CHAPTER - VIII

PLANNING THE DEVELOPMENT

The urban planning is in a way an effort to control, to guide and accomplish the physical development of towns and cities and thereby provides for the people who are living and working in them the best possible environment. The whole spectrum of the urban planning includes in it urban unit as a whole, inclusive of the regional setting, action, intervention, inter-relation, co-ordination, efficiency, health, utility and beauty are among its key watch wards. Thus, city planning is a process through which systematic and orderly development of the city is achieved. As a matter of fact, it eliminate chaos and create order so that citizens achieve a number of desirable facilities, convenience is attained, time is saved, cognation is eliminated, working efficiency is increased and both commerce and industry make progress. Thus, all these achievements contribute to the welfare of the citizens. In a sense, city planning is seeking for a better humanity through better environment.¹

Town planning as the art and science of ordering the use of land and the character and setting of buildings and communication routes so as to secure and maximize the practical degree of economy, convenience and beauty. Physical planning is concerned with the design, growth and management of the human environment in accordance with predetermined and agreed policies

[182]
whereby balanced social and economic objectives may be achieved. It is a process, flexible and subject to change for effective deployment of resource in relation to human needs.²

People don’t exist just to provide bomb fodder for rival churches or canon fodder for rival parasites or laboures fodder for rival economic systems or ideology fodder for rival economic systems, or even consumer fodder for profit making systems. It can not be their destiny to exist in ever larger megalopolis sprawls, cut off from contact with nature and form the sense of human community and condemned to increasing frustrations, noise, mechanical routine, traffic congestion and endless commuting, nor to live out their under nourished lives, man’s dominant aim must be to increase in quality of human personality, of achievement of works, of art and craftsmanship or inner experience of quality of life and living in general³. It is possible only by a planned development of the city and its region.

**Development Strategies**

The task of a planner is to understand the problems, the existing structure and the privities of the inhabitants of any town of city and to chalk out a planned development of the town in the same context having harmony of social and natural environment as well as securing a strong integration of city and its region. There is a greater need of social planning which guarantee the alleviation of social problems and enhancing the well being of the people
The manual identifies some of the following program and strategies for a planner –

1. Develops programs, plans for controlled utilization and physical facilities in rural and urban areas.

2. Confers with local authorities, civic leaders, social scientists, lawyers and planning and development specialists to advise and recommend zoning arrangements for land.

3. Prepares and presents narrative and graphic program recommends, measures affecting land use, public utilities, community facilities, housing and transportation, to control and guide community development and renewal.

4. Supervises and co-ordinates the work of technologists and technicians.

This form of planning attempts to do its work through four basic areas of activity:

(i) The provision of human services

This is the major area of effort in social planning currently. The goals here are: (a) the provision of adequate services to meet needs, (b) the identification of gaps in services to be filled, and (c) the elimination of duplication of services.
(ii) Locality development or community organization

The major activities of the social planner as community organizer are to encourage self-help and education within the community, a sense of consensus and cooperation among community members, and the development of an organization within the community to carry out various tasks determined by that community.  

(iii) Social planning as advocacy

This basic idea of advocacy is to act on behalf of someone, to represent their interests.

(iv) Social planning as societal planning

This might take one of two forms – that of broader social programs such as income security programs or the form of social reconstruction, that is, transforming conditions to provide a different social order.

The major objectives of town planning have been pointed out by Friedman and Douglass as under-

1. Transforming the countryside by selectively adopting appropriate aspect of urban areas to rural ones. The hoped for result: an acropolis or city in the fields.

2. Creation of agropolitan districts which extend social, economic and political links beyond single rural villagers.
3. Reduction of social dislocation by providing for development and change in rural and therefore familiar settings.

4. Stabilization of rural and urban incomes and reduction of income disparities among them.

5. Improving the utilization of human and natural resources within each agropolitan district through a more intensive development of these resources.

6. Linking of agropolitan districts through the provision of intra-structure and the regionalization of certain higher order functions.

7. Decentralization of decision making to the local and agropolitan district level to provide for more appropriate decisions consistent with local resources, needs, desires and constraints.

8. Provision of suitable financing for agropolitan development through local retention of savings, transfer of funds from metro to agropolitan centres and improvement in the terms of trade of rural areas.

For the planning of Bulandshahr city by applying behavioral and applied approach as the city has old settled structure which can not be renewed as a whole, some of the following aims and steps are required to be taken up by the planner of Bulandshahr city –

1. To make a policy for presentation of old historical and cultural buildings with their sites and also to suggest to make these historical
monuments and sites by making them more and more attractive for
tourism.

