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Provisions in the Development Plan of Cities / Towns of Different Characters - A Comparative Study

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Abstract: ***Dating back to the history of development which starts near the resources or the Euclidean type planning where only physical planning is considered the time has come where planners need to consider the social aspects as well as the character of the city while setting goals or making policies for the same. Every place has its own uniqueness it may a cool new hi-tech building or an antique ancient monument, a busy booming mall or a quiet peaceful natural scenery. The need of this study of urban system is important to understand the human values, development, and the interactions they have with their physical environment. Development plan aims to promote growth and regulate the present and future development of towns and cities. In its simplest form, it is about improving the standard of living of the residents. While planning for a city, we should not only think about development as a tool for improving the physical and material conditions of the citizens but also consider the changes in built environment of the city which forms an important part of the city character and also gives clues related to the social and cultural life in that city The richness of the values forming the identity and character of the built environment is also an expression of the richness of the social and cultural life in that city .***

Keywords: Development plan, city character, human values, built environment

I. INTRODUCTION

Identity can be seen as the extent to which people can distinguish one place from another [1]. So, cities, similar to each individual, must have their own characteristics and uniqueness .The different characters whether it may be religious town, tourism oriented, educational hub , an eco-sensitive zone or an industrial town each one of them incorporates different geographical characteristics, cultural level, architectural character, tradition and customs and life style. These character oriented cities should be handled in different level of planning, administration, governance in order to provide better services to tourist as well as the citizens. Earlier these cities followed natural growth physically, socially and culturally but with the current population trend which is increasing continuously, the planning needs to be done at an early stage in order to avoid haphazard and multidirectional development. I have selected four cities from Maharashtra as a representative of individual and own character namely PUNE as an Educational/Employment Hub, SHIRDI as a Religious/ Tourism Hub, MAHABALESHWAR-PANCHGANI as an Eco-Sensitive Zone and AJANTA ELLORA as a heritage Tourism Hub.

II. NEED OF THE STUDY

Development plan is one of the planning tools that can be used to achieve goals incorporating the economic, physical, social and environmental aspects of the city. This system of planning contains a strategy for the future development of an area and set out policies and proposals to guide the future development and use of land. It is of the utmost important to understand the particular character of the city and start evaluating at an early stage of development to shape the city better, focusing on the unique factor in terms of aesthetics, preservation, economy, social welfare, accessibility or environment protection [2]. This will help to:

A. Relate human values their physical environment and development to cope up with the mismatch of demand and supply
B. Focus on special areas of development and check the working of special planning authorities.
C. To consider the city character while framing policies and guidelines
D. To make the city boost its socio-economic development based on a specific character.
E. To retain the basic character and categorize cities on the basis to their uniqueness and identity which attracts and hold its citizens

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III. CHANGES DUE TO CHARACTER

Every city has a unique identity or it has a "character" that requires a different type of development in terms of their workforce, skills and technologies [3]. Cities possess their own characters and uniqueness in order to transfer it to their residents. Below are the changes due to the character of four identified cities.

A. Pune : Educational and Employment Hub

Pune is fastly changing its character from Pensioner's city to an "Education Hub" and "Industrial Hub" due to IT sector. Better educational and job opportunities attract more number of students each year for quality education. Continuous increase in migrate rate becoming an issue for students to find better housing facilities in the city. The rise in housing market and high rents is main issue for the students to reside off campus as it is not affordable to all.

1) *Demographic profile:* Change in population is mainly due to migration of people either for education or for better job opportunities. According to census 2011 population of Pune is 31.2 lakhs. Population trend is going up and up and has 157% (approx.) increase between 1981-2011 and the projection shows an increase of 57% (approx.) till 2017.The percent change for migration for education is 50% and for employment is 94%.(1991-2001).
2) *Housing Pattern:* With the increase in population there is change in the ground cover as well as pattern of housing. The pattern changed from "Wada Culture" to row houses and high rise buildings. Due to mismatch in demand and supply of housing the growth of slums is increasing rapidly.
3) *Housing ownership:* Change in the housing market affected the changes in the ownership of housing. Due to high rents preference goes to owning of houses rather than paying rents. According to Socio-Economic Survey of Pune city almost 30% live in rented flats and about 67 % own their house.
4) *Skill Engagement:* Due to coming of IT sector there is change in the percent of skilled and unskilled workers in the city. According to Socio Economic Survey of Pune only 62% of the surveyed population are skilled and remaining 38% either unskilled or semi-skilled which is leading to social disparity between the skilled and unskilled.
5) *Flat Prices:* Changes in the housing market led to gradual increase in the flat prices every year. According to Annual Statement of Rates there is an increase 135 % (approx.) in flat prices in Central Pune region over the last decade. Paying high rent not affordable to all (specially students and low profile employees) which may lead to decrease in the migration rate.

