this large and quite un\_\_\_\_\_ but form the initiative upon which more might readily follow. Moreover, if, as we \_\_\_\_\_ reasonably be expected, the development (of?) immediately proposed new village areas \_\_\_\_\_ gardens &c. already acquired, be found economic and attractive, there is a large further area running \_\_\_\_\_ ward, yet south of the main nullah that \_\_\_\_\_ Ganuwagh Tank area, which may also afford \_\_\_\_\_ gardens for an appreciable number.

Returning to the largest of the gardens already reserved for the Brahmins – it should \_\_\_\_\_ many as possible of its existing trees. The \_\_\_\_\_ banyans at the north end will furnish a \_\_\_\_\_ d shady play ground for children, with their mothers during the day, and a meeting place \_\_\_\_\_ rs also in the evenings. The old well with the underground chamber will of course remain. \_\_\_\_\_ rk of roads should be utilised at times, \_\_\_\_\_ ing good part of the house sites next the \_\_\_\_\_ soil between the roads is rich, as its ample \_\_\_\_\_ plantains as well as weeds will testify, and \_\_\_\_\_ ars should be as far as possible encouraged \_\_\_\_\_ portions for gardens, which would be \_\_\_\_\_ and well repay their cultivators. Indeed, \_\_\_\_\_ gardens, there can be no model village ! The backwardness ( must we not say almost \_\_\_\_\_ ) Baroda City in this matter of gardens is \_\_\_\_\_ nt against us but the reverse. This historic \_\_\_\_\_

of every population which has undergone overcrowding within a walled city makes an opportunity of this kind doubly important towards the needed recovery of the gardening habit; while the return to household economy, health and       ss together, which is found to arise whenever opportunities are given, soon ensures its rapid       g also.

      d frontage and pleasing entrance aspect for the Brahmin village can easily be obtained; the (former?) by keeping back the row of houses upon the        road, broad though this is, far enough to give an extra ten feet or so of open space and to encourage the trees of the avenue more fully. The central house may be past repair, but the substantial plinth admits of the construction of the best houses of the community. With the existing decorative garden plot renewed, the attractive entrance vista will practice retained.

The proposed method explained to        Ghoda, of encouraging the best attainable        of house accommodation and construction,        us most excellent        that of supplementing (money?) given in compensation for displacement from Anandpura by a loan at moderate interest and (reasonable?) instalments within a reasonable period of        choice of plans suggested appears to us       . We would only plead that, as far as (possible) present too European treatment in detail        place to the distinctive revival of the tradition of the City, with utilisation of the old (carvings?) which can be brought from Anandpura, or so reserved from ruins and demolitions elsewhere.        this old wood is often in excellent condition,        readily be brightened up anew, with the        effects surviving in the less dilapidated and        poles.

We have given particular attention to the development of the Veterinary Hospital to its new        that of housing a poorer class than those (of the?) Brahmin community. For, how great alas too        occasion like this to the town planner?        buildings, improved streets and thorough-       bungalow and villa quarters, parks, gardens        constitutes, all these we are familiar with,       ng practice and in many cities, but here              er opportunity— one so far as we know, here more dramatically afforded since the        of the industrial age and its monetarist        that of housing the people in conditions       parable in their space and excellence to        determined by experience of the health       y of horses. Stable space per individual?       ing exercise ground for childhood an        seems too good news to be true! But as Baroda's patriarchal rule, of generous Sovereign       y enlightened Dewan, of active Municipality, Progressive Improvement Trust---all served by       ted officers as here--we are indeed fortunate to a share in its planning and execution, and we hope to make this an example, through the        Town Planning Exhibition and otherwise,        advanced great cities elsewhere.

A large space has already been planned with        being divided into two courts by two long (lins?) of stabling. The Eastern Court is the       h great trees in three angles and a        on (forth?) which can be easily replanted. So fine,       nt and beautiful is this space, corresponding to (average—not a large) compound of a single European in the spaciouly-planned cantonments and bungalow quarters of India, that all        tempted to go back upon their purpose,        for poor humanity, for mere childhood, for        to cut this up by streets and roads, to        with a latrine, and the like, as too many        now a days do, from spacious New Delhi        let alone from crowded Bombay to Calcutta.

Is our brief utopia thus in any real        breaking down? Whatever else the Go        none will deny that they embody the idea,        as best in life; in erecting temples to the        striving to express this, and so live less        from their image. In our western world

have long been hard pressed by later philosophies, first by the great body of the utilitarian, prime article is that for “ practical purposes” (\_\_\_\_\_ sacred word) the needs of man need not be above the level of mouth and stomach. \_\_\_\_\_ have arisen the appropriate priesthood message and corresponding temple is \_\_\_\_\_ limited at the level of the rectum. Again utilitarians, to do them justice, at least \_\_\_\_\_ mechanical facts; but later ones too often only \_\_\_\_\_ money, and thus think of it as the sour \_\_\_\_\_ energies (instead of the mere notation of the \_\_\_\_\_) their point of view the labouring class s \_\_\_\_\_ merely attend machines in their working to \_\_\_\_\_ wages (which as is well known they are apt \_\_\_\_\_ in enjoyments) may in large part be recovered form of rentals.