2. To control the unplanned development of various colonies.

3. To suggest new sites for development as per the requirement of
prospective population.

4. To suggest for creating new means of transport and communication.

5. To manage to establish new industrial and allied units for creating new
opportunities for employment especially for migrating people.

6. To provide efficient infrastructure and civic amenities to serve the
population of city and its region.

7. To provide parks, playgrounds and community centres.

8. To check the pollution of environment, industrial units and flow of
automobiles through residential areas be strictly prohibited.

9. To plan for this historico-cultural city to develop as centre of tourism.

10. To conserve valuable land and water resources to develop the colonies
the prohibited on highly festive land and diverted to comparatively non-
productive sites and the maps and plan of new buildings be permitted
only by having a proportionate size of tank for water harvesting.
Growth poles, Centres and points

For the planning of growth poles, centers for various functions and points to be developed as nodes of transport linkages, a projection of the population of the city of Bulandshahr and its region need to be made on the basis of the average decadal growth rate of population during last two decades i.e. 1981-91 and 1991-2001. The projection of the population of the city and its region are given in table 8.1 which have been adopted to estimate the number of centers for various functions. The population of Bulandshahr city has been recorded to be 176425 persons in 2001 and it is projected to be 277121 in 2021 while the population of the city region inclusive of the whole of the district of Bulandshahr has been projected to be 3911115 persons in 2021 rising from 2913122 in 2001.


<table>
<thead>
<tr>
<th>Year</th>
<th>Population of city</th>
<th>Population of region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>176425</td>
<td>2913122</td>
</tr>
<tr>
<td>2011</td>
<td>221113</td>
<td>3375434</td>
</tr>
<tr>
<td>2021</td>
<td>277121</td>
<td>3911115</td>
</tr>
</tbody>
</table>
On the basis of the population projected for the city region of Bulandshahr in 2021, the number of proposed growth poles/centers of various functions have been calculated by adopting suitable threshold population for each of the functions so that the increased population may be served well and the waves of development and the technological innovations may flow to their maximum for the betterment of the whole of the society, economy and human resources. Table 8.2 evidences the existing centers for various functions as well as the total proposed and new growth centers which may be located in the city region by adopting the threshold population and by tracing out the areas of functional gaps.

**Synthesis of Urban-Rural Development**

The synthesis rural-urban development involves a multi-dimensional strategy securing the rural-urban inter relationship in terms of the supply of various urban functions and services which are requirement but not available in the rural areas as well as the transport linkages to circulate the goods produces at farms and rural areas. It also requires industrial planning suited to the region.
Table 8.2: Bulandshahr City and its Region- Growth poles- Existing (2001) and Proposed, 2021

<table>
<thead>
<tr>
<th>Services and Facilities</th>
<th>Threshold Population</th>
<th>Existing Number of Centres</th>
<th>Proposed Number of Centres</th>
<th>New Number of Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Primary school</td>
<td>1000</td>
<td>1777</td>
<td>3911</td>
<td>2134</td>
</tr>
<tr>
<td>2. Junior high school</td>
<td>2000</td>
<td>311</td>
<td>1955</td>
<td>1644</td>
</tr>
<tr>
<td>3. Inter Colleges.</td>
<td>5000</td>
<td>263</td>
<td>782</td>
<td>519</td>
</tr>
<tr>
<td>4. Degree college</td>
<td>100000</td>
<td>20</td>
<td>39</td>
<td>19</td>
</tr>
<tr>
<td>5. CMC and FP sub-centre</td>
<td>5000</td>
<td>343</td>
<td>782</td>
<td>439</td>
</tr>
<tr>
<td>6. Primary health centre</td>
<td>20000</td>
<td>60</td>
<td>195</td>
<td>135</td>
</tr>
<tr>
<td>7. Dispensary and medical store</td>
<td>10000</td>
<td>185</td>
<td>391</td>
<td>206</td>
</tr>
<tr>
<td>8. Hospital</td>
<td>25000</td>
<td>85</td>
<td>156</td>
<td>71</td>
</tr>
<tr>
<td>9. Co-Operative Society</td>
<td>5000</td>
<td>145</td>
<td>782</td>
<td>637</td>
</tr>
<tr>
<td>10. Banks</td>
<td>20000</td>
<td>170</td>
<td>195</td>
<td>25</td>
</tr>
<tr>
<td>11. Branch Post Office</td>
<td>10000</td>
<td>320</td>
<td>391</td>
<td>71</td>
</tr>
<tr>
<td>12. Weekly/Regular Market</td>
<td>25000</td>
<td>68</td>
<td>156</td>
<td>88</td>
</tr>
<tr>
<td>13. Agriculture service centre</td>
<td>10000</td>
<td>211</td>
<td>391</td>
<td>180</td>
</tr>
<tr>
<td>14. Seed, Fertilizer/Insecticide depot</td>
<td>10000</td>
<td>211</td>
<td>391</td>
<td>180</td>
</tr>
<tr>
<td>15. Stockman centre</td>
<td>25000</td>
<td>58</td>
<td>156</td>
<td>98</td>
</tr>
<tr>
<td>16. Veterinary hospital</td>
<td>50000</td>
<td>34</td>
<td>78</td>
<td>44</td>
</tr>
<tr>
<td>17. Naya Panchayat Head Quarter</td>
<td>25000</td>
<td>154</td>
<td>156</td>
<td>2</td>
</tr>
<tr>
<td>18. Block head quarters</td>
<td>250000</td>
<td>15</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>19. Tahsil head quarters</td>
<td>500000</td>
<td>7</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>20. Police station</td>
<td>100000</td>
<td>25</td>
<td>39</td>
<td>14</td>
</tr>
<tr>
<td>21. Bus station</td>
<td>12500</td>
<td>257</td>
<td>312</td>
<td>55</td>
</tr>
<tr>
<td>22. Railway station</td>
<td>100000</td>
<td>17</td>
<td>39</td>
<td>22</td>
</tr>
<tr>
<td>23. Religious fair/Exhibition ground</td>
<td>100000</td>
<td>5</td>
<td>39</td>
<td>34</td>
</tr>
</tbody>
</table>
1. Industrial Planning

