



URBAN ZONING GOVERNANCE IN ALWAR: PROBLEMS AND STRATEGY

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Abstract: The formal urban planning framework for modern Indian cities is not enough for its historical cities which have been characteristics by multi-functional spaces, heterogenous societies, compact urban form and diverse economic linkages. The study established the need of a microlevel assessment of old neighbourhoods for community-based urban regeneration. Master Plan is an important tool for urban development as such it guides, controls and manages urban growth in planned manner. The historic walled city of Alwar in Rajasthan in India is selected as the case study where traditional lifestyle still prevails. The primary surveys for Alwar brings forth the challenges of vacant and dilapidated housing, traffic congestion and gentrification in the core city area. Such indicator-based assessment help in identifying the interventions at neighbourhood level and evaluate them for effective implementation.

Keywords: Zone, Urban Governance, housing settlements, slum, Alwar tourism

Introduction:

The pace and growth of urbanization in India poses enormous challenges to urban governance. Indian cities need to facilitate to deliver better quality of life to its citizens and generate a sustainable environment growth. Effective Urban Governance play primary role of central government to provide leadership, funds and assistance in building capacity for urban planning and management. The role of State governments to play principal role for creating such environment in which governance discharge the responsibilities.

With rapid urbanization and growth of the city, urban planning has received a major importance. This planning is done at different stages so that development is done at a same pace. There are many illegal documents to promote development, Master plan is one of them. Master plan is document which provide rules and guidelines for a planned development. Urban area grows in both size and complexity over the decade and at some point, become unmanageable to control the growth. There should be need to regulate the shape of growth through some mechanism like through master plan, city development plan, town planning schemes, land use plans, zonal plans etc.

Some of the general issues occur due to absence of coordination among public organizations. Lack of adaptive and flexible planning process due to lack of autonomy, executive power, finances and functionaries. The unchecked proliferation of slums, poor maintenance of city infrastructure and failure of different agencies and poor disaster management. Common problems like multiple jurisdictions, weak revenue base and human resource capacity deficit. Institutional reforms have to be address properly to overcome these challenges effectively to improve the quality of life of rapidly growing urban population.

Literature Review

Alwar is a major city in north-eastern part of the Rajasthan occupies a central location between two metropolises, i.e., Jaipur, the state capital and New Delhi. It is beautifully nestled at the foothills of the Aravalli's which marks its boundary in west and south-west, covers 48.14 sq. km area with a total population of 315,330 persons (Census, 2011).

Owing to its strategic location and fast growing as a hub of economic activities and services, Alwar severe pressure on its land uses and their spatial forms. Due to its proximity to Delhi, it has also been chosen as magnet centre to release enormous pressure of population in Delhi through decentralisation of economic activities in National Capital Regional Plan (NCRP). The city did not expand and remain confined within the boundary wall till 1940. The houses were built side by side along narrow zigzag lanes and streets. Commercial structures developed on ground floors of the residential houses having three separate chambers. The layout of roads was already laid down in middle part of the city during the Vinay Singh's period, but urban land use took place after the Independence, when accommodation required for immigrants. Several planned and semi-planned colonies were developed. Size of Houses decreased with increasing number of nuclear families. Commercial areas dealing in agricultural tools and machines, grain and vegetable markets have developed along the major outgoing roads to facilitate rural people. Further, due to industrial, urban sprawls develop nearby industrial areas.

Problems: Alwar city is witnessing rapid growth of population due to development of commerce and industries which further lead to haphazard and imbalanced growth of existing urban land use and structure, rising land costs and accessibility of urban land causing vague aesthetic and architectural style. City is expanding horizontally engulfing cheaper agricultural land of outer parts causing high land value, induced growth of urban sprawls having low density and leapfrog development. Structure is basically too old with not properly built by UIT because of their ill condition and high rent. Un planned residential and small-scale industrial lacks space and obstructing the desirable privacy and peace of residences causes noise and nuisance, traffic jams and prevented natural expansion of commercial establishments.

