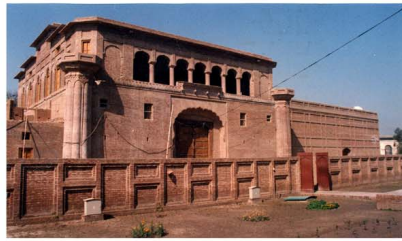


## Conservation of Choona Mandi Haveli

Masti Gate  
Lahore, Pakistan

<b>Architect</b>	Pakistan Environmental Planning and Architectural Consultants Ltd. Karachi, Pakistan
<b>Client</b>	Lahore Development Authority Lahore, Pakistan
<b>Commission</b>	February 1988
<b>Design</b>	October 1990
<b>Construction</b>	June 1991
<b>Occupancy</b>	January 1994
<b>Site</b>	27100 m <sup>2</sup>
<b>Ground Floor</b>	5280 m <sup>2</sup>
<b>Total Floor</b>	5530 m <sup>2</sup>
<b>Costs</b>	
- Land	1472000 USD 46000000 PKR USD = 31.25 PKR (Jul. 94)
- Global	960000 USD 30000000 PKR USD = 31.25 PKR (Jul. 94)
- Rate	182 USD 5680 PKR USD = 31.25 PKR (Jul. 94)
- per m <sup>2</sup>	
<b>Rate</b>	Pakistani Rupees
<b>Currency</b>	
<b>Programme</b>	The restoration and adaptive re-use of a 350 year old structure involved conversion of a residential complex into a girls college.

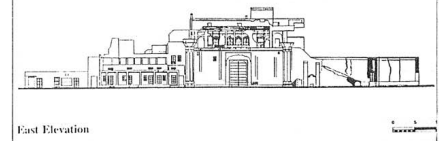
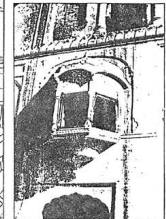
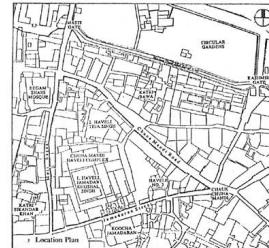
Building Type 071  
1995 Award Cycle 1433.PAK



The restoration of a old Haveli (Residential Complex) dating back to 350 years, was undertaken by the Lahore Development Authority for the Education Department, Punjab for use as a Girls Degree College. This Project is one of a series of similar restoration projects which were identified in "Conservation Plan" for the Walled City of Lahore by Pakistan Environmental Planning and Architectural Consultants Limited (PEPAC) in 1986.



The Chuna Mandi Haveli

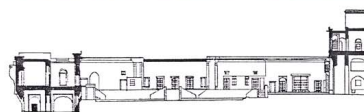


This partly Mughal around (date 1628 A.D.), partly Sikh period around (date 1838 A.D.) Haveli Complex are the largest historic residential building outside of the Lahore Fort (Royal Palace) that have survived in the Walled City of Lahore.

The restoration has been undertaken in Phases and area where a Girls College is presently housed has been selected in the 1st Phase. The buildings are generally in good conditions, but certain parts of it have either collapsed or one at point of near collapse.

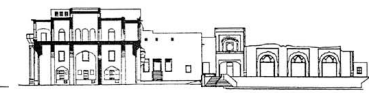
A thorough survey of individual rooms including defects and remedies of each wall, opening, floor, roofing systems etc. was undertaken. Numerous factors of Historical and Architectural interest were discovered, and as complete restoration of the building was neither feasible (cost) not practical, a planned conservation and restoration was undertaken that includes a combination of structural repairs, restoration, reconstruction and preservation (of frescos) so that the building is now functioning as a Girls College after all standard measures to ensure safety of the users have been taken.

Khush'hal Singh's Haveli - 1



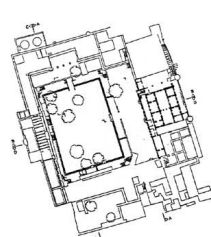
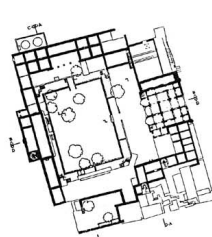
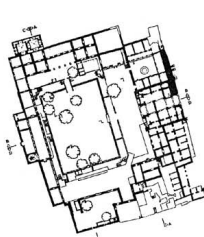
20 Section A-A

21 Section B-B



22 Section C-C

23 Section D-D



1433.PAK  
Conservation of Choona Mandi Haveli  
Lahore, Pakistan







## CHOONA MANDI HAVELI

BEFORE & AFTER



**PEPAC**  
1

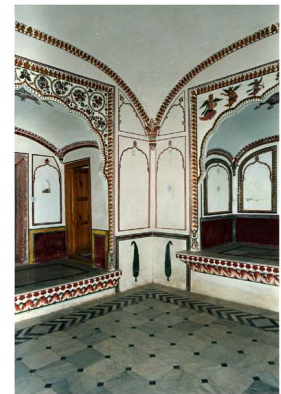
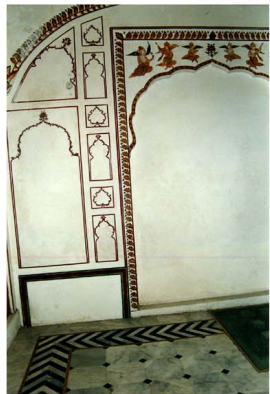