- *Inferences:* Due to its character the change in population is mainly due to migration of people either for Education and Employment which calls for the need of better accommodation facilities for the migrated people. Due to increase in housing market the high rents becomes unaffordable for the migrants which gradually leads to upcoming of unauthorised construction and slums. The IT character of Pune is increasing the economy of the city but is widening the disparity too between the skilled and the unskilled.

B. Shirdi : Religious Tourism Centre

Shirdi is famous for "Sai Baba" temple which attracts crowd from different parts of the country which is transforming it from a small village to a crowded town .It is one of the most religious towns in the state of Maharashtra due to temple of famous saint Sri Sai Baba. The floating population in the town is approximately 15000 to 20000 persons per day. During festivals the count reaches 2 lakhs devotees per day which becomes a high number to manage. The visitor influx and expanding religious tourism activities have offered economic opportunities leading to migration and a phenomenal increase in resident population, almost doubling every decade.

1) *Demographic Profile*: According to census 2011 population of Shirdi is 36004 .Population trend is going up and has 37% (approx.) increase between 2001- 2011 and the projection shows an increase of 80% (approx.) till 2039.
2) *Land use Analysis*: According to Shirdi DP Report there is 74% increase in developed land in the proposed land use. There is 8% increase in the residential land use and almost 5% increase in the gardens and playgrounds which is the prior need of the local residents as well as for the tourists.
3) *Occupational Structure:* The religious tourisms character engages more workforce in the tertiary sector rather the primary and secondary sector. The temple attraction which the main reason for the tourist visit the cultivation pattern also diverted towards the cultivation of flowers more than that of crops.
4) *Tourist Booking*: Due to increase in floating population number of tourist booking in one of the Sai dharamshala just doubled in 2019 (92000 approx.).The average daily count goes up to 20000/day and reaches up to 2-3 lakhs in festivals and weekends.

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5) *Shirdi Development Plan*: Shirdi being religious centre attract lakhs of devotees every year which is resulting in the increase in land prices in the city. The gradual increase in this land prices forces people to shift in the peripheral areas leading to extension beyond the municipal limit.

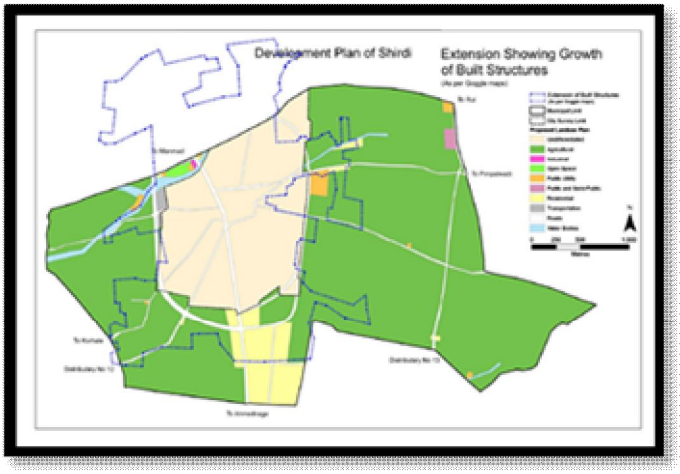


Fig. 1 Extension showing growth of built structures beyond Shirdi Municipal Limit
Source: literature by Kiran. A. Shinde

- *Inferences:* The religious character of Shirdi attracts lakhs of population every year which changed the pattern of living in the city. Increase in floating population creating pressure on infrastructure and led to requirement of separate recreational spaces in the city for the residents as well as tourists. Lack of attractions in the city effects the stay of the tourist as well. With the influx of large number of one day visitors parking space become a prior need in the city.

C. Mahabaleshwar – Panchgani: Eco-Sensitive Zone

Mahabaleshwar- Panchgani region consist of Mahabaleshwar and Panchgani municipal towns which are of eco sensitive nature. The region is famous for its scenic beauty and fruits. On 17th January, 2001 Mahabaleshwar –Panchgani is declared as an "Eco Sensitive Zone". Due to Eco – Sensitive Character of the city there has been changes in the reservation of land uses

1) *Demographic Profile*: According to census (2011) the population is 36000.Population within limits increase by 42% in the first decade (1991-2001) and 20 % in the second decade (2001-2011).
2) *Existing Land Use:* Due to Eco – Sensitive Character of the city there has been changes in the reservation of land uses. Below table shows the distribution of developed and undeveloped land in the region:-