Lacks of sufficient parks and playgrounds, open and green spaces are also major threat. The conditions of urban amenities and services, i.e., sewage and drainage facility, sanitation and drinking water supply is very poor. Sewage in city mostly flow openly without treatment which remains clogged during monsoon. The city lacks in aesthetic magnificence and green trees. Natural vegetation in foothills areas is rapidly diminishing due to encroachments and grazing activities. Human activities like tourism create great impact on city's environment and ecological balance in future

Zoning Governance and Partnership Boards: The prime idea is to divide the city into the various development zones based on their focused nature with their own set of norms. Partnership boards developed interest in city development within regional scale for city development. Based on analysis of Alwar 2020 Governance Zoning can be categorised in five zones with each having its prime aspect id.

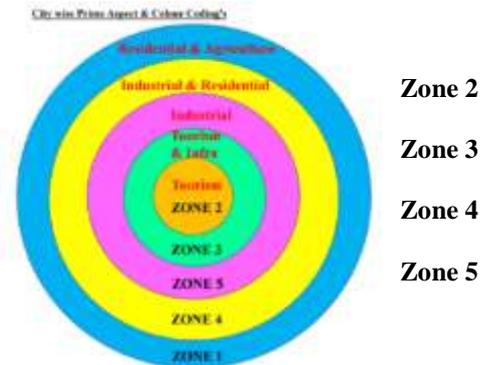
Zone 1 Focused on Residential with Agriculture

Focused on Pure Tourism

Focused on Tourism & its Infrastructure along residential

Focused on Residential with Industrial

Focused on Pure Industrial mainly.



Though the analysis seems that tourism is the prime aspect id and it should be core of city development and planning. Industrial sector can be considered next main aspect followed by residential, commercial and agriculture. According bylaws and policy should be followed by the zoning governance. Partnership Board are generally formed committees of government and stakeholders to work together for development of region.

Settlements:

According to the latest income poverty survey of Alwar Municipal Council, the poverty level in the city is 35.0 per cent (1994).

Majority of the poor reside in the old city area, covering 4 sq. kms areas approximately and having highest density in the city.

About 8 per cent of them are officially reside in defined slum area, on government and agriculture land. The typical housing situation of these people are in poor and low maintenance condition, in the process of decay, lack of infrastructure facilities

Other sector of the old city area are regular settlements mostly inhabited by large number of the poor income with high density population. These settlements are characterized by inadequate infrastructure and basic services and dilapidated shelter conditions, absence of wet area, narrow roads (4 feet) only. They are illegal settlements but due to lack of bye-laws and spatial planning regulations they are not applicable by UIT.

The third category of settlement are unauthorized colonies built on agricultural land within the notified areas of the city. These settlements accounts one-third of settlement area, possess title to land and acquire self-sufficient basic services. The fourth category of settlement is squatter settlements, built on land of central and state governments, located on foothill of the Aravalli range along with railway line. They usually are rural migrants with basic services and 50 per cent pacca roads also usually financed by elected representatives at the ward level in the Municipal Council. The fifth category of formal settlements of the officially defined income poor, provided by UIT of Alwar which cater 3,000 households. They are poor friendly, low-cost houses.

Slum Rehabilitation Authority

Moving on the Current Rate there is drastic increase even after the implementation of Slum Polices within Rajasthan Sub region.

