

CONCEPT NOTE

DHARAMSHALA

CONCEPT NOTE / DRAFT DPR

Revitalising the District Headquarters, Dharamshala, Kangra, Himachal Pradesh

Under The Neighbourhood Improvement Plan (2025-26)

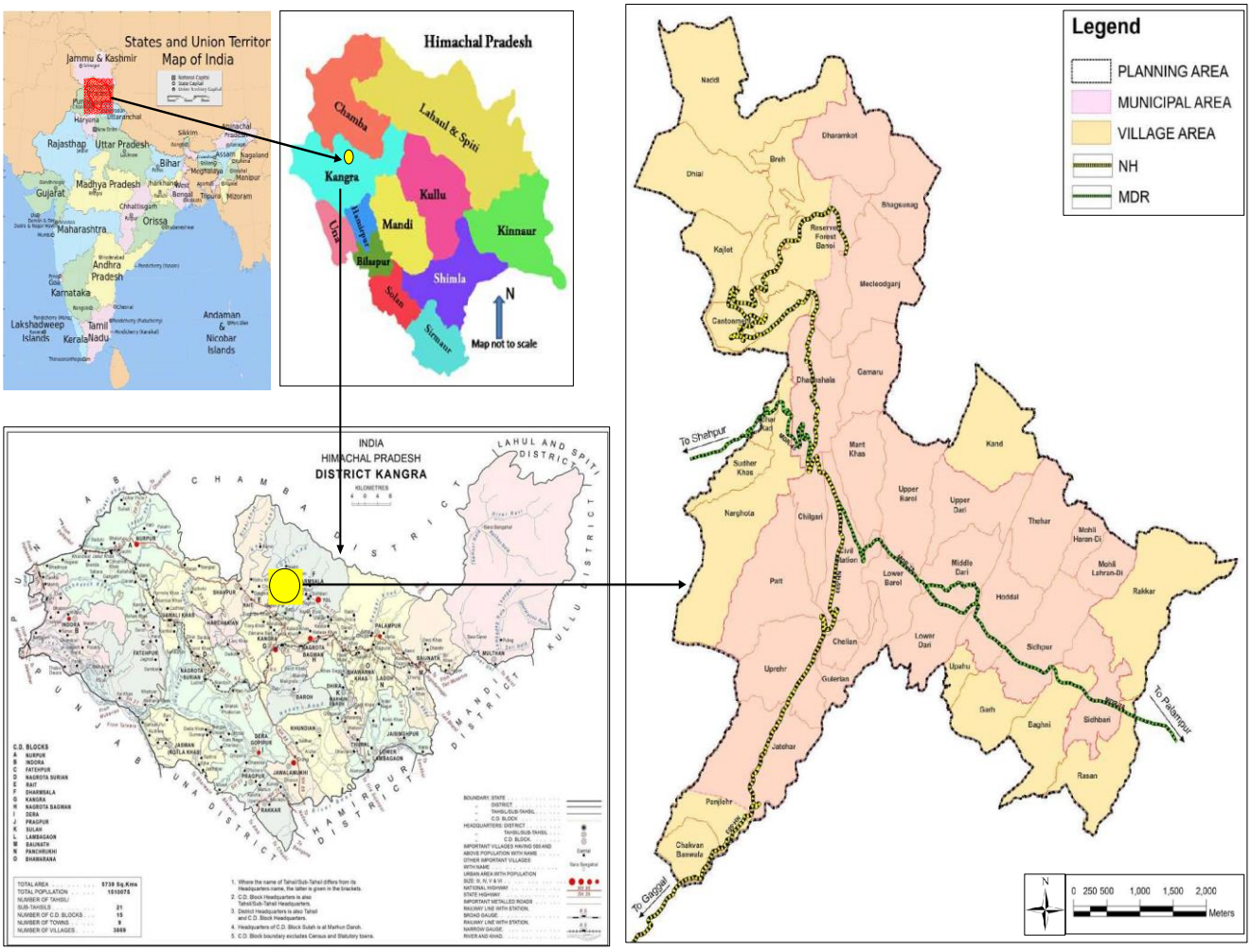
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1. Site Introduction:

Dharamshala & Its Historic Values

Dharamshala, located in the Kangra district of Himachal Pradesh, is a globally renowned spiritual and cultural destination, as well as the headquarters of the Tibetan Government-in-Exile. Positioned between **32°09′N latitude** and **76°19′E longitude**, the city lies at an elevation ranging from **1,250 m (Dharamshala)** to **1,750 m (McLeodganj)** against the dramatic Dhauladhar range.