TABLE I
existing land use distribution in mahabaleshwar-panchgani

Total regional area	23728 Ha
Mahabaleshwar – Panchagani (urban)	2567 Ha (10.82%)
Mahabaleshwar – Panchagani (rural)	21160 Ha (89.18%)
Total undeveloped area	22494.2 Ha (94.8%)
Area under forest department	14913.88 Ha (66.30%)
Area under agriculture	6961.87 Ha (29.35%)
Others	681.45 Ha (2.75%)
Total developed area	1233.8 Ha (5.20%)

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1) *Occupational Structure*: Due to the tourism character there is change in the occupational structure. According to Mahabaleshwar-Panchgani Regional plan report, 2001-2035 the major employment i.e. 74% (approx.) is in tertiary sector.
2) *Tourist Count*: Tourism is responsible for improvement in socio-economic status of the people in that particular region and also helps to generate employment as well as improvement in standard of living of the people [4]. Mahabaleshwar Municipal Council Report, 2020 shows an increase in the tourist count over a decade (2010-2020) which is almost 47%.

➢ *Inferences:* Declaration of Mahabaleshwar –Panchagani as an "Eco Sensitive Zone" allowed-conservation and protection and also resulted in deletion of objectionable proposals in the Master Plan .Increasing number of tourist created pressure in the region along with the increase in demand for service industries like hotels and lodges. The planning of these type of Eco Sensitive zones require coordination of different organisations like –Environment control, MSRDC , MTDC , Heritage conservation and forest departments to have proper control and check over the development and provide better services along with the restriction which will help to retain the natural beauty of the region.

D. Ajanta Ellora: Heritage Tourism Centre

Ajanta Caves, Buddhist rock-cut cave temples and monasteries, located near Ajanta village, north-central Maharashtra state, western India, that are celebrated for their wall paintings. The temples are hollowed out of granite cliffs on the inner side of a 70-foot (20-metre) ravine in the Wagurna River valley 65 miles (105 km) northeast of Aurangabad, at a site of great scenic beauty.

Ellora Caves, Ellora also spelled Elura, a series of 34 magnificent rock-cut temples in northwest-central Maharashtra state, western India. They are located near the village of Ellora, 19 miles (30 km) northwest of Aurangabad and 50 miles (80 km) southwest of the Ajanta Caves Spread over a distance of 1.2 miles (2 km), the temples were cut from basaltic cliffs and have elaborate facades and interior walls.

1) *Tourist Count*: Ajanta Ellora declared as world heritage site by UNESCO attracts foreign tourist along with domestic tourist and thereby contribute to vitalization of the local economy [5]. According to Maharashtra Tourism Development Corporation there is 50% (approx.) increase in foreign tourist count from 2001-2005.

2) *Historical Site Conservation*

a) Restoration and improvement of driveways around the Ellora historic site
b) Geological survey for preservation measures and planning for both historic sites
c) Restoration of caves at both historic sites Conservation and restoration in both historic sites

3) *Improvement and Development Schemes*

a) 500 ha of afforestation and installation of 37.55 km of perimeter fence in the Ajanta region
b) 237 ha of afforestation and 11.29km of perimeter fence in the Ellora region
c) Planned to purchase eco-friendly buses (electric buses) and low-pollution diesel buses for both historic sites

➢ *Inferences:* Increasing tourist population causing damage to stone architecture. Due to uncontrolled number of visitors per trip there is increase in CO_2 level along with humidity which is deteriorating the stone and causing suffocation inside the caves .Control over number of tourist per day/trip should be checked to avoid suffocation inside the caves. Proper tourism management plan should be prepared in order to avoid delays, disorientation and confusion. Proposal of organisational structure in terms of:

- Administration (to manage the tourism),
- Tourism oriented (to guide the tourist about the caves),
- Maintenance (to protect paintings and stone architecture),
- Regulatory (to maintain discipline throughout the visit)

IV. FINDINGS

A. Pune: Educational and Employment Hub

1) Lack of hostels/residential facilities for migrated students
2) Inadequate public transport resulting in private vehicle ownership
3) Increase in unauthorised construction due to unaffordability
4) Upcoming IT sector improving economic sector but widening disparity between skilled and unskilled

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B. Shirdi: Religious Tourism Centre

1) Due to cost of land in the city people are shifting towards peripheral area
2) Increase in floating population creating pressure on infrastructure
3) There is no solid disposal site in the town (specially temple flower waste)
4) Parking issue for one day visitors and during festivals

C. Mahabaleshwar-Panchgani: Eco Sensitive Zone

1) Demand for more service industries like hotels and lodges
2) Requirement of minimum level of infrastructure in order to boost economy
3) Increase in through traffic in the region