(Packing?) families into as small rooms, and piling as many storeys as builders can erect \_\_\_\_\_ allow, the rent which could lately only be obtained for a comparatively spacious \_\_\_\_\_ h not only open court yard but patch of \_\_\_\_\_ now be reaped from the same area many times. Neighbourhoods sites are similarly raised \_\_\_\_\_ d there thus seems no solution to this \_\_\_\_\_ the standardising of it with such sanitary bye-laws as may be; “ Standard Plans \_\_\_\_\_ re issued through the public Departments of Sanitation, Public Works &c. We have a representative collection of these in the Cities Town-Planning Exhibition; and while of course , recognising good intentions and also superiority of new chawls to old ones and of model \_\_\_\_\_ too many existing ones, We should be \_\_\_\_\_ g what we are convinced is the truth, \_\_\_\_\_ also frankly confess that We regard the collection, when all is said and done, as (no?) better than one of model pig sties. (Women?) and child kennels are what they far too \_\_\_\_\_ amount to. In that way progress does not lie; \_\_\_\_\_ various neat and orderly designs for “ police \_\_\_\_\_ nentials’ quarters’, “ cooly lines”, “sweepers \_\_\_\_\_ ” so on, whether in old cities or in new ones \_\_\_\_\_ pretension, we regard as probably the most \_\_\_\_\_ mistake and evil yet imported from the West to detriment of Indian civilisation. For the old \_\_\_\_\_ merely tolerated slums in Lancashire or in \_\_\_\_\_, the new state socialist and functionary standardises them, inspects them. Thus \_\_\_\_\_ theory and increasing practice of the serv \_\_\_\_\_ definite recognition and footing, to the increasingly of the older ideal of liberty.

This discussion has been needed to bring \_\_\_\_\_ dangers we have to avoid, on one hand from \_\_\_\_\_ dom and squalor of private enterprise, an the other from the official and sanitary regulators. The first state of things holds our modern \_\_\_\_\_ cities in its clutches as from Bombay to \_\_\_\_\_ from Calcutta to Chicago, while the pro \_\_\_\_\_ external sweeping and garnishing of the \_\_\_\_\_ the present danger of their improvement a \_\_\_\_\_ cities in India as in ths west.

Yet escape is possible, and peculiarly so (for ?) an old City, still substantially pre-industrial in the first careless grasp of the cotton \_\_\_\_\_ much less the mechanical standardising of it, \_\_\_\_\_ we urge that it is open to cities like Baroda from this pre-industrial society towards that \_\_\_\_\_-industrial one, which is also manifesting it \_\_\_\_\_ the world, and which is struggling towards f \_\_\_\_\_ expression even during the present war, and w \_\_\_\_\_ this after its close. \*

\* See P.Geddes, Cities in Evolution, London 191\_ and Norgate.

\_\_\_\_\_ condition for the site before us is that \_\_\_\_\_ economy of construction. For this purpose \_\_\_\_\_ retaining the whole of the existing houses and remodelling this upon the simple Plan (Vide Ex. VIII.).

\_\_\_\_\_ average house three stalls are allotted, and (can?) extended by verandas partitioned into \_\_\_\_\_ ended by yards, as shown. The tiling has \_\_\_\_\_ be gone over, so that the

average house-space \_\_\_\_\_ room and verandah, cook room and store, \_\_\_\_\_ room and yard, including about 350 square \_\_\_\_\_ put in order for about Rs. 750 leaving \_\_\_\_\_ the proportion of cost of purchase of \_\_\_\_\_ the Veterinary College.

\_\_\_\_\_ all thus have a total of about 60 houses on this site, and (assuming the purchase price to \_\_\_\_\_ of an ordinary valuation} for a very moderate measure. We plead then that all temptation be \_\_\_\_\_ towards the sordid economy of spoiling the \_\_\_\_\_ horse exercise ground of each of the two \_\_\_\_\_ of taking it away from the children and women who may use it at different hours; as also from \_\_\_\_\_ yment of the whole population, for the sake \_\_\_\_\_ ng what would after all only be a very few houses. This would be at the expense of the value and beauty of the site, and its highest \_\_\_\_\_ all ages and both sexes. We therefore plead \_\_\_\_\_ s be kept free from additional houses and open \_\_\_\_\_ , save for such additional washing spaces and such necessary adjacent latrines as are present fashion of exaggeration of the \_\_\_\_\_ ber, and above all of the ugliness and \_\_\_\_\_ ness of these, should be carefully avoided. \_\_\_\_\_ also be screened by a garden lattice, over \_\_\_\_\_ ing and twining plants should be trained \_\_\_\_\_ age block, however, so far as at present sketch is still too uniform, and monotonous in modulation. For more prosperous members larger houses should be provided with a second \_\_\_\_\_ with verandah. These should be place (at?) centres along the sides and also in each \_\_\_\_\_ wing. The aspects of this whole village \_\_\_\_\_ thus be improved, and its general standard \_\_\_\_\_ up more easily.