**PEPAC**  
2





PEPAC 3

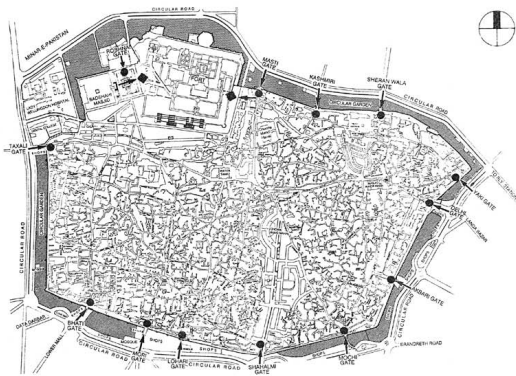


PEPAC 4

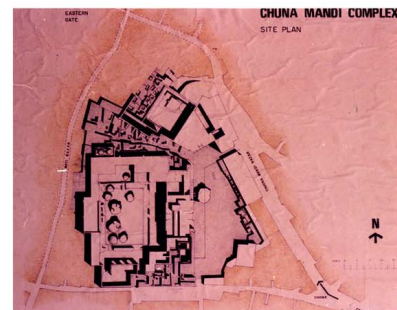




DEPAC  
5



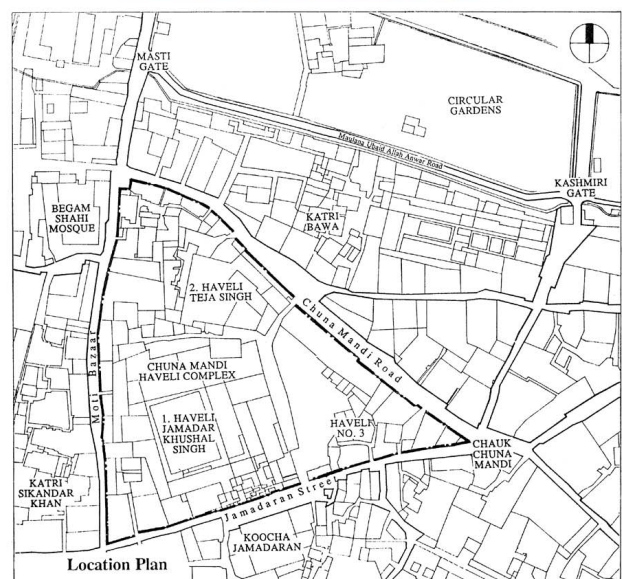
Map of Walled City of Lahore.



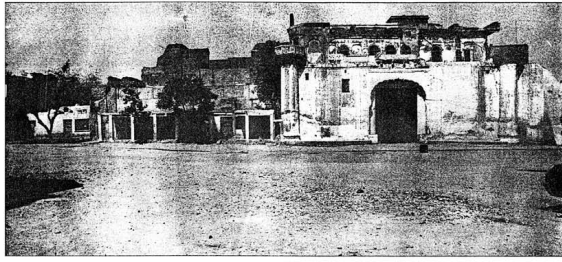
1



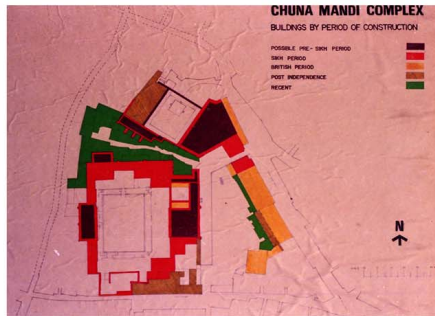
## Conservation of Chuna Mandi Haveli







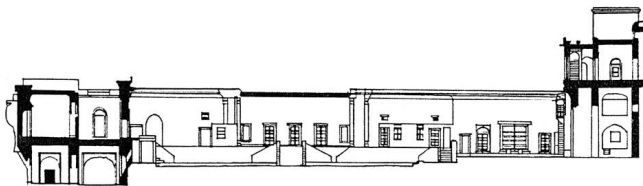
Views of haveli before intervention.



An evaluation of historicity of the structures.



A view of the Chuna Mandi Haveli Complex.



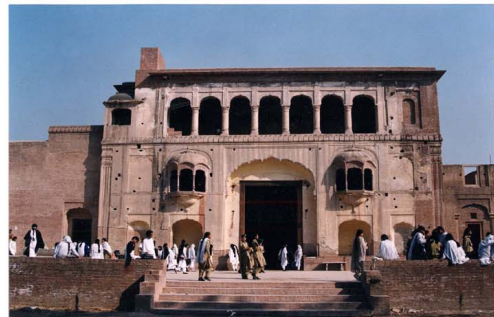
Section B-B



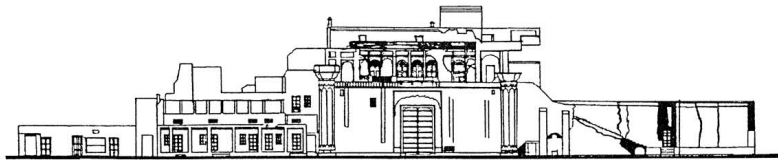
Section D-D



Views of entrance dewrhi.



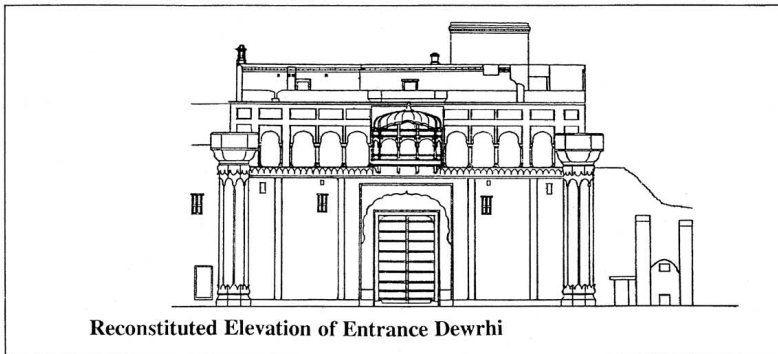




East Elevation



Architect's views of haveli  
before and after conservation.



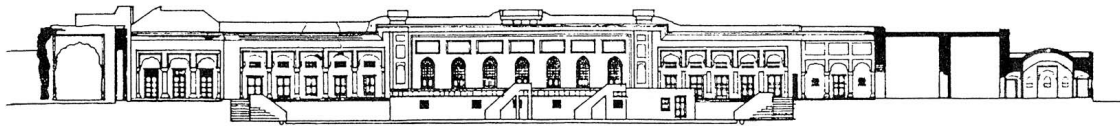
Reconstituted Elevation of Entrance Dewrhi



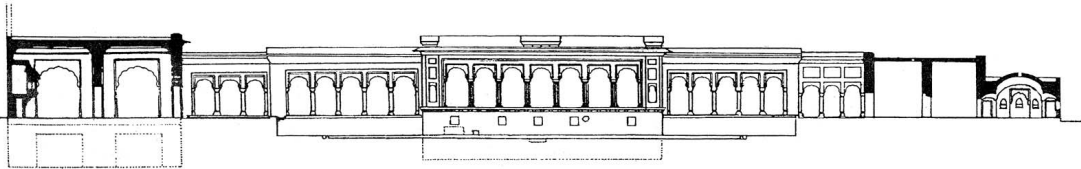
Outside views of main haveli  
before and after restoration.