D. Ajanta Ellora: Heritage Tourism Centre

1) Damage to stone architecture due to uncontrolled number of visitors
2) Increase in CO_2 level deteriorating the stone
3) Mismanagement in terms of tourist services

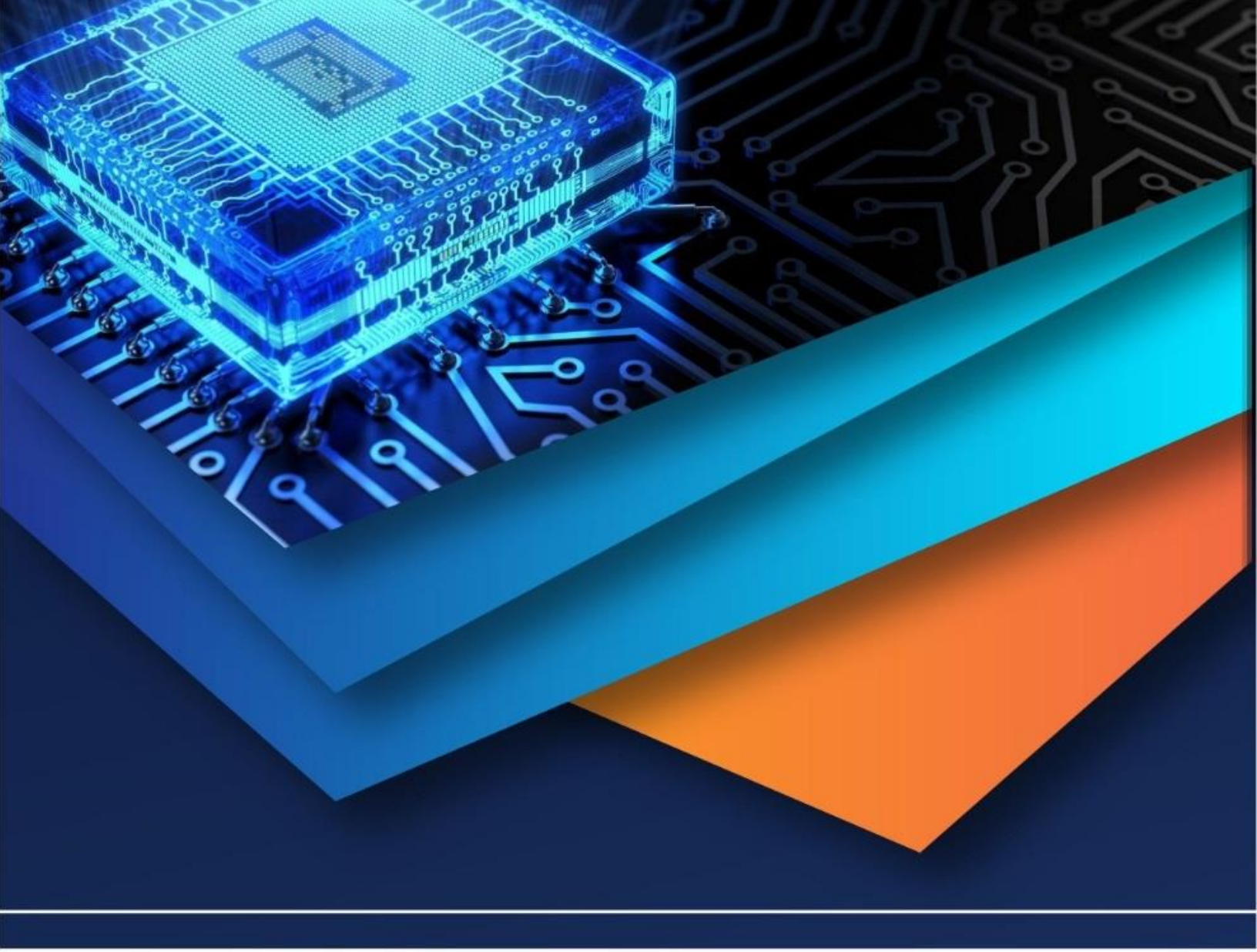
V. CONCLUSIONS

Development plan aims to promote growth and regulate present and future development of towns and cities. In its simplest form it is about improving the standard of living of the residents. While planning for a city ,we should not only think about development as a tool for improving the physical and material conditions of the citizens but also consider the changes in built environment of the city which forms an important part of the city character and also gives clues related to the social and cultural life in that city .The richness of the values forming the identity and character of the built environment is also an expression of the richness of the social and cultural to avoid the gaps in the provision of services in order to retain the natural beauty of the city/town.

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