Furthermore, though the roads passing to \_\_\_\_\_ and south of this prevent any encroachment, additional row of houses is quite possible along the \_\_\_\_\_ side, facing the wall of the Brahmin enclose and also upon the east side overlooking the pre \_\_\_\_\_ open space. Facing these again, an avenue of say 40 ft (with say 14 ft of made road) can be provided, running north to connect these two \_\_\_\_\_ west roads. Behind this new avenue, a new \_\_\_\_\_ should be planned out; again of houses not en \_\_\_\_\_ the same pattern; and here, since the ground is \_\_\_\_\_ ed and open, a number of little gardens may (be?) provided.

In such raising of the ground as may be (needed?) at various places upon this "New Anandpura" (care must be?) taken not to bury such suitable soil \_\_\_\_\_ may be found to exist, under more \_\_\_\_\_ le rubbish often used for filling. \_\_\_\_\_ easily heaped up, to be spread on \_\_\_\_\_ g.

Various unit quadrangles of this large and \_\_\_\_\_ et varied village should each have provision \_\_\_\_\_ with phials, and shrines will doubtless arise \_\_\_\_\_ there with their appropriate tulsi-plants &c. \_\_\_\_\_ sation of a site for a temple is also desirable and a school for this neighbourhood with its large \_\_\_\_\_ ving population will doubtless also be required, the large space required for this seems most (easily?) obtainable north of the nullah. The establishment of such a school would also doubtless aid the \_\_\_\_\_ ent of this quarter by attracting new resi \_\_\_\_\_ the town itself.

We cannot leave this district and its subject \_\_\_\_\_ extensions, without expressing yet more \_\_\_\_\_ our strong conviction that the method \_\_\_\_\_ strongly suggested by the acquirement of the rectangular enclosures as sites is one more wide- \_\_\_\_\_ estive for the improvement of Baroda, and of Indian Cities generally, Here infact is the urban equivalent of the poles of the old City far more favourable and less crowded conditions \_\_\_\_\_ et also as valuable civic units. Individual \_\_\_\_\_ ide, court maintenance, and village pride, \_\_\_\_\_ all be renewed together. The city is far \_\_\_\_\_ an area for the ordinary householder; and thus does not easily call forth his res \_\_\_\_\_ it. The ward though smaller, is (strange?) and too artificial a grouping to (give?)

local feeling; indeed we are distinctly \_\_\_\_\_ that this too simple and wholesale (borrow of?) what is only a recent European device fo \_\_\_\_\_ out political constituencies rather than \_\_\_\_\_ ones, and which is too seldom efficient for \_\_\_\_\_ poses even in Europe, has been a mistake \_\_\_\_\_ Cities which it would well repay them to \_\_\_\_\_. The natural quarters, the indigenous and \_\_\_\_\_ groupings with which every citizen is more well acquainted, and with which he is also naturally \_\_\_\_\_tified, should be carefully marked out in that c\_\_\_\_\_ that city survey which we cannot too strongly commend as the basis of sound municipal \_\_\_\_\_ment and administration. The districts thus would be incomparably more intelligible, coherent and more self conscious, and would become more and more adequately re\_\_\_\_\_ accordingly, while the Western evil of “wards” would be far more readily avoided and o\_\_\_\_. Local interests cannot be too frankly (represented?) it is their more secret wielding of whole wards (which?) is dangerous. Indeed it is the evils of the system throughout European and America (cities?) which especially discourage so many good \_\_\_\_\_ from municipal life altogether. It is beyond our province to enter into details of municipal \_\_\_\_\_tation and government; but as at once \_\_\_\_\_ with the diagnosis of the evils of cities \_\_\_\_\_r their treatment, we cannot but (feel the?) need of permeating all classes the \_\_\_\_\_h a sense of their civic responsibilities. \_\_\_\_\_ not being adequately done in modern \_\_\_\_\_ our present method is now generally \_\_\_\_\_d endeavours are accordingly being made \_\_\_\_\_e the ideals and aims of citizenship through \_\_\_\_\_ruction. Doubtless so far well, but such \_\_\_\_\_ will become tenfold more effective, when supported and intensified by family life in \_\_\_\_\_ings which are no longer those of the forlorn \_\_\_\_\_alism of the European street, but which here \_\_\_\_\_e means of substantially recovering the anti\_\_\_\_\_dards of house pride and of village life which \_\_\_\_\_ the making of so much that is best in \_\_\_\_\_. With preparation for civic life thus provided, \_\_\_\_\_-tal home, in definite and homely neighbourhood as well as in school, a more responsible citizenry would rapidly arise. This change would be felt in the present generation, since such education transcends from children to their parents.