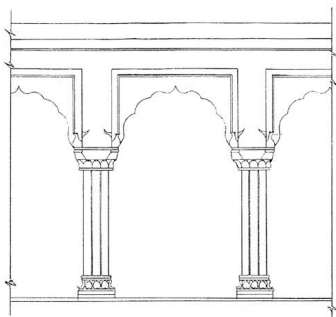
Section C-C



Reconstituted Elevation of Western Wing

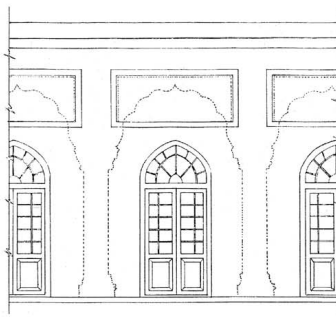


0 5 10 15 m



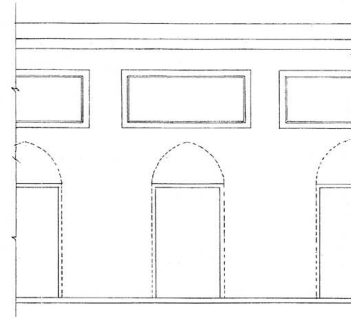
Original / Sikh Period (1800s)

The verandahs fronting the inner courtyard were provided with decorative arcades. The arched openings which were later filled in to make additional rooms during the later periods, appear only as hair-line cracks in the plastered surfaces.



Colonial Period (late 19th &amp; early 20th century)

During the British colonial period, these arched openings were bricked in and provided with doors having fanlights in pointed arches.



Most Recent (1960s)

The openings in some of the arches along the western facade were altered once again, spanned by horizontal lintels to make room for rectangular doors and windows.

Stages of Intervention.



Views of western wing before and after restoration.





Restoration of western wing.



Views of northern wing during and after reconstruction.





Bath house before and after restoration.



View of basement chamber.

Inside views of entrance gateway before and after conservation.





Views of southern wing before and after restoration.



Views of new block constructed at the site of demolished wing.



Improvement of toilet facilities.



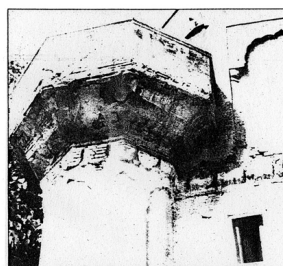
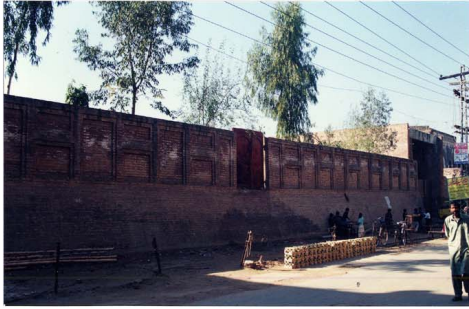




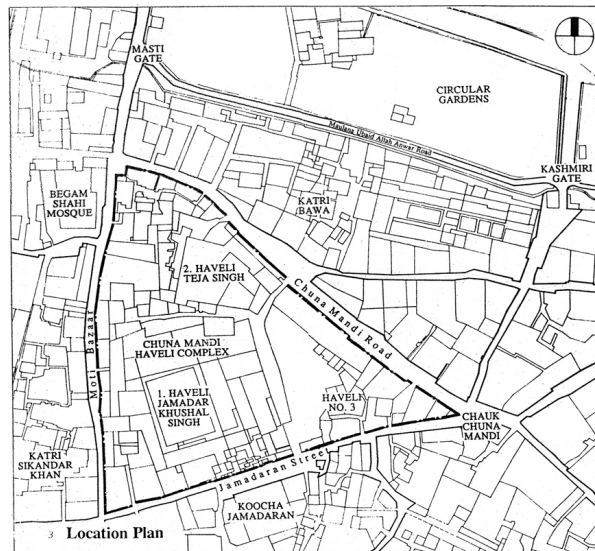
Smaller haveli no. 3.



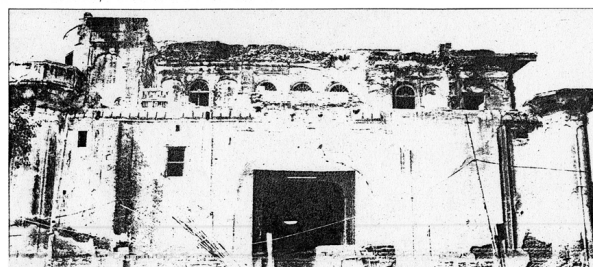
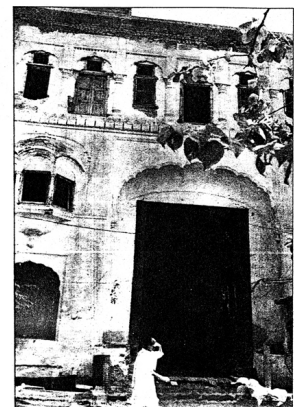
Inside and outside views of enclosed garden for women.



One of the posters next to the main entrance.



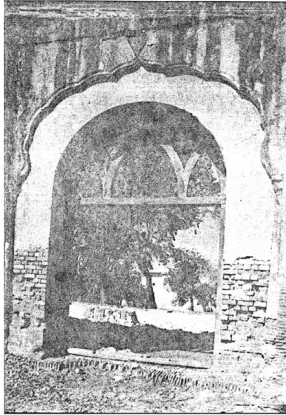
## The Chuna Mandi Haveli



Inside the Masti Gate to the east of the Moti Bazaar is the haveli complex of Chuna Mandi. It can be approached via the Masti Gate to the north or via the Chauk Purani Kotwali, near the mosque of Wazir Khan to the south-east. The very large (2.7-hectare) triangular site is bounded in the north-east by the Chuna Mandi Bazaar, which runs diagonally from Chauk Chuna Mandi to the Masti Gate, on the south by the street identified as Jama'dar Gali on old maps, but now called Gali Said Sakhi after the saint said to be buried in the southern wing of one of the buildings in the complex.