Which is leading in Underdevelopment of the Urban Aspect within Alwar city

SRA's Responsibilities: It is the endeavour of SRA to implement the slum rehabilitation schemes by providing a single window clearance for all types of approvals that are required for the project namely formation of co-operative societies, certification of eligibility of slum dwellers, taking punitive action on non-participating slum-dwellers obstructing the scheme, survey and measurement on slum lands grant of building permissions, leasing of rehabilitation plots and free-sale plots and updating of property cards (PR cards). The powers, duties and functions of the Slum Rehabilitation Authority are:

- To survey and review existing position regarding Slum areas in Alwar City.
- To formulate schemes for rehabilitation of slum areas.
- To get the slum rehabilitation scheme implemented.
- To do all such other acts and things as may be necessary for achieving the objective of rehabilitation of slums.
- For regularization of the settlements by converting it into residential area through payment of reserve price on lease basis.
- Regularisation of shelter or services.
- Conversion of agricultural land to residential land with the help of land conversion scheme.
- Provision of services and density restriction

Tourism

Today tourism is the largest service industry in India, with a contribution of 6.23 per cent to the national GDP and providing 8.78 per cent of the total employment. India witnesses more than 5 million annual foreign tourist arrivals and 562 million domestic tourism visits. The Ministry of Tourism is the nodal agency for the development and promotion of India tourism and maintains the “Incredible India” campaign.

Alwar is a popular tourist attraction located in the foothills of the Aravalli's and is first state to visit when landed from Delhi. Alwar have forts, lakes, national parks, temples etc as major tourist attraction. Due to negligence, overexploitation and deforestation, the condition of these historical structure is depilated.

Problems and issues: The biodiversity decreased with growing population and industrial growth. Due to urbanization the dense forest areas are shrinking which effect animals' inhabitants. Degradation of forest and land erosion which forced to over exploitation of natural resources. Change in land use pattern, drying of streams, water bodies saltation and pollution from pesticides and other chemical. The interference of human activity, affected the biodiversity of Sariska Tiger Reserve which directly affected by the number of tourists. A number of laws ad official policies governing the wildlife and conservation of ecosystem. Some of the agencies and polices are set up to overcome the problems.

Heritage City Development and Augmentation Yojana (Hriday), 2015

The main objective of HRIDAY is to preserve character of the soul of heritage city and facilitate inclusive heritage linked urban development by exploring various avenues including involving private sector. Specific objectives are: planning, development and implementation of heritage sensitive infrastructure. Implementation and enhancement of basic services delivery especially public convenience, toilets, water taps, street lights, sitting benches, CCTV etc. conservation of natural and built heritage. Urban heritage rehabilitation and maintenance and retrofitting.

Alwar Tourism Department contribute in enhancing the tourist industry with main goals as:

Goals of Tourism Department

- To promote Alwar as a priority tourist destination at the international level.
- To showcase the rich cultural heritage and monuments of architectural splendour.
- To build and strengthen the existing tourism infrastructure in the district.
- To explore the tremendous unexploited potential for the promotion of tourism.
- To study the gaps in tourism infrastructure and formulate development schemes.
- To provide world class services for the tourists visiting the district.
- To generate foreign exchange for the state of Rajasthan.
- To generate employment, especially in the Tourism Industry, thus improving the standard of living and quality of life for the people.

Conclusion

Land use problems and issues in Alwar can be mitigated by including suitable modification in the Master plan. Local community needs, requirement and demands should also be catered first and included in all planning. Land use planning strategy include expansion of city boundary, bulk acquisition of urban land, hierarchy of structure, restructuring of planning zones are adopted. Various zones of components like residential, commercial, mixed land use, industrial and transport planning can be executed properly in planning. Rehabilitation, renewal and up-gradation programme must launch especially for old Alwar area. Public awareness and active participation are required for successful urban planning and to ensure sustainable development of city.

Alwar possesses the strong tourist destination contrasting culture and heritage. It has great potential in developing sustainable ecotourism. Alwar have great scenic beauty of desert land, moderate climate, sand dunes, forts, lakes, wildlife and hence the tourist attraction are naturally concerned at attraction spot. Improvement of these tourist activities is a necessary condition for the development of tourist industry as well as to generate economy through employment. Eco-conservation and development are strongly integrated in all activities for tourist industry development along with environment concern. Environment concern can be fully co-operated plan between local community and the government on a sustained basis. A strong environment policy to protect natural ecosystem and quality of environment provided for tourists are factors to be considered.

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