The student of Indian life in village and town is \_\_\_\_\_rily not a little impressed by the value of the \_\_\_\_\_s, which so admirably lay down conditions of planning as well as of construction in detail. In ancient village life all the great castes had their own quarter, yet without that undue isolation that is the danger of our present separate squares \_\_\_\_\_s, unless these can be still further unified \_\_\_\_\_ger whole. This unity was given by the Temple, with its Car streets; for these processions was and still is of real civic \_\_\_\_\_ beyond its very material restraint of \_\_\_\_\_ to which Indian streets are so liable \_\_\_\_\_ collective pull of the manhood and neighbourhood and the community and \_\_\_\_\_ this festival expresses and transmits is c\_\_\_\_\_ southern India, for there the latest town e\_\_\_\_\_ not only have its temple, but its car s\_\_\_\_\_ planned for from the first. May it not be possible to give this new village some such impulse through some simple festival procession as inauguration of the migration from old Anandpura to its new settlement may appropriately afford again later, with the completion of the \_\_\_\_\_ even of each block for it? This is in keeping (with?) the preceding suggestions with regard to the festival which have been made in a previous pages (22-24) with reward especially to the improvement of the Poles, but which of course may to ther quarters as well; and what we have thus \_\_\_\_\_ from Indian life we shall not feel deterred \_\_\_\_\_cipal routine from suggesting in our own some \_\_\_\_\_tern industrial cities, as of example ada\_\_\_\_\_ towards their arousal and brightening, even t\_\_\_\_\_ manent improvement also.

## Chapter VI FUTURE INDUSTRIAL QUARTERS

(The problem?) most deeply affecting the future for (this?) generation or more of Baroda City, even \_\_\_\_\_ is to be of deterioration or development \_\_\_\_\_s for treatment, that of the character and \_\_\_\_\_n of its future Industrial Quarters. Such \_\_\_\_\_ we have heard,--some of our own first \_\_\_\_\_s also-incline towards the suggestion of \_\_\_\_\_d the Railway Station and at the extreme \_\_\_\_\_ he City Map. But the station is already \_\_\_\_\_ miles from the centre of the Fort City, and \_\_\_\_\_ f mile from the centre of the Fort Extension \_\_\_\_\_. Hence if, as is reasonably to be expected, (an Industrial?) Town is to arise, its housing must also \_\_\_\_\_ at this point, and its Bazar with the main \_\_\_\_\_ re of the body of the population will be \_\_\_\_\_. But this involves, if not an exodus from (the city?), at any rate a definite and serious bleeding (which?) it can ill afford. There are already too \_\_\_\_\_es of this weakening of old towns from the \_\_\_\_\_ent of new railway and industrial suburbs, \_\_\_\_\_oreover generally themselves remain too long \_\_\_\_\_ adequate development. This is one of the \_\_\_\_\_ which deterioration tends to spread through the \_\_\_\_\_d this even though the aggregate census and \_\_\_\_\_ economic and other, present what seems, at a distance, evidence apparently amounting (to a demonstration?) of "progress in numbers and \_\_\_\_\_".

The suggestion that the tramway may (facilitate?) daily displacement of population could on (serve?) a small proportion of skilled and directi\_\_\_\_\_ indeed only until this could find new dwelling (near?) the station. For the mass of labour the (distance though?) not positively prohibitive, is at any rate fa\_\_\_\_\_ a charge upon labour power not to tell a \_\_\_\_\_ competition of Baroda's labour with that (of other?) cities, less fatigued in this way.

The same criticism applies to the situation of Jetalpur. Even if the new road westward (to?) the Jail, were provided, the distance is \_\_\_\_\_ shorter. The daily pulse of labour which (would move?) through Raopura street, and also along (the?) proposed new avenue from the Government (buildings?) towards the old city; would not tend to improve. Indeed we do not know of any example in a \_\_\_\_\_ the successful establishment of a new quarter to the immediate west of the ordinary and residential west end; and still less of its in c\_\_\_\_\_ in regular communication with the older (city?). Were such an arrangement attempted we repeat our view that all these quarters will (more or?) less be deteriorated, instead of developed.