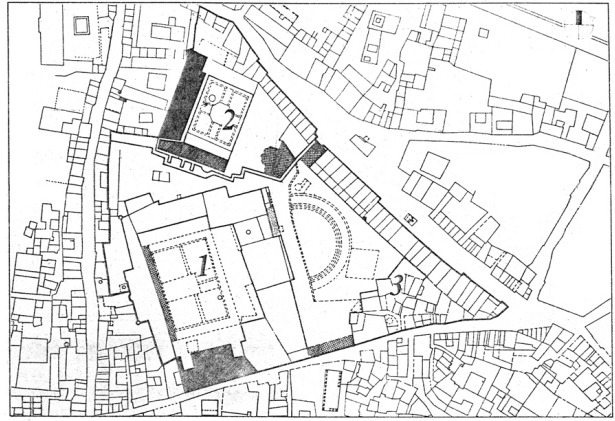
6



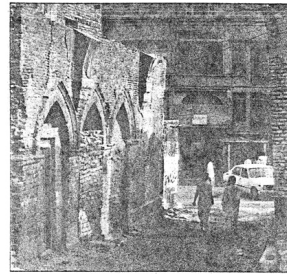
On the third side of the triangle, the site abuts the rear of the buildings and houses of the Moti Bazaar, many of which have recently been constructed on the tops of older buildings. There are two entrances: the larger one from the Chuna Mandi Bazaar is on the north and retains remnants of what must have been a large entrance postern. The southern entrance is just an opening in the wall and is now fitted with expandable grating, stuck in a partly open position. Within the confines of these gates and around a large oblong space lie three distinct buildings: on the west side are two havelis, one much larger than the other, both belonging to the Sikh period. The larger one occupies an area measuring one hectare. A third, three-storey, residence, smaller than either of the other two to the east of the southern gate is obviously from the British period, as are the facades of the long row of shophouses along the Chuna Mandi Bazaar.

The largest haveli occupies the south-west corner of the site and its principal, southern wing (now mostly in ruins) stretches along the entire length of the Jama'dar Gali to the south. The main haveli is composed of several buildings around a single large quadrangular space, which is approached through the main *dewrhi* in the centre of the eastern side of the quadrangle. Outside this *dewrhi*, the building presents an imposing facade to an open space on the east.

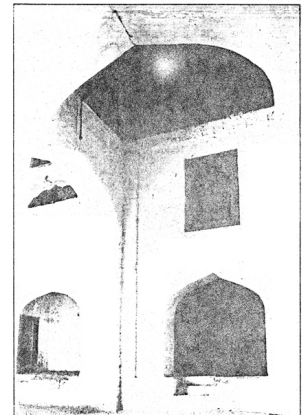
The smaller haveli on the north is by itself a very large haveli by Walled City standards. Hidden parts of it, particularly the basement, appear to be much older than the visible parts. Further north-west are more remains of the same smaller haveli, which seem to date from an earlier time. These ruins are being used by squatters as *katchi abadis*. Judging from the size and type of the masonry arches of these earlier buildings, at least parts of the existing complex were constructed upon older, Mughal-period remains. The oblong access space between the two havelis leads to a somewhat widened space at the rear where a *filkhana*, or elephant house, attached to the smaller haveli existed as recently as ten years ago.



8



9

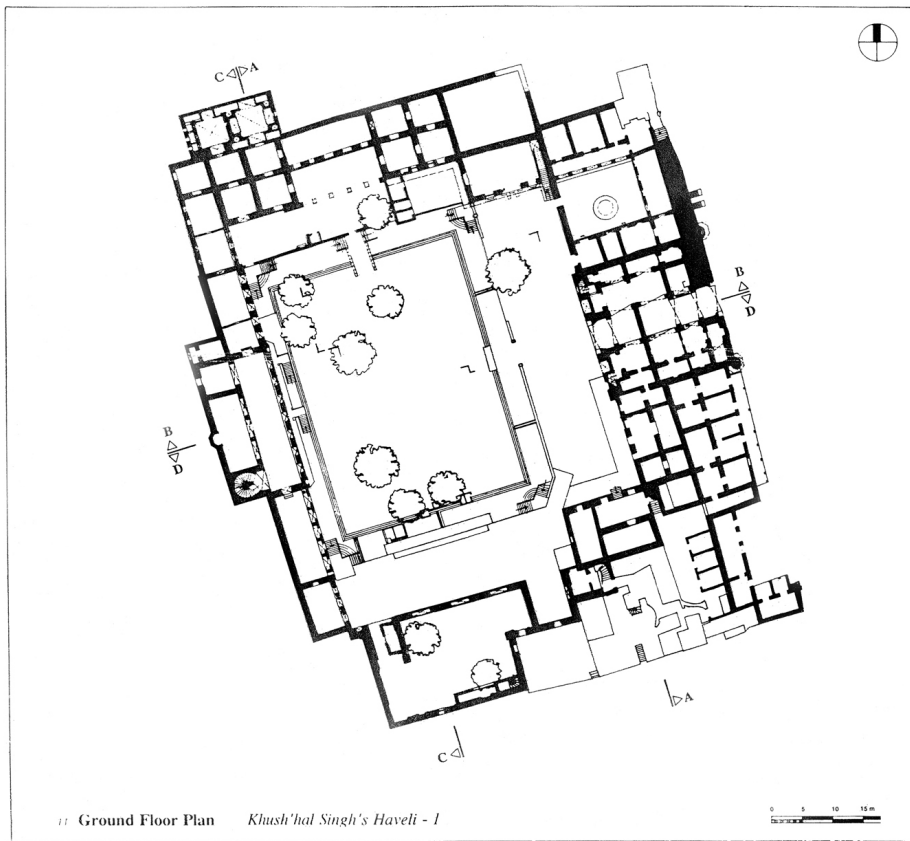


6 & 7 Details of bricked-in arcades.