Keeping in view the locational factors like raw material, regional demand, market, finance, sources of energy, availability of water resources, the skill of labour etc., some of the following industries have been proposed to be developed in Bulandshahr tahsil.

[i] Small Scale Industries

It mainly consists of the industries processing and the industries providing finishing and packing etc. services to the products produced by medium and large scale industries which need to be developed among the villagers along with the modernization of traditional industries. It is imperative to secure the marketing of both raw-material and the products of small scale industries at village level and the training and advancement of technology is also the prime concern. In view of the locational factors of the city region of Bulandshahr, some of the industries like floor mill, maida, suzi, pulse, and rice processing small scale units, sugar and gur based food products, wood products and carpentry, units based on poultry, carpet making, bucket and box making, dress making, jari woks, as well as training for establishing new industries like soap making, saw mill, sugar and milk products, rope making, potato chips and agro-based food processing polythene and plastic goods, wiring of electric motors and small parts like nut-bolt etc. may be established as per the interest of the workers.
[ii] Medium Scale Industries

Some of the industries like agro based plants of flour, rice and pulse, raw-sugar plant, milk chilling, processing and powder plants, ice mill, agricultural machines and tools, fruits processing, conservation and tin packing, potato based units, cables, electric and electronic goods etc. may be established in the city region.

[iii] Large Scale Industries

Large scale flour mill, fruit and vegetable based units, iron based foundry, diesel engine, electric motors, sugar mill, leather scanning and footwear, cotton and textiles, chemicals and fertilizer mills etc. may be the units to work at large scale.

Proposed Industrial Centres

On the basis of the household industrial workers percentage in total workers in 2001 above the regional mean of 5.80%, some of the following urban and rural settlements are proposed for development of the industrial structure in Bulandshahr city region-

A. Proposed Industrial Urban Centers

Sikandrabad, Aurangabad, Gulaothi, Siana, Khanpur, Anupshahr, Jahangirabad, Dibai, Narora, Shikarpur, Pahasu and Khurja.
B. Proposed Industrial Rural Centers

(i) Sikandrabad Tahsil

Kanwara, Bilsuri, Chandaru, Adhan, Saraighasi, Tilbegumpur and Barodah

(ii) Bulandshahr Tahsil

Mursana, Salavat Nagar Gangavali, Shekhpur Garhwa, Sarai Chhabila, Charaura Mustafabad, Shivali, Agota, Senta, Chhapravat, Asfabad Chandpura, Ginorashekh, Malagarh, Jahara, Tajpur, Akbapur, Dariapur, Naithla Hasanpur, Nimkhera, Maman Kalan, Hazipur Bhatola, Khawazapur Mirpur, Rampur Colony, Kalauli and Pondari