The question is further complicated by approaching establishment of Railway Works, f\_\_\_\_\_ of many acres is estimated as required; \_\_\_\_\_g accommodation for some hundred \_\_\_\_\_s grades with their families. Here \_\_\_\_\_ said, the situation should be near the \_\_\_\_\_ ? Or at any rate west of the line, \_\_\_\_\_ ? Or near the S. W. angle of the \_\_\_\_\_ at or near Vishwamitri Station? Or \_\_\_\_\_ce grounds altogether? Primarily for \_\_\_\_\_ve given, but also on account of the \_\_\_\_\_ the Palace grounds and of the New \_\_\_\_\_ Palace we disapprove of all these sites; \_\_\_\_\_ut, prolonged and repeated visits and \_\_\_\_\_ we are of opinion that the balance of \_\_\_\_\_ a substantial one in favour of developing (Industrial?) Quarter, and the Railway Sheds also, \_\_\_\_\_ together, upon the fields south of the old \_\_\_\_\_d particularly of the Fort Extension.

(Let us begin?) by frankly recognising the disadvantages of this position. First it is the lowest-lying (area of?) town, and will probably require some on (out-lay for drainage?). This is however easily practicable, (The new?) Sewage-Works and Pumping Station are (also?) planned for location here and ground is (already?) \_\_\_\_\_ded for the associated Sewage

Farm. This \_\_\_\_\_ undertakings (though we speak without \_\_\_\_\_ their plans ) might have to be kept say \_\_\_\_\_ mile of more further to the S. W. A second serious drawback is the need and expense of (building?) a broad guage siding for 2 to 2 ½ miles (in the?) neighbourhood of Vishwamitri Stations where the broad and narrow guages at \_\_\_\_\_ Goya Gate Station and thence a little \_\_\_\_\_ ward past Bohora Takia say as far as \_\_\_\_\_.

Here three possible objections (can be made?) First from the Railway as to the out\_\_\_\_\_ and for the expenses of laying this additional (track and?) also as to the slight but undeniable \_\_\_\_\_ required for reaching this situation as \_\_\_\_\_ others which may be proposed along th\_\_\_\_\_ the main line, and nearer the main Railway Station. We of course admit these objections \_\_\_\_\_ negating our view as to the desirable \_\_\_\_\_ S. E. Scheme, but as supporting such \_\_\_\_\_ claim as may be made by the railway \_\_\_\_\_ somewhat more liberally as regards land \_\_\_\_\_ and relieved of more of its expense than (be the?) case if a westerly situation were decided (on?).

A second objection may arise in th\_\_\_\_\_ the amenitv of the Laxmi Vilas Palace (and?) Lal Bang. But since ell we recommend in (these?) neighbourhoods is the simple widening (of the?) present course of the narrow garage Railway (for?) addition of the broad guage line, this (is?) completely inconspicuous from either Palace \_\_\_\_\_ noises, smoke &c, as well as increase of \_\_\_\_\_ (and its infective dangers &c ), which a\_\_\_\_\_ and industrial development must necessarily (be?) within range of the Palace on the prevailing westerly winds, would on our plan be entirely \_E. out of range and sight altogether. Its \_\_\_\_\_its views to W, S. W. & S. would thus \_\_\_\_\_ they are, instead of being deteriorated by \_\_\_\_\_tly growths of the Railway & Industrial \_\_\_\_\_. The existing level crossings of the narrow guage across the roads running southward to \_\_\_\_\_ from the Palace and Official Quarter on \_\_\_\_\_d from the Fort City on the east, would (have to?) be broadened by the addition of the \_\_\_\_\_ but that is but a small inconvenience to \_\_\_\_\_, as compared with the much greater \_\_\_\_\_ westerly site alternative. The balancing of \_\_\_\_\_vantages we are convinced will result in \_\_\_\_\_r scheme.

Further objection may be made as to the \_\_\_\_\_ pleasant and convenient bungalows for \_\_\_\_\_d directive staff of the proposed Railway (Official?) Quarters: since these would not wish to (enter the?) Fort-City. To this the answers are easy. \_\_\_\_\_iefs of all undertakings motor transit is \_\_\_\_\_y customary, so that they may still live in bungalow and official quarter to the N. W. (without?) any serious inconvenience; especially since the proposed extension of the Motibag Road, East Palace grounds, to meet the Raopura Road a \_\_\_\_\_ of the Official Quarter, will enable them to \_\_\_\_\_ing through the more crowded streets of Sursagar Quarter and of the Fort City.