8 Site plan showing location of the three havelis.

9 Main entrance to the Chuna Mandi Haveli Complex, from the bazaar.

10 Entrance *dewrhi* of Khush'hal Singh's haveli.



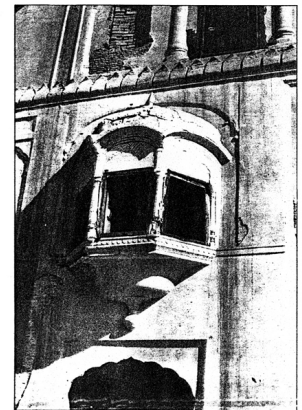
11 Ground Floor Plan Khush'hal Singh's Haveli - I

0 5 10 15 m

The buildings along the Chuna Mandi Bazaar form a continuous bazaar facade which bears the imprint of British-period Renaissance-revival architecture. It has not been possible to determine whether all these outlying structures are entirely colonial-period buildings or whether, as in the case of the ruins along the street of the northern, smaller, haveli, they are merely new facades on older buildings.

The large open space through which one enters the complex holds the ensemble together. All the three principal buildings open into it, but the main haveli commands most of this open area, which bears signs of having been used in the colonial period as an outer lawn with a drive. A marble fountain with a heavy stone base once stood some 15 metres from the inner side of the main entrance on the north-east. It was removed in the summer of 1986 in preparation for an inaugural visit by the chief minister.

The site is on a high place 8 metres above the plain on the north-western edge of the historic

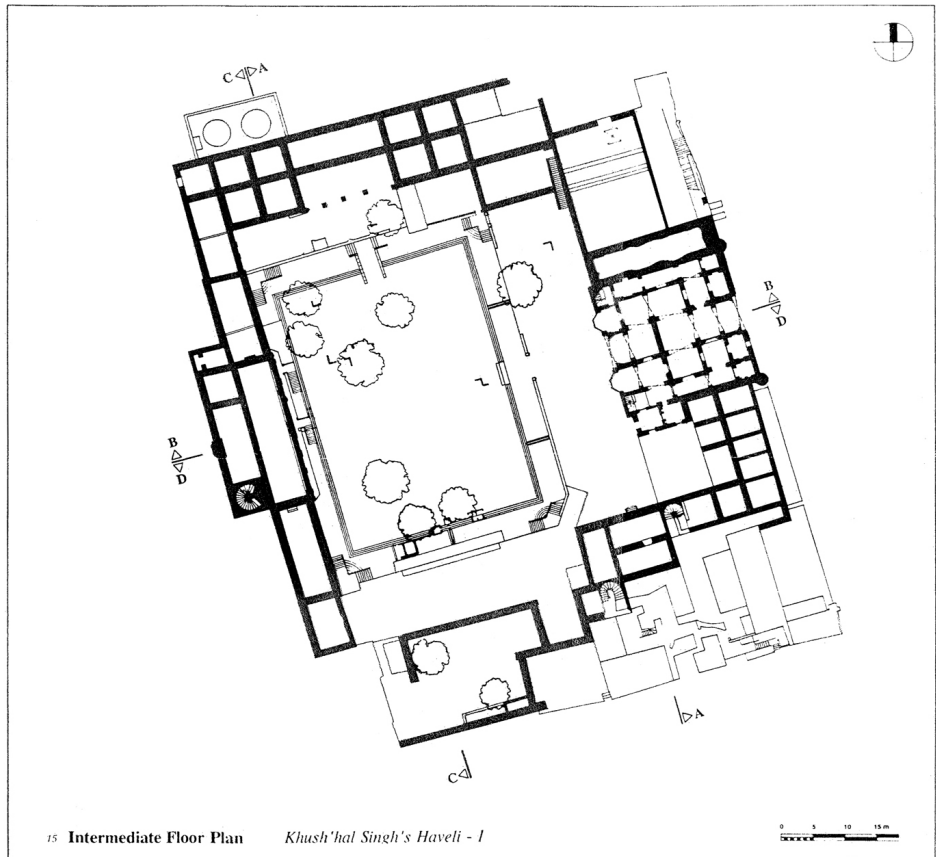


10 Entrance *dewrhi* of Khush'hal Singh's haveli.

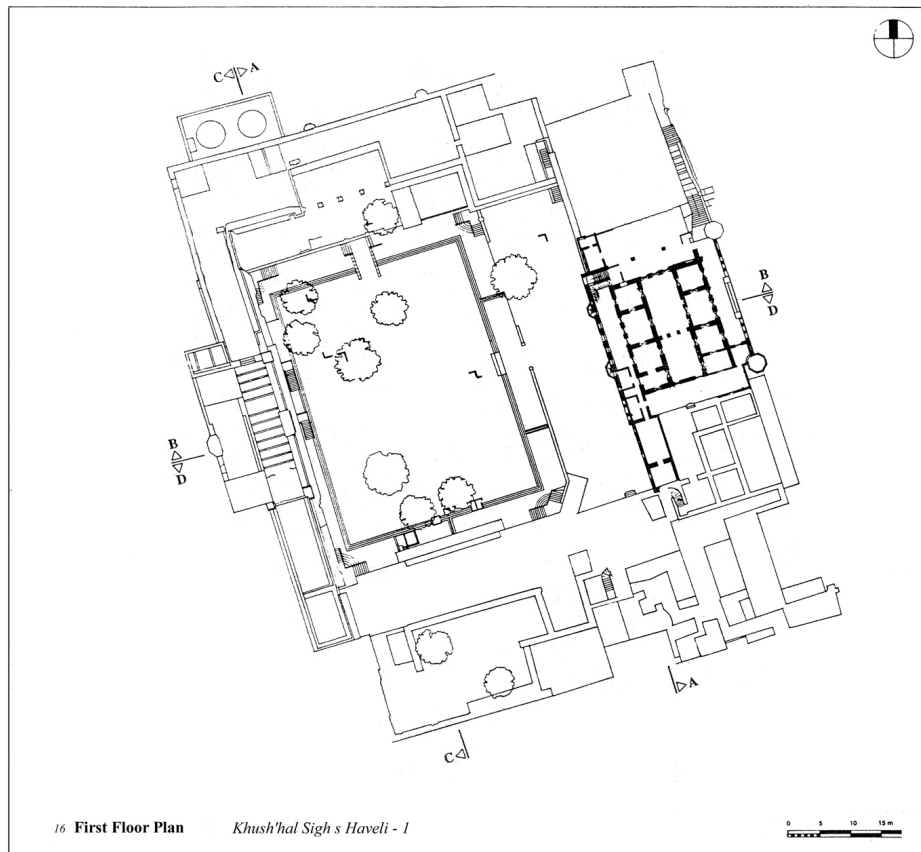




13&14 Construction details of the basement and upper floor



15 Intermediate Floor Plan Khush'hal Singh's Haveli - I



16 First Floor Plan Khush'hal Singh's Haveli - I



17 General view of the eastern wing.

city, and must have dominated the plain up to the area of the fort.

