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Integrated Town Development Plan: Kurduwadi

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Abstract: *The nature and economic development of Indian urbanization is characterized by metropolitan domination and polarization. The country's total population increased from 361 million in 1951 to 1,027 million in 2001, while the urban population increased from 62 million to 285 million during the same period. From 23 megacities in 1991 to 35 in 2001, the number has increased considerably. Therefore, it is clear that there is a clear movement towards large cities, possibly as a result of a lack of employment opportunities in small and medium cities and a deficient urban infrastructure. In 1979, the centrally supported scheme for the integrated development of small and medium cities (IDSMT) began and continued through 2004-05 and was incorporated into the UIDSSMT scheme in December 2005. It is important to invest in the development of small urban centers in order to reduce migration to large cities as well as to support the growth of surrounding rural areas. Small and medium towns are generally viewed as a means of balancing urban hierarchy and reducing pressure on primate cities, moderate spatial inequality, and foster factors that may assist in reversing the trend. Kurduwadi city is one of them, such as improper or uncertain use of available land, rising unemployment and migration to cities, unsatisfactory development plans to improve urban development. In this context, through integrated planning, efforts have been measured to obtain the resources needed to achieve each goal and improve strategy. Also by allowing institutions to plan and collaborate in departments, they can create efficiency and pursue new opportunities and help reduce migration to nearby large and metropolitan cities by strengthening the Kurduwadi towns as regional growth centers. Establishing complementary links between nearby villages, towns and cities will create a harmonious settlement pattern. An integrated development plan for the Kurduwadi town reduces some of the ideological concerns and working uncertainties emerging around this initiative through this study. The assessment of integrated town development may be appropriate to determine the future orientation and guidelines for Kurduwadi town.*

Keywords: *Integrated Town Development, Integrated Development, Integrated Plan, Development Plan, Small and Medium Towns, Town Planning, Redevelopment Plan, Regional Plan, Master Plan.*

I. INTRODUCTION

The business