\_\_\_\_\_er now the natural lay-out of this proposed \_\_\_\_\_ and Industrial Quarter. This should naturally leave room from the southward and \_\_\_\_\_ extension of the existing city, especially to s\_\_\_\_\_ of the Masan and Kansara Tanks from the \_\_\_\_\_ Tank and the Khanderao Tank, eastward to \_\_\_\_\_ Tank, and Ram Talao or Gomti Tank, \_\_\_\_\_ of the Fort Extension. The lay-out of the \_\_\_\_\_ is capable of being made a most attractive \_\_\_\_\_ by itself. The present main access to the Sursagar Quarter from Moti Bag Gate on the \_\_\_\_\_ the Bhandar Mustukhand, Kiledar, and \_\_\_\_\_ is already a passable one, and it may (be?) widened out into a Par\_\_\_\_\_points where the fine chain of four large Tanks (offers?) opportunities for views and for expansion. The southward roads from the town, (a) \_\_\_\_\_ Kansara Tank & (b) from S. of (Bhandar?) which unite just east of Kiledar Tank and the Goya Gate Station may also readily be \_\_\_\_\_. An excellent avenue,

Boulevard and Tank system can thus be provided at little expense as a substantial improvement to the city. \_\_\_\_\_ interfering with the existing Cavalry (Barracks?) the possible improvement of the lines at \_\_\_\_\_ in fact with full insulation of these from \_\_\_\_\_ surrounding contacts, a West End for this New Industrial and Railway Quarter (can be?) provided.

(The?) definite planning out of this quarter (has been broadly?) described as lying North & \_\_\_\_\_ of Goya Gate station, west of Kiledar Tank & \_\_\_\_\_ am Tank and its neighbour to the \_\_\_\_\_ need not enter for the moment, nor until \_\_\_\_\_ essential argument for the selection of \_\_\_\_\_ however now be stated,----as nothing \_\_\_\_\_ maintenance and the improvement of \_\_\_\_\_y. On any other scheme its Fort Extension \_\_\_\_\_ r to the W. & N. W will first suffer, (followed by?) Fort area and its Bazars, even its modern \_\_\_\_\_osed central civic area of Sursagar also. \_\_\_\_\_e view the decision as to the site of this \_\_\_\_\_g Industrial and Railway extension as \_\_\_\_\_, quite definitely, and even sharply and \_\_\_\_\_ the alternatives (a) of increased prosperity \_\_\_\_\_sting City, with its internal repair and \_\_\_\_\_ent, and its suburban extension also, or (b) continued decadence in population and in \_\_\_\_\_ all this with the very inadequate compensation \_\_\_\_\_ the creation of a modern Quarter far to the \_\_\_\_\_ one practically too isolated from the many (quarters?) of the main city, and of course without \_\_\_\_\_ of duplicating them anew for itself. In a \_\_\_\_\_n, we repeat that upon this decision is staked (the Renaissance?) or the decline of the existing Baroda \_\_\_\_\_.

Consider? its present value, apart even from all improvements, domestic, municipal and cultural, (that have?) been discussing in previous chapters. Considered apart from all civic metro\_\_\_\_\_ operations, and merely as a matter of an (expense?) of so many lakhs, which must either (spent (a?)) by the improvement and extension of \_\_\_\_\_ (b) diminished by the competition of ne\_\_\_\_\_ elsewhere, the stake is an enormous one. \_\_\_\_\_ here venture to estimate it, but those (acquainted with?) the city's valuation, its volume of commerce, wages &c &c, will do well to attempt some \_\_\_\_\_tion towards this, necessarily imperfect t\_\_\_\_\_ an enquiry must be. Suffice it here to point to? the present decline of the old Town, o\_\_\_\_ Fort Extension especially, would be transformed (by the?) renewal, with increase of' house values, as o\_\_\_\_\_ accordingly; and then measure this against the disadvantages of this proposed situation. \_\_\_\_\_ the expenditure of the extra couple of lacs \_\_\_\_\_ be required for the Railway extension to the \_\_\_\_\_ is much the largest, but still, comparatively, \_\_\_\_\_ a trifling one.

It cannot be too strongly urged that the consideration of the good or bad effects of location upon City development, has been t\_\_\_\_\_ overlooked by Engineers and Railway comp\_\_\_\_\_ the past, and still is so; and this in India, Europe, and in America perhaps most of all \_\_\_\_\_ the necessity of civic statesmanship and foresight to protect each city from the elements of dete\_\_\_\_\_ which the Railway, and particularly its location heedlessly inflicts.

Furthermore while the villages and settlements which have been designed by Railway Engineers in too many cities for the servants of their company in their various ranks, have undoubtedly some qualities of town planning, as notably its regularity and its sanitation, these are apt to suffer from little attention to those human and social factors of planning on which we have so frequently been laying stress. We therefore plead that some planner of our school should collaborate in the preparation of the railway village-plan which may naturally accompany the repairing Yards. Yet we may again point out, that if the S. E. location we have above been arguing is accepted, the resultant improvement of the Fort Extension and the

ordinary development .of the Fort Suburbs may supply at least a large proportion of the needed housing, with less demand upon the capital of the Railway for investment in what is to them a comparatively unremunerative form.