The Chuna Mandi havelis comprise the largest historic group of buildings outside the fort and the Badshahi mosque that have survived in the Walled City, but a study of them poses many problems. Even the identification of their original owner is subject to controversy. Popularly it is thought that Rajah Dhayan Singh, prime minister during the reign of Ranjit Singh (1799-1839), built all three havelis within one enclosure for his three wives, but when Kanhaiya Lal described what are clearly these buildings in 1884, he attributed them to Jama'dar Khush'hal Singh:

Two gateways have been provided for the outer parts of this haveli. As one enters these gateways, one gains access to an expansive *maidan* [open space]. Adjacent to the southern gateway was a *farash khana*, on the upper storey of which is an elegant and well-appointed *nishistgah*. Further east are houses for the servants to live in. Next to the northern gate, too, on the inner sides, are houses and *kothis* [bungalows] and on the side of the Chuna Mandi Bazaar are double-storey buildings. . . . The tall entrance *darwaza* [gate] of the larger haveli is magnificently constructed and on top of the [gate structure] is a magnificent bungalow . . . built by Rajah

Teja Singh, his brother, after his death. As one goes through the gate house one comes to the second huge and impressive *sahn* [courtyard] with a garden in its middle. . . . On the north-west of the outer *sahn* is the haveli of Rajah Teja Singh. This is also a luxurious haveli with a huge *dewrhi* [portico] on top of which is an elegant *kothi*, in which lives Harbans Singh, his successor.<sup>1</sup>

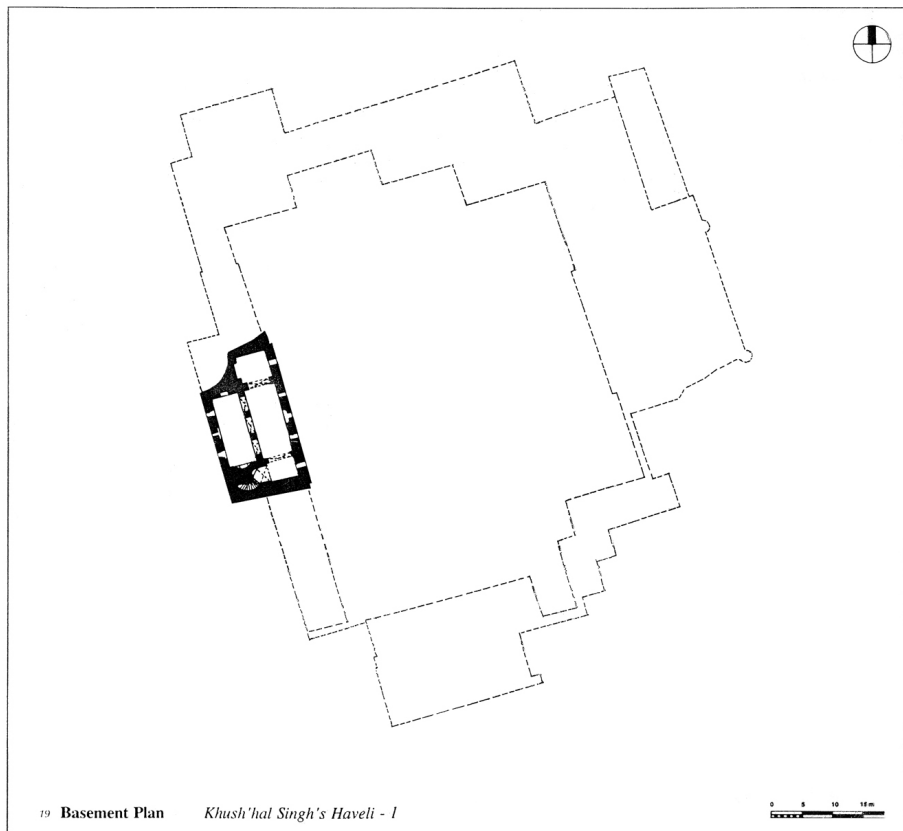
If the Chuna Mandi haveli complex was built by Jama'dar Khush'hal Singh and his nephew Rajah Teja Singh, one must look elsewhere for Rajah Dhayan Singh's haveli.<sup>2</sup>

Jama'dar Khush'hal Singh was one of the powerful nobles of Ranjit Singh's court. Originally a Hindu Brahman from Aikri near Sardhana, he started his career in the service of Ranjit Singh as a humble doorkeeper. Impressed by his attention to duty and his loyalty, Ranjit Singh soon raised him to high office. Ranjit Singh persuaded Jama'dar Khush'hal Singh to become a Sikh and appointed him lord chamberlain. But then Jama'dar Khush'hal Singh allowed himself to become involved in the family feuds which arose after the death of the Maharajah and this brought about his downfall. He died in 1844 and was cremated in his own garden outside the Masti Gate.