The city's historic commercial and civic spine runs through:

- **Kotwali Bazaar** – The economic heart for locals (daily goods, apparel, services).



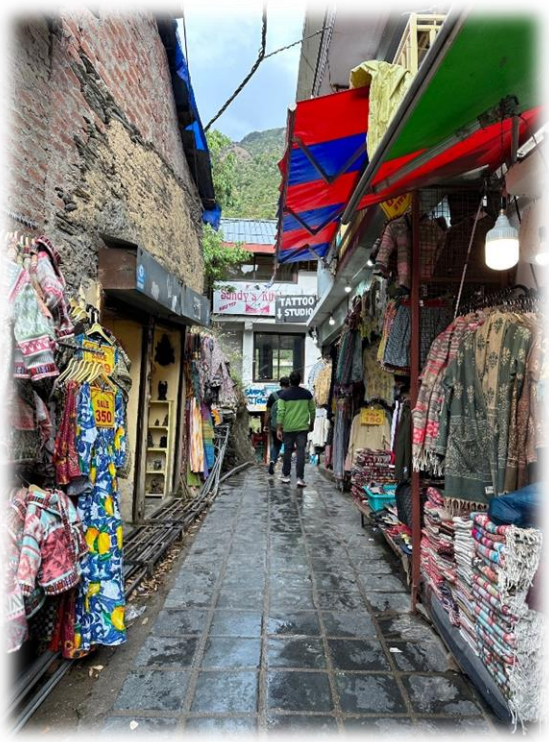
Current Situation of Kotwali Bazaar, Dharamshala

- **McLeodganj Market** – Tourist-oriented shops, hotels, cafés, handicrafts, Tibetan artefacts.



Current situation McLeodganj Square

- **Dharamkot & Bhagsu Areas** – High-footfall trekking, cafés, creative hubs.



Bhagsu Shops



Dharamkot Market

- **Civil Lines & Stadiums (HPCA & SAI)** – International Sports and Gathering functions.

This commercial core is the primary economic engine of the city—powered by International Venues Student Zone, tourism, hospitality, micro-retail, Tibetan craft marketplaces, and food services. However, rapid tourism growth, unregulated construction, Poor drainage, and infrastructure strain call for planned revitalisation of the **Dharamshala District Headquarters**.

2. Site Profile & Project Location

The proposed revitalisation focuses on the central stretch:
Police Ground → Govt. School & College → HPCA Stadium → Football Ground.
including adjoining civic, commercial, and mobility nodes.
This area sees:

- Maximum tourist–local footfall for HPCA Visitors & Student Zone
- Highest concentration of shops, eateries, Grounds (Including HPCA) and cultural venues
- Regularisation of Existing Vending Shops
- Require a well-planned corridor with urban amenities from the police ground to the HPCA Stadium



Proposed Urban Corridor (■)

3. Connectivity of Dharamshala

Air:

- Kangra Airport (Gaggal) at **12 km**, with regular flights to Delhi/Chandigarh.

Road:

- NH154 & NH503 connect Dharamshala to Kangra Valley, Pathankot, Punjab, and Shimla.
- Intra-city mobility depends on Kotwali Road, Palampur – Baijnath Road via YOL Cantt.

Rail:

- Nearest major station: Pathankot (86 km).
- Kangra narrow-gauge line provides regional connectivity.

4. Planning & Urban Growth Implications

- Dharamshala's growth is heavily tourism-led, requiring strong urban management.
- Limited flat land concentrates development along ridges and slopes.
- Climate sensitivity (rainfall, landslides) demands resilient infrastructure.
- Heritage–ecology–tourism balance must guide future planning.

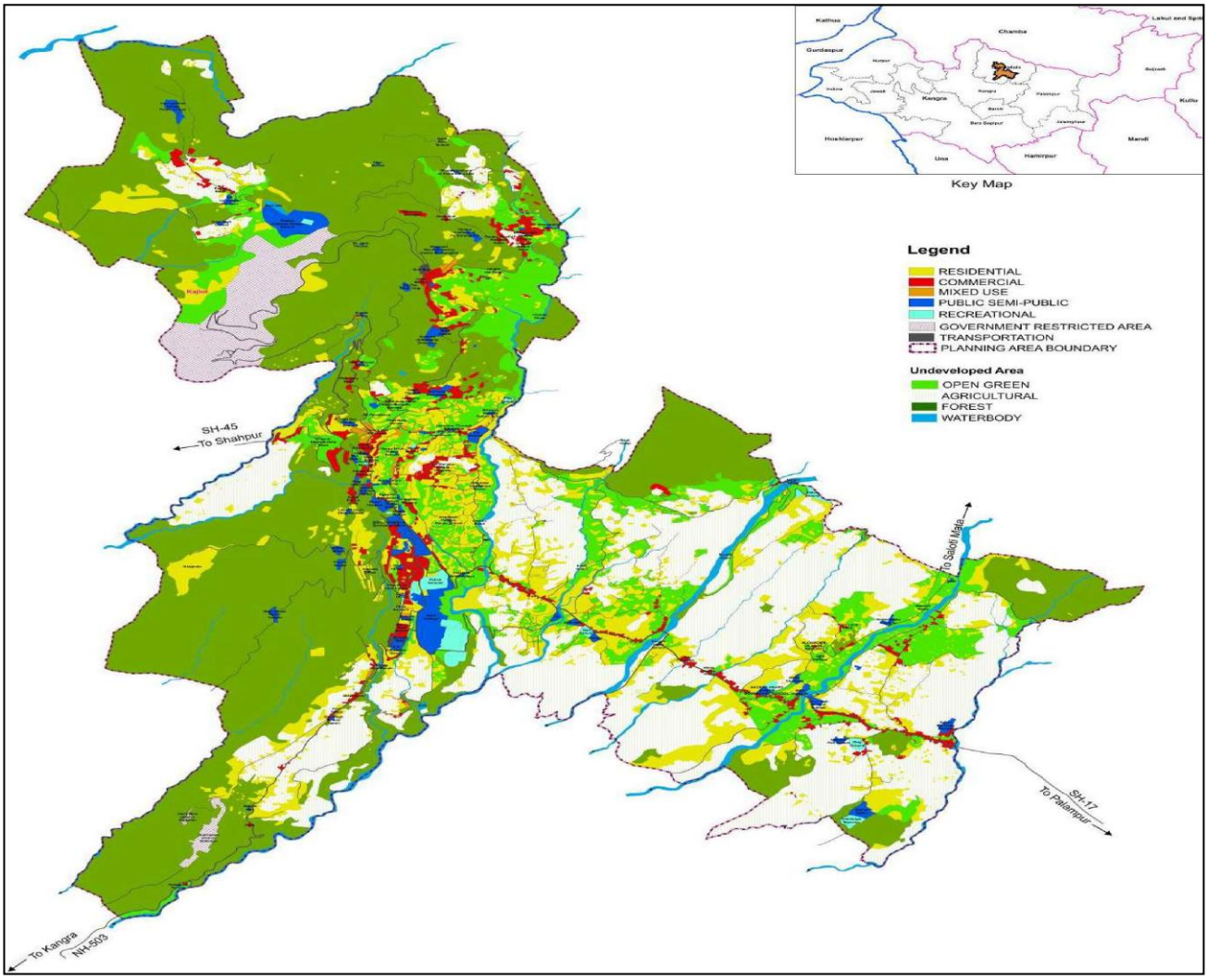
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5. Existing Land Use & Distribution (Dharamshala District Headquarters Area)

Approximate estimation based on MC Dharamshala classification:

- **Commercial** – 20%
- **Mixed Use** – 10%
- **Public/Semi-Public** – 16%
- **Residential** – 20%
- **Roads/Paths** – 9%
- **Open & Green Spaces** –25%

The core has a high concentration of hotels, retail shops, and tourism-support facilities.



Existing Land Use (Source REPL -2016)

6. Challenges Identified

a) Ageing Infrastructure

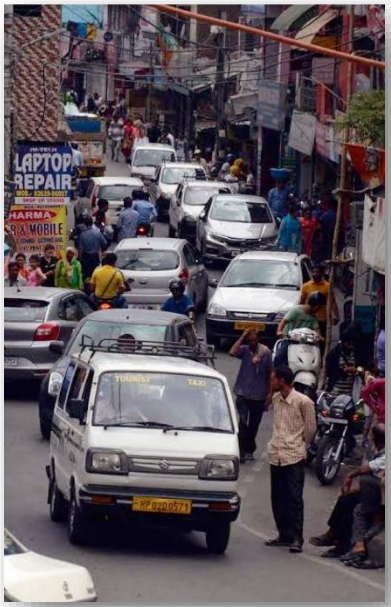
Many structures in Kotwali Bazaar, McLeodganj, and Bhagsu are outdated and not compliant with modern seismic and fire safety norms, posing significant risks.