Returning now to the strictly practical considerations on which the design of the industrial quarter would depend, we have to ask those who know the raw \_\_\_\_\_ and productive possibilities of Baroda to \_\_\_\_\_ the industrial future, and this as boldly as \_\_\_\_\_. We personally cannot see industry \_\_\_\_\_ permanently limited to ginning, as seems so \_\_\_\_\_ case at present nor why manufacturing \_\_\_\_\_ in this and other lines may not be expected \_\_\_\_\_ the next generation, as in so many other \_\_\_\_\_ the past one.

Even at present however it is possible to outline a type of design for such an industrial quarter, so far as the co-adjustment of broad and narrow guage lines and sidings is concerned and one capable of extension as circumstances require.

The ample water supplies afforded by the great Tanks of this quarter are obviously one of its advantages.

Finally the extension of this Industrial Quarter upon the east side of the town must be briefly considered, the more since it has already begun. A line (of?) Railway sidings can be carried up northwards, so giving this quarter all the advantages of that to the S. E; the convenient access of labour from its Homes in the Fort City and from its northern extensions being not the least of these. In every way then by the proposed location of Industries, the improved prosperity of the existing city is provided for, and not simply its deterioration prevented.

## Chapter VII CONCLUSION

We have thus broadly reviewed the City in its main aspects, of historic development, and past heritage, of contemporary activities, and of future requirements and possibilities; in a word Baroda Past, Present and Possible. We have also attempted to diagnose its defects and disadvantages and to suggest remedies for these; even with some of the safeguards against their recurrence. While not sparing criticisms here and there, we have expressed the hope, even the confidence, with which we look forward to the conservation and development of the city, at any rate of the dangers of too much shifting and superseding (of?) the city quarters can be averted by some such planning as we propose.

As we begin with a general view of the City so we may conclude. We foresee the renewed and continued improvement of Baroda in all its quarters from the old Fort with its busy bazars and with the \_\_\_\_\_e domestic architecture of its antique poles giving impulse to a renewal and development of a local style of architecture and the allied arts of carving, decoration \_\_\_\_\_ while fundamentally Indian and \_\_\_\_\_ should incorporate western advances and \_\_\_\_\_rn requirements, while excluding their less \_\_\_\_\_ effects: and we further foresee the influence of such a revival of architecture upon the renewal of various arts and crafts which have had so hard a struggle even for barest survival in the past generation or two. Leaving the old City, we upon the Civic Centre afforded by the great Sursagar Tank and improved by the addition of its Municipal Buildings, Library and Theatre on the east, and of monumental grouping of Temples and Bathing Ghats to the northward.

Westwards, by the new avenue above proposed, as well as by existing routes, we come to the Government Centre with its great courts dominated by their central Tower, from which again the City may be surveyed. These three towers of sovereignty, administration and religion thus furnish central perspectives; while the dome of the Municipal Buildings, the pinnacles of the Law Courts, the roofs of many important buildings, will appear in various groupings -- themselves surrounded by avenues and streets, by poles and lanes, by open courts and squares, all of a domestic architecture at once conservative and progressive, and adaptive as of old times -- the enrichment of the mansion and to the simplicity and the sociability of labouring life. The planting (of?) trees, the increase of private gardens as well as public ones, will all progress, especially with the conception and the resolve of an historic and ancient city in which the work of its forefathers is reverently conserved, yet continued and enriched by the living generation and to be yet elaborated by coming ones. It is this conception expressed and adopted into policy by the and educative classes, realised in the art and labour of its people, which in the past has created every City worthy of the name; and this co-operation of all classes can again be evoked, not without difficulties of course, yet nowhere perhaps more naturally than in Baroda. With this renewal of the civic spirit, state funds and municipal resources will go far, far further than they commonly do at present. For just as in war it is the soldiers who, having the cause at heart, generously and effectively advance it, so in this reconstructive movement, this renewal of cities, which is the world's main hope and outlook, and its main task and policy after the war, constructive achievements comparable to the wonders and master pieces of the past may and will again be realised. Wherever suitable worthy conceptions, clothed in fitting designs, win adoption into civic and public policy, their effective execution by the crafts, their appreciation by the people, need never be despaired of. In the increased labour efficiency thus evoked, lies a greater source of wealth than modern economists have realised, a fact which explains the great achievements of the past, in days long before modern machinery, organisation, or capital were ever dreamed of.