Khush'hal Singh was able to build his huge haveli



18 Residential quarter above entrance dewrhi

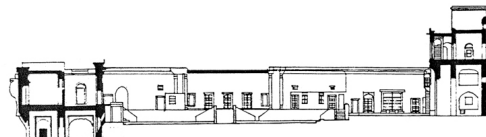


19 Basement Plan Khush'hal Singh's Haveli - I

#### Khush'hal Singh's Haveli - I



20 Section A-A



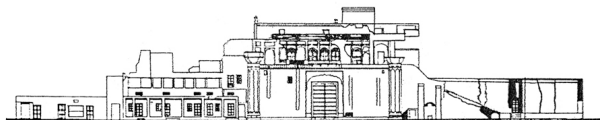
21 Section B-B



22 Section C-C



23 Section D-D

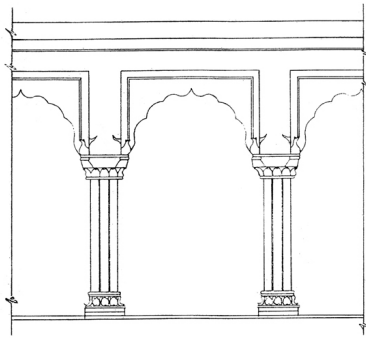


24 East elevation



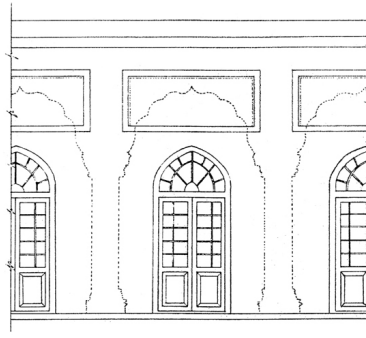
25 Closed in arcade of one of the dalans





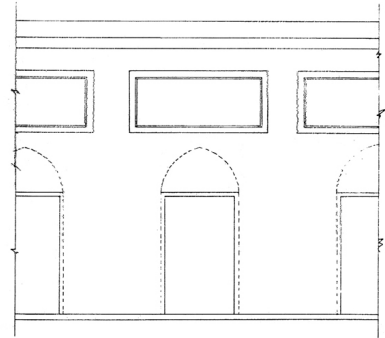
#### Original / Sikh Period (1800s)

The verandahs fronting the inner courtyard were provided with decorative arcades. The arched openings which were later filled in to make additional rooms during the later periods, appear only as hair-line cracks in the plastered surfaces.



#### Colonial Period (late 19th & early 20th century)

During the British colonial period, these arched openings were bricked in and provided with doors having fanlights in pointed arches.



#### Most Recent (1960s)

The openings in some of the arches along the western facade were altered once again, spanned by horizontal lintels to make room for rectangular doors and windows.

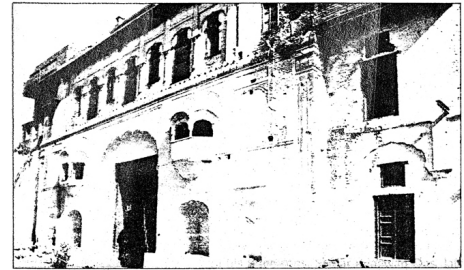
### 26 Stages of Intervention.



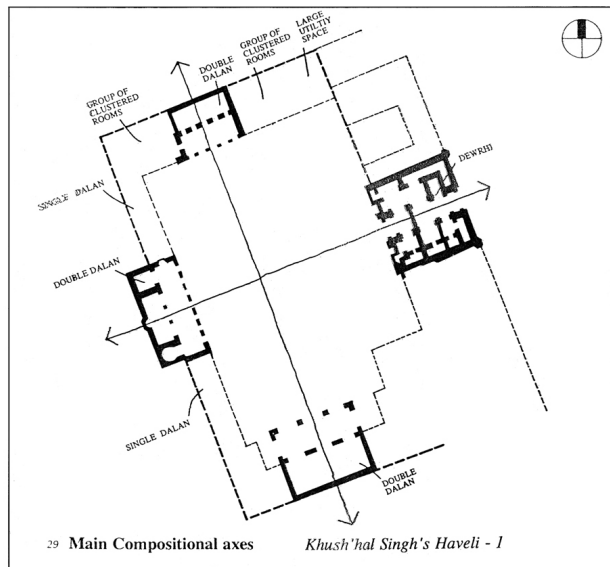
27 Central courtyard of Khush'hal Singh's haveli

in the Walled City by appropriating the property of several tenants without compensation. Historians of the 19th century all agree that the haveli was built like a citadel and located quite close to the Lahore Fort. Among the correspondence sent to the *peshwa* (leader) of the Marathas at Poona from the court of Ranjit Singh, is a letter dated 22 Ramazan 1232 (4 August 1817), which says that on that very day Ranjit Singh had given 500 (wooden) beams to Jama'dar Khush'hal Singh for the construction of a mansion; this give us a secure date for the construction of the main haveli.<sup>3</sup>

When Jama'dar Khush'hal Singh died in 1844 one of his three sons, Sardar Bhagwan Das, later Rais

