Chapter-6

Conclusions and Suggestions
Chapter-6

Conclusions and Suggestions

The present chapter essentially summarizes the earlier five chapters discussed at length. This is to have a synoptic view of theoretical possibility viz a viz real life ground reality, to visualize the future course of action and put forth the desirable suggestions that may strengthen and consolidate ever increasing urbanization in India. The urban development should be planned, equipped with basic civic and economic activities so that the cities are able to cope up with the pressure of industrial growth and development and the consequent expansion of urban peripherals.

The first chapter is introductory in nature that provides statement of the problem. It highlights that Indian cities are growing at a much higher rate than the rest of the world, while the municipal corporation's resources and manpower are not being able to cope up with the growing needs. The gap is increasing leading to shortage of potable water, sewerage, drainage and electric supply etc straining the quality of life of masses. The chapter further presents the literature review available on this issue. Most of the work concentrates on historic and theoretical perspective of urban planning in India; there is a clear gap on cost benefit
analysis of urban planning creating scope for the said research in the absence of specific findings regarding the potential benefits of planned urban expansion. The chapter also discusses objectives, hypotheses and research methodology of the present project.

The second chapter presents a theoretical update of cost benefit analysis as models of cost benefit analysis have been discussed. Various indicators of urban planning, its evolution, basic principles and significance etc. have been discussed in detail, the chapter further discusses various models and approaches of urban planning used across the world.

The third chapter attempts to compile the real life urban planning in some of the developed countries of the world as well as reflects upon the Indian efforts and policies of India. While presenting the Indian scenario's important schemes and approaches towards planned urban development are highlighted. Various loop holes in our approach and the latest reforms have also been discussed in this chapter.

The fourth chapter presents a profile of Aligarh city. Given the unique topography, expansion of urban skirts and population the position of Aligarh district may be termed as a case calling for an immediate attention. On the contrary the ADA of Aligarh city hardly shows any expansion in terms of resources and employees. Low
motivation of employees and lack of pro-active approach and vision of civic bodies forced them to give the lame excuses including that of financial constraints for not performing their job of maintaining the city and developing planned urban expansion. Most of the time authorities keep themselves busy in crisis management and fire fighting with one menace or the other happening in the city from time to time. They are hardly left with enough energy, resources and belief that they can also perform.

The fifth chapter is primarily based on the primary data collected by the researcher. Data has been compiled from the two separate localities covered under the study namely Swarn Jayanti Nagar and Maulana Azad Nagar. The data analysis makes it evidently clear that quality of life in the planned urban area is far more superior when compared to unplanned locality. The cost benefit analysis presented through the new model developed by the researcher makes it simply clear that planned urban development is a win-win-win situation for civic bodies, individuals and the national level policy makers. Planned urban development could be taken as a source of revenue generation to civic bodies rather than a drain on the resources while maintaining and regularization of unplanned urban development.
SUGGESTIONS

1. Special attention is required to ensure that the new settlements and expansion on the outer skirts of the city are planned before hand, so as to minimize unplanned settlement, encroachments etc.

2. It is suggested that people's participation should be ensured in urban planning and administration. The community should own the responsibility of their respective localities.

3. The people who are coming to cities from villages give their money to crooks /property dealers in order to have a plot or house. If developed area exists, this money may be paid to Aligarh Development Authority.

4. There may be pool of private land developers and Government should pay incentives to the pool of private land developers. The government should make it mandatory for individual developers to develop the area first, provide the basic amenities and then only sell the land and houses etc.

5. The cost implication of planning or developing an area is enormous but its benefits are too much. On the other hand leaving an area unplanned has no cost implications but its adverse effects are unlimited in terms of all over chaos, unhygienic conditions and
spread of diseases. So the government should work pro-actively in developing the areas in a planned manner.

6. There is of course the union ministry of urban development; it does more for Delhi than for other cities-its mandate is limited to that. Most of the ministry’s work is concentrated on looking after Delhi and its gardens and allocating houses for ministers in Lutyens' Delhi. The ministry should act more pro-actively to ensure planned development in all the cities, be it small or big.

7. The cities should be empowered to raise money from the financial markets for which we need to create a corporate bond market. In Western countries, cities have more power to levy their own taxes and raise money from the markets. In the US, the municipal bond market is bigger than the capital market. Unfortunately, in India our cities do not have the power to levy tax or raise money.

8. Indian older cities and town areas are rusting due to lack of urban planning. Even the present development on the outer skirts of the urban societies is relatively ignored, resulting into escalating cost and depleting benefits of urban planning and development. To save the net eco-socio benefit policy members must evolve long term plan keeping in view the ground realities of Indian cities.
9. The rural masses often tend to be influenced by the economic demonstration effect and shift to urban areas, while the lower middle class or the middle class expands usually on the outer peripheral of the city/town areas. This is a continuous process leading to creation/expansion of newer urban areas. This expansion should ideally be planned.

10. Proper road, one of the basic civic amenities is a missing component from the unplanned areas of the city. There are small lanes in the name of road with substantial encroachments. What is left from encroachment is filled with household waste and blocked water, a serious threat to health and quality of life.

11. No electricity is a common phenomenon in the unplanned localities of the Aligarh. The electricity supply 6 to 8 hours is painful for the inhabitants of the area, while during the supply hour there is a rampant theft of electricity that is a curse for electricity department. Thus it should be ensured that people take proper electricity connection and the electricity supply should be regularized.

12. Appreciation in the value of the land is evidently clear in planned area of Swarn Jayanti Nagar indicates that in the ADA could have
Conclusions and Suggestions

reserved a few plots of strategic locations to sell at higher prices. They could have generated bigger earnings.

13. The planned localities should be provided proper drainage system in the beginning of area settlement as even minor encroachments may obstruct the sewerage system at a later stage.

14. These localities should be provided access to a proper health care centre.

15. A school should necessarily be provided to at least a cluster of locality in close vicinity and preference should be given to the children coming from the same locality as provided by the Ganguly Committee Report.

16. The quality of houses constructed by ADA in these localities should necessarily be good enough so as to uphold the confidence of the people.

17. Access of potable water is one of the most basic and fundamental amenities required to lead a healthy and a quality life, thus the houses of the locality should be provided safe potable water.

18. The quality of houses constructed by ADA in these localities should necessarily be good enough so as to uphold the confidence of the people.
19. Access of potable water is one of the most basic and fundamental amenities required to lead a healthy and a quality life, thus the houses of the locality should be provided safe potable water.

20. Solid waste management should be done in a way that collection points be created and maintained within the accessible limits of households of the area. If the same facility is not available and the solid waste is littered around then the cost of collection will go high along with negative impact on the health of people living in the area.

21. The planned activities should also provide parks and open space. Even the private developers should be forced to necessarily provide green areas and the related law should be implemented stringently.

22. Last, but the most vital component is to reduce corruption by making policies and allotment process as transparent as possible. The customer should be duly educated about the processes of allotment and all regulations be implemented in true aspects this will generate good revenue for the government body and would enhance the confidence of the masses in participating into allotment process of these localities.