Returning to the material outlook from the City's Towers this now ranges out to the environs. Railways and Industrial requirements and quarters have all had due consideration, yet around these may and should be woven a great Ring Park system. Not by any vast immediate expenditure, but simply by the steady continuance of that policy of combining conservation with continued progress which is the key note of this whole report. In this way the beauty of the existing Park quarter, and even the magnificence of the Palace may soon be rivalled, if not even surpassed, by the renewal of the ancient Tanks and Temples east of the Fort City into a great Eastern Park, a couple of miles in length. Yet all simply and gradually by the planting of avenues, the retention and improvement of open spaces, forming part of a park system which would be not only one of the most extensive in India, but one of the most beautiful and most accessible also.

The connection of these fine Features of east and west by the corresponding preservation and improvement of the tanks and avenues to the south as already suggested (page 68) can be more simply repeated on the north. Within comparatively few years the city may thus be enclosed within a Park Ring which will ensure its beauty, and help to maintain its health for all time coming as well.

With the future, no doubt, further development and increased population will have to be provided for. But these provisions will have been rendered far more easy. Around the central City, thus defined and protected by its Park circle, new industries and villages may arise, and

instead of merely crowding upon the main City, may develop local character of their own.

## POSTSCRIPT

Though the criticisms and constructive suggestions of the above report have not been made without reflection and discussion between its writers, it is right that they should recall that their visits have been too brief to admit of exhaustive treatment. As alike actively concerned in the advocacy of City Surveys both in India and in Europe, they may be permitted to urge and hope that these visits and their present recommendations upon them, may be an incentive towards the initiation and continuance of that City Survey of Baroda, of which they press the practical as well as scientific value to all Departments of the city's life and work, of its administration and its betterment. This survey is especially needed at a time like the present, when large improvements are being considered.

As an example at once of the comprehensiveness of the needed survey and of the defects which are inevitable without it, we may point to one of the limitations of this, our own report. Though we have done what we could towards meeting the requirements of various classes, occupations, and castes we have been without any adequate knowledge of that rural and provincial life of past and present from which these various groups of citizens have arisen, with which they incessantly react, and from which they are frequently recruited. Designs for a capital require more knowledge of its country than its planners and architects are now-a-days provided with. The due expression of this relation is one of the secrets of the greatest city life and its resultant architecture in the past, and its deficiency is one of the most serious in the work of today. By help of the survey we advocate, such vital relations between country and town as still survive are again brought into view, at the possibilities of their improvement may appear accordingly.

Are we asked how may such a survey be so going? We are prepared to answer indeed in considerable detail, and though for due execution the collaboration of many specialists is required, these are for the most part readily available.

Here in fact is a line of study and enquiry which has been growing up for years past, in various cities, towns, and villages great and small, and correspondingly in schools, both primary and secondary, in Colleges and Universities, as well as in Libraries, Museums, and Scientific societies. This movement of Regional and Civic Surveys has been taking \_\_\_ fresh development during the past year, in consequence of the serious interruption of the employment \_\_\_ architects through the war, and the organisation \_\_\_ bodies of these for surveys of greater London, greater Manchester and so on.

We would therefore extend this plea for survey for consideration by the Educational Department of Baroda. May not the defects of modern education, in school and college alike, be largely related to the fact that while these more and more effectively analyse the studies of nature, and those of the humanities, into an increasingly elaborate encyclopedia of separate sciences and disciplines, they as yet fail to furnish their students with any correspondingly adequate guidance towards understanding that complex web of life of which all their separate studies are but the isolated threads, like those which form the warp of the loom. These are now for practical purposes duly spun and set, thanks to the labours of generations of specialists increasingly efficient. But after these preliminary tasks of spinners as separate

investigators, specialists and professors; and of loom setters as university and college organisers and principals, the time is ripe for the weavers. Their task is to throw the shuttle and thread of synthesis to and fro among these long and varied threads of specialisms, starting at the very bottom with the simplest fundamentals of each, and thence patiently working upwards until the firmly related web is woven, and its pattern clear.

In this way our surveys marshal all studies towards service. The school thus becomes tenfold more educative, and the scientific departments of the University, the statistics and records of Municipality and District Province and State become co-ordinated; their dry facts live. Beyond the present respective limitation of University and City, their best thought, their most effective action, are elicited. Our Civic Survey thus creates a civic museum, a civic laboratory also. Its workers are on the way towards fertile contact with the University or College of their City, and of evoking this into more effective functioning and consciousness as Civic College. The student thus becomes a more effective citizen, and the citizen a productive student. Thus they and their results, their living and their learning, enter upon a fresh phase of educational and civic progress -- at once ethical and social, philosophical and practical, imaginative and constructive. In such a union of research and action, of survey and service, the University Settlement movement of Europe and America is preparing a new advance for University and City alike. Their interaction is even now giving rise here and there to the co-operation of student and citizen within a new and higher unity, that of the Civic College--of City Survey and Civic Service together.