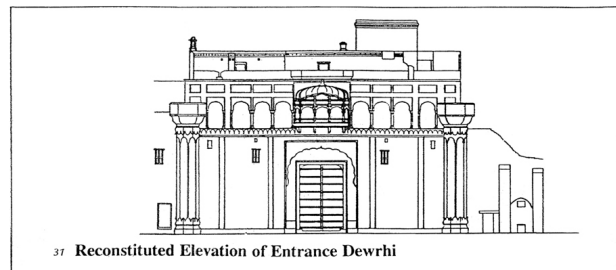


28 Western facade of Khush'hal Singh's haveli

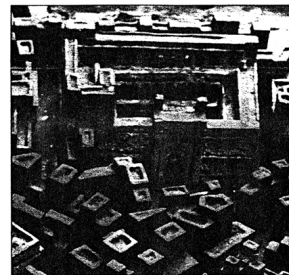


29 Main Compositional axes

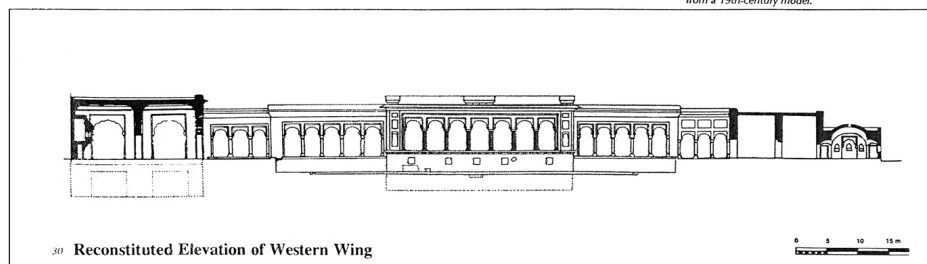
Khush'hal Singh's Haveli - I



31 Reconstituted Elevation of Entrance Dewrhi



32 Close-up view of the Chuna Mandi Haveli Complex from a 19th-century model.



30 Reconstituted Elevation of Western Wing

Fateh Garh, was still alive, but it was Khush'hal Singh's nephew Rajah Teja Singh who inherited all of his uncle's property including the haveli. During the British period he was made rajah of Sialkot. In addition to his own two sons, Rajah Teja Singh had an adopted son (actually his brother) named Sardar Harbans Singh; it was the latter who inherited the entire property of Jama'dar Khush'hal Singh and Rajah Teja Singh as well as the fief of Sheikhpura. He died in 1906 and was succeeded by his son Sardar Fateh Singh, who in turn was succeeded by Tikka Dhayan Singh in 1926. The latter also held the title of rajah of Sheikhpura. According to the author of the *Tarikh-i Sheikhpura*,<sup>4</sup> this last Tikka Dhayan Singh was still alive in 1947, when he emigrated to India. One of the residents of the *kacha* houses in the ruined southern part of the haveli claims he was once the caretaker of the haveli.

Tikka Dhayan Singh was apparently a spendthrift; he went bankrupt in 1906 and again in 1930, when the estate was brought under the Court of Wards at his own request. The estate was returned to him in 1935. Lepel Griffin, who wrote about the rulers of the Punjab, says that "Raja Dhayan Singh generally resides in Lahore but frequently visits his estate in Sheikhpura district,"<sup>5</sup> but there is no record of a large residence belonging to Rajah Dhayan Singh in Sheikhpura, although several among the aristocracy of Lahore did have their estates there.





Nor is any other palace or mansion in the city associated with his name or that of his family. On the contrary Tikka Dhayan Singh had inherited the fief of Sheikhupura as well as the Chuna Mandi Havelis. There seems to be no doubt, then, that the two havelis are those built by Jama'dar Khush'hali Singh and Teja Singh.

Jama'dar Khush'hali Singh built his haveli to the west of and close to the southern gate, leaving the rest of the area as an open maidan. The haveli is a huge rectangle measuring approximately a hectare. Behind the large portal facing east was a square garden with living quarters and basements underneath. There were vast halls on the west and south for ceremonial purposes and for receiving guests. On the northern side were the elephant house, whose roof has now collapsed, and a hammam, which is still intact. The women's quarters were upstairs on the south-eastern and southern sides. When Rajah Teja Singh inherited this haveli in 1844, he added the present top storey on the main *dewrhi* on the eastern sides, raising its height and inspiring the comparisons to a citadel already mentioned.

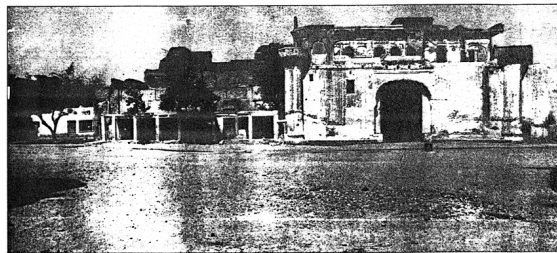
The haveli of Rajah Teja Singh was probably built during his uncle's lifetime. It had a large entrance gate with a *dewrhi*, now in ruins, behind which was the multi-storey haveli. In the middle of the haveli is a small, square garden with an off-centre platform that might have been the base of a pavilion. It is one of the few walled gardens in the Walled City that has survived the ravages of time. In 1884, Sardar Harbans Singh (d. 1906), grandfather to Tikka Dhayan Singh, lived in this haveli.

Exactly when the small building east of the southern gate -- the third haveli -- was built is not certain. The present building is certainly from the British period, as are the double-storey row of shophouses along the Chuna Mandi Bazaar. Kanhaiyya Lal mentions a *farash khana* (reception hall) with a fine living room (*nishistgah*) on the first floor. The *farash khana* has since disappeared and a new building has replaced it; this part of the complex now belongs to a private individual.

Like his contemporary Rajah Dhayan Singh,



33 A view of the Chuna Mandi Haveli Complex.



Jama'dar Khush'hali Singh selected the site of an abandoned Mughal haveli for his palace. The main gate to the largest of the three havelis, Khush'hali Singh's haveli, appears to be a typical Mughal barbed gateway camouflaged on both sides with Sikh period veneering. The central hall west of the courtyard behind this gate has a niche and was used as a mosque by the Criminal Investigation Agency (CIA) staff until it finally vacated the premises in 1986. A Sikh house would not have had a mihrab in one of its rooms in near perfect alignment with the qibla; however in the Muslim period a palace or a large house could well have a mosque or prayer area for the use of the ladies of the household. A ladies' mosque, known as the Moti Masjid, exists in the Lahore Fort and the present Shahi Mosque in Mohallah Thatti Malahan by the Taxali Gate was also once a ladies' mosque attached to Wazir Khan's palace.

Underneath the hall with the mihrab is a large basement, the only accessible one, with a typical Mughal-period *chadar* in the walls. There was probably a cistern in the centre of the basement which has now been filled up. Both the cistern and the *chadar* were possibly fed from water flowing down from the courtyards on the east. Only Mughal royalty could have such architectural refinements in their houses. Behind the haveli of Rajah Teja Singh are abundant remains of Mughal buildings, on the ruins of which the haveli rests. One or two storeys down squatters are still living in the vaulted chambers and behind vaulted corridors below the haveli of Rajah Teja Singh.

All these remains leave no doubt that here was once a palace-like building of an earlier era. The historical record does not contain any clear references to such a palace, but there are a few hints. In the 250 years prior to the coming of Ranjit Singh to power, at least five palaces were constructed in the Walled City by important people of the time: Rajah Bhagwan Das and Rajah Iodar Nall (during Akbar's reign), Ghias-ud-Din, Tamad-ud-Daula, and Prince Khuram (during Jahangir's reign) and Asaf Khan (during Shah Jahan's reign). The sources give no precise location for any of these palaces, but there is some evidence that the ruins now partly buried beneath the Chuna Mandi haveli are those of the palace of Asaf Khan, Shah Jahan's prime minister.