(iii) Siana Tahsil

Kuchesar, Bahainpur, Kesorpur Sathla, Chitsona Alipur, Bihata, Jalalpur, Sahanpur, Khad Mohan Nagar, Bharkau, Basi Bangar, Gasupur, Daulatpur Kalan, Amargarh, Amarthal, Jawasa, Parawana Mahmudpur, Umarpur, Narsena, Chandvana and Takrarpur Ladpur

(iv) Anupshahr Tahsil

Jalilpur, Sankhani, Khadana, Charaura, Ahar Bangar, Siraur Bangar Sherpur Bangar, Malakpur and Suratgarh Urf Lodhai

(v) Dibai Tahsil-

Indaur, Bhimpur, Rasoolpur Urf Narayanpur, Danpur, Umrara, Kharakwari, Surajpur Makhaina, and Ramghat Bangar
(vi) Shikarpur Tahsil-

Ahmadgarh, Banaul, Nagla Sarangpur, Rasulpur, Jagdishpur Aurangabad, Keratpur, Rangpur, Salempur, Kaisawan, Lalner, Chaudhera, Riwara, Khailia Kalyanpur, Khakuda and Akbarpur Bas Kaneni

(vii) Khurja Tahsil-

Sarangpur, Gothni, Samaspur, Hasangarh, Hasangarh, Baurol, Munda Khera, Baghra, Agaura Amirpur, Muni, Gworoli Bhojgarhi, Badshahpur Pachgai, Pharakana Gangagarhi, and Aterna

2. Transport Planning

To secure a self-sustained development of the society and economy of the city region and to circulate the wheels of technological innovations and to with a view to integrate the city and its region with an objective of mutual existence, a strong network of transport routes of roads and railways is indispensable. For the purpose, the new road and railway routes have been proposed as under especially in low accessibility areas. In case of the city region of Bulandshahr, some of the following road routes have been proposed to remove the low accessibility –

Proposed Road Routes

[i] Bulandshahr-Dhanora road- It is to be extended up to Sikanderpur-Khurja road, via Bighepur and Kaneni to make it through motorable route.
[ii] **Khurja-Sikanderpur route** - It is to be extended to Sarangpur, Gangthla via Kaneni so that this route may link Khurja-Jewar road directly to Sikandarabad and Gautam Budh Nagar via Kaor.

[iii] **Achalpur-Jahanpur link road** - It is to be extended to link Arnia and in the north it is proposed to be link with Shikarpur via Badshahpur bridge at Kali river.

[iv] The third proposed route mentioned above may be a through motorable route to be link to Aurangabad via Shivali at Bulandshahr-Anupshahr road.

[v] Aurangabad town is proposed to be linked with Saidpur via Nimchana.

[vi] Aurangabad town is proposed to be linked to Unchagaon, the block head quarter via Imilia to remove the low accessibility in this area.

[vii] Siana town is proposed to be linked to Jahangirabad via Ladana, Khanpur, Kanona and Madhogarh.

[viii] **Danpur-Jahangirabad road** - It is proposed to be extended to Dibai Aligarh road at Kharakari.

[ix] Khurja-Jewar, Khurja-Shikarpur, Bulandshahr-Siana, Bulandshahr-Anupshahr and Gulaothi Sikandarabad routes need to be four lane route as per their importance in regional transport.
Proposed Railway Route

(i) As the railway linkages are confined to the western parts of the city region, a railway route is proposed to link Badaun via Anupshahr and Bulandshahr to minimize the distance between the trans Ganga region and Delhi.

(ii) Garhmukteshwar an important railway station at Delhi-Moradabad railway route may serve better railway linkages in the city region if it is linked to Dibai, a station at Aligarh-Chandausi route and it may also serve as a circular route from Aligarh-Dibai-Chandausi-Moradabad-Garhmukteshwar-Siana-Anupshahr and Dibai.

Existing locational gaps and proposed hierarchy

The development of any region is solely dependant upon the optimum utilization of its resources as well as the socio-economic integration which may be secured by supply of civic and infrastructural facilities. It is a dictum that the distribution of central function or services must be uniform and regular if the disparities of socio-economic development are to be removed. It is possible only by the provision of uniform distribution of the facilities and services necessary for the development of both rural and urban areas. But, these are seldom uniformly distributed because of various locational factors. Simultaneously, the central place system and their distribution is also imbalanced especially compared to K=3 network of marketing principle
following the number from first to the later orders of hierarchy as 1, 3, 9, 27, 54 and so on.

