This report sheds light on the lacunae in the current planning paradigm in India which largely ignores planning at the level of a neighborhood and has little to offer at the lower rungs of planning beyond the town planning scheme mechanism. It stresses upon the need for local area planning.

Urban Renewal/Regeneration and Revitalization are part of Local area planning and widely discussed topics in today’s scenario. It’s vital to analyze the issues of public participation in planning and a need to identify the underlying problems from a different perspective i.e. that of the user or people who thrive in the cities. Our cities have become vulnerable to chaos and congestion and the core areas of our old cities are rapidly declining in terms of infrastructure.

Chennai, one of the major cities of the Tamil Nadu has witnessed rapid development in the past two decades. While the outskirts of the city is growing at a remarkable pace; the inner city, including the identified CBD and the old city has given way to congestion and chaos. An attempt has been made to delineate one of CBD area i.e. Chepauk of Chennai, based upon a number of qualitative features taken from various literary sources. The methodology adapted has been derived from research papers citing examples of cities similar to Chennai.

The basic goal of the study is to analyze and examine the issues pertaining to urban infrastructure in the Chepauk of Chennai through user opinion primary surveys. The data collected both from case study area as well as from other resources also. The results obtained were tabulated and analyzed statistically to derive some plausible conclusions regarding the existing problems in the CBD.

The author has tried to analyze the problems of study area in detail and a priority chart was prepared through which some practical solutions have been proposed for the CBD area. Often, old Indian CBD’s and the core commercial areas are plagued by congestion as a result of rapid urbanization. The report aims to identify...
these problems in a detailed and comprehensive manner using GIS as an analysis tool for identifying and mapping the built uses. In this context, some plausible solutions are given as an outcome of the analyzed surveys which can be a precursor to a major Urban Renewal initiative.