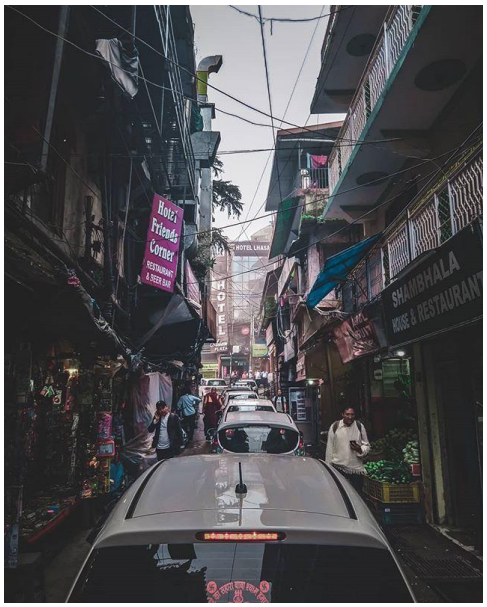


Ageing Infrastructure (Kotwali- Fuwara Chowk)

b) Severe Congestion & Narrow Pathways

High pedestrian movement, combined with limited-width streets, creates pressure, especially during peak seasons.



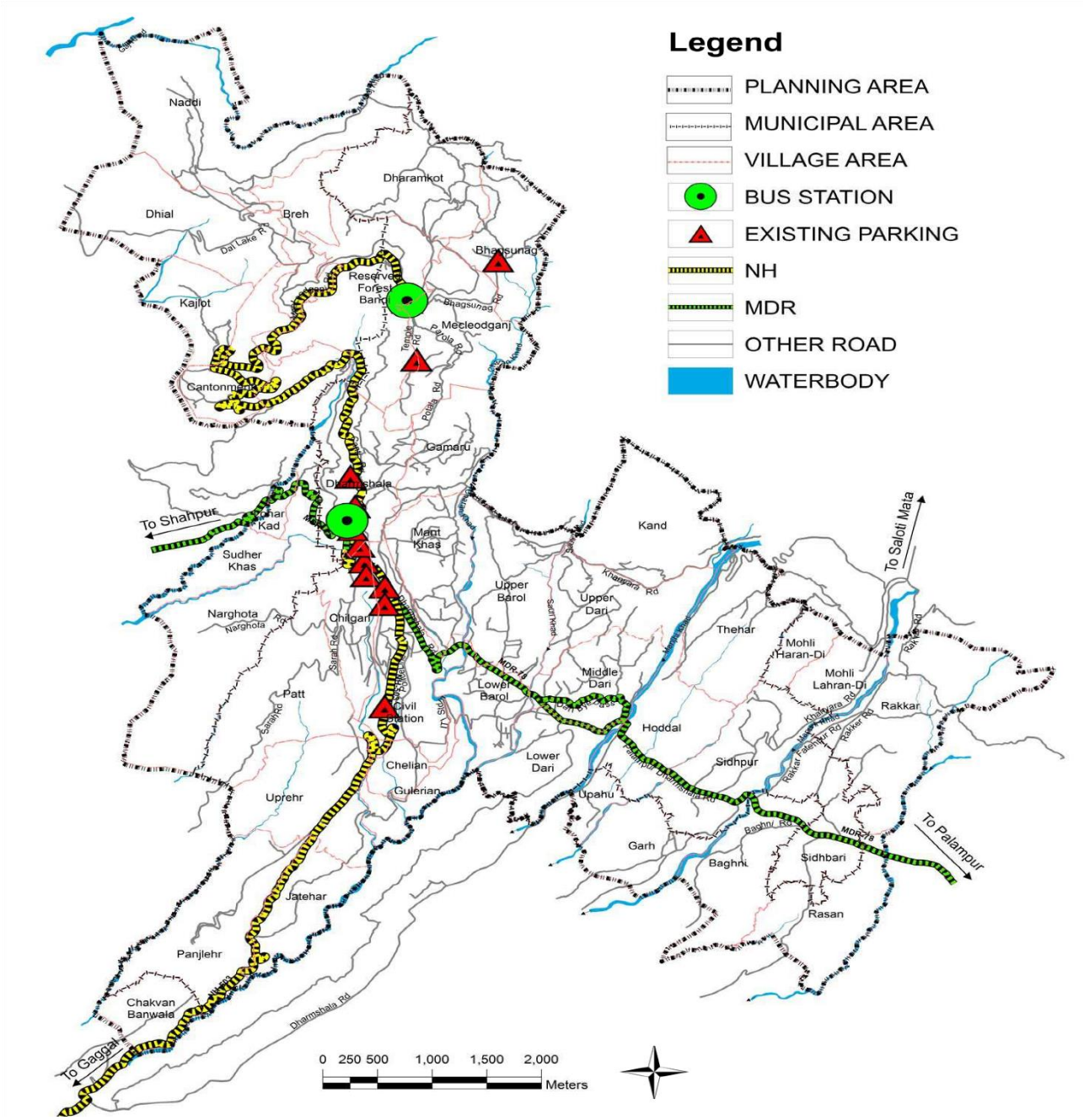


Narrow Road (Kotwali Bazaar) *Traffic Congestion (McLeodganj Road)*

c) **Environmental Fragility**
Landslide-prone slopes, overloaded drainage, and solid waste pressure threaten ecological sustainability.

d) **Vertical Accessibility Problems**
Movement between Lower Dharamshala and McLeodganj is difficult due to steep gradients.

e) **Traffic Bottlenecks**
The Dharamshala–McLeodganj road is perpetually overloaded; tourist taxis add seasonal spikes.



Lack of Road Network (Dharamshala Planning Area)

f) **Lack of Organised Parking**
Roadside parking obstructs traffic flow; multilevel parking is inadequate.

g) **Unplanned Urban Growth**
Unchecked commercial expansion has created cluttered visual aesthetics and overload on utilities.

7. Delineation of the Dharamshala District Headquarters

The Dharamshala District Headquarters is identified around:

- **Kotwali Bazaar (Core)**
- **McLeodganj Market**
- **Civil Lines Institutional Cluster & HPCA Stadium Footfall**

8. Proposed Dharamshala District Headquarters Area with Existing Land Use

The Dharamshala District Headquarters includes:

- Central Corridor with Urban Facilities (Police Ground to Football Stadium)
- Vends/Vending Shops Reform
- Safe Neighbourhood for Children and Women
- Public Green Spaces and Zones
- Key parking and mobility nodes

The share of tourism-linked commercial activity exceeds **48%**, confirming the need for urban renewal.



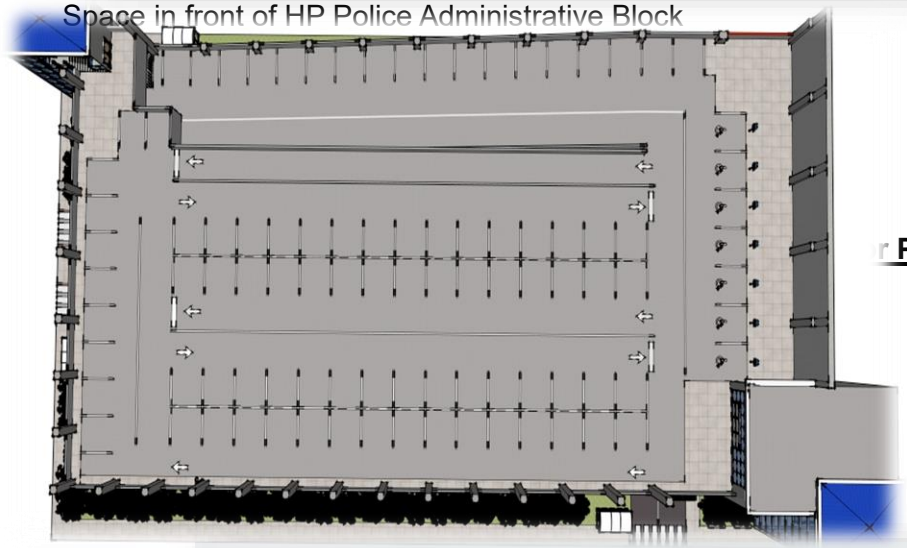
Proposed Amenities (Police ground to Football Stadium)

9. Proposed Interventions in Dharamshala District Headquarters

1. Multilevel Smart Parking Near Police Ground



Space in front of HP Police Administrative Block



Parking

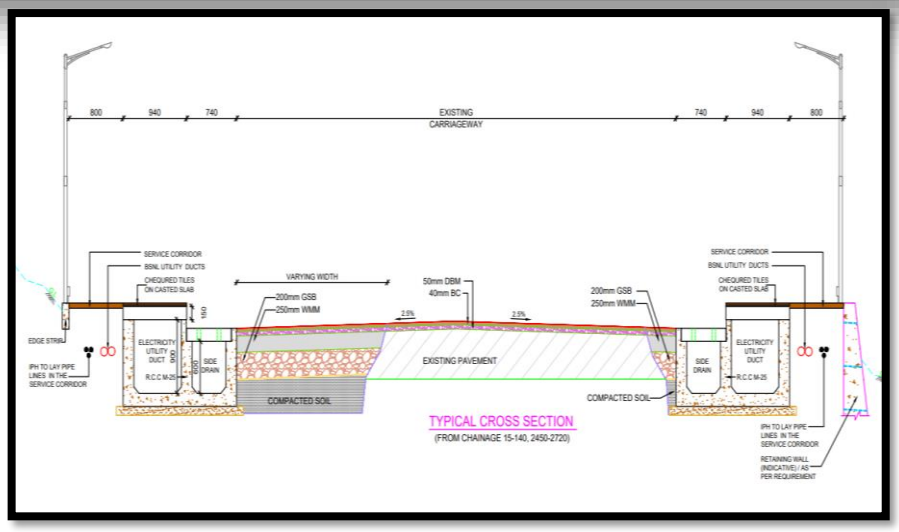
Front Elevation



2. Modern PEDESTRIAN-FRIENDLY street (2km Stretch)



Cross Section





3D View (Conceptual)

3. Development of Green Spaces



Concept - 1



Concept - 2

4. Development of Vending Zone



Conceptual Vending Outlet

5. Development of LED-Based Variable Message System Display



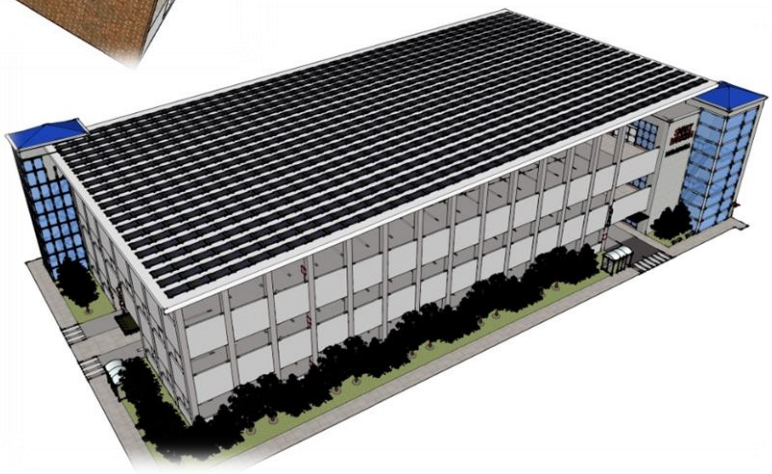
6. **Smart Surveillance Infrastructure for Urban Safety** **Conceptual VMD**



7. **Dahramshala Integrated Green & Renewable Infrastructure HUB**



Corridor Solar Panelling



Roof-top Solar Panelling

Beneficiaries

- Government Senior Secondary Boys School, Dharamshala – 165 students
- Government College, Dharamshala – 3,000 students
- B. Ed College, Dharamshala – 150 students
- Central University, Dharamshala – 300 students
- Government Middle School, Dharamshala – 200 students
- Police Lines, General Pool Government residence, Jawahar Nagar, Intelligence Bureau govt residence, SAI hostel- 700 approx.

SR. NO.	COMPONENTS NAME	COST (₹)
1	Modern Pedestrian Friendly Street	₹5.19Cr
2	Construction of Smart Parking	₹4.00Cr
3	Development of Green Spaces	₹1.11Cr
4	Development of Vending Zones	₹6.89Cr
5	Deployment of LED-Based Variable Message System	₹4.1Cr
6	Smart Surveillance Infrastructure for Urban Safety	₹7.77Cr
7	Dharamshala Integrated Green & Renewable Infrastructure Hub	₹10.94Cr
	Total	₹40.00Cr

Thank You