Bulandshahr city and its region has been studied to note the patterns of central places existing within the region. Their hierarchy has also been worked out by involving mathematical techniques. It is experienced that the K=3 network of marketing is not in accordance with the marketing principal in case of the existing number of central places at each level of hierarchy. The proposed number of central places at different hierarchical orders have been given by table 8.3 and the new centers have been proposed in gap areas of their location as revealed by figure 36 which may be pointed out as under-

Table –8.3: Bulandshahr City Region: Existing and Proposed Hierarchy and Number of Central Places, 2001 & 2021

<table>
<thead>
<tr>
<th>Rank Order</th>
<th>Existing No. of central places</th>
<th>Hypnotical No. of central places</th>
<th>Different between existing and hypo. No.</th>
<th>Proposed No. of central places</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>II</td>
<td>3</td>
<td>2</td>
<td>-1</td>
<td>0</td>
</tr>
<tr>
<td>III</td>
<td>7</td>
<td>6</td>
<td>-1</td>
<td>0</td>
</tr>
<tr>
<td>IV</td>
<td>4</td>
<td>18</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>V</td>
<td>49</td>
<td>54</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>VI</td>
<td>161</td>
<td>162</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>225</td>
<td>243</td>
<td>18</td>
<td>18</td>
</tr>
</tbody>
</table>
1. First order centre

Bulandshahr stands at first order of rank both in existing and proposed hierarchy of central places as the regional capital of its city region.

2. Second order centers

Besides Bulandshahr city which also serves as the second order centers also, Khurja and Jahangirabad are proposed to function as second order central places and Sikandrabad in the regional context may function as additional second order centers.

3. Third order centers

The number of central places in this hierarchical order are 7 and 1 Narora centre may be proposed as regional additional third order centre.

4. Fourth order centers

This category mainly includes the small towns of Khanpur, Bugrasi, Pahasu and Chhatari and a number 14 centers proposed to be upgraded in this category. Mainly Gesupur, Sarai Chhabila, Baral, Uttrawali, Kuchesar, Chitsona Alipur, Vera Firojpur, Amargarh, Parwana, Surajpur Makhiana, Palakser, Jargawan, Ahmadgarh, Chaudhera all having population above 7000 and their population may be 10000 or above upto 2021.

5. Fifth order centers

A number of existing centers in this category are 49 having population 5000-10000 persons in 2001 and 14 central places having population above
7000 persons are proposed to be upgraded to fourth order centers and inclusive of five new centers, a number of 19 new central places are proposed to be upgraded mainly the centers like Bilsuri, Gangraul, Ahmadnagar, Bhansrauli, Pavsara, Manglaur, Dariapur, Hajipur Bhatola, Khawajapur Mirpur, Buklana, Khalikabad, Siraura Bangar, Mau, Bagsara, Shekupur, Rasoolpur, Ratanpur, Salempur.

6. Sixth order centres

The six order centers including 161 existing central places out of which 19 central places have been proposed to be upgraded in their higher ranks as per regional setting and requirement, 1 additional and 19 central places at the place of the upgraded centers required to be located in gap areas as shown by figure 36 in hexagonal setting of the region of Bulandshahr.

Spatio-Functional Planning

On the basis of the spatial requirement of the centers performing different types of centre functions to meet the needs of the future increased demand of the population, the spatio-functional planning is suggestive for the centers of different hierarchical orders as given below-

1. Bulandshahr city, the first order centre performing most of the functions given in table 8.2, some of the important central functions like the educational institutional of engineering and medical levels, the air strip and air
clubs, the international marketing of agro-industrial products as well as the

centre of new technological innovation of agriculture etc.

2. The central functions proposed for second order centers are Degree
college Primary health centre, Hospital, Veterinary hospital, Police station,
Railway station, Religious fair/Exhibition etc. services.

3. The third order centers proposed to be 6 in number are suggested to
perform some of the important services like inter college, industrial training
centre, agricultural training centre, soil testing centre, stockmen centre, bank,
police station, bus stand, post and telegraph etc.

4. Forth order centres are proposed to perform the function like inter
college, child care and family welfare centre, bank, bus stand, co-operative
society, post and telegraph, soil testing lab and agricultural training sub-
centre, industrial training sub-centre, police chawki etc.

5. Fifth order centres are proposed to function as the service centre having
the services like junior high school, regulated market, bank, co-operative
society, post office, milk collection centre, child care and family welfare
centre, agricultural service centre, bus stand, police chawki, stockmen centre
etc.

6. Sixth order central places are suggested to perform at least the services
like junior high school, bus stand, post office, bank, co-operative society with
seed and insecticide depot, weekly market etc.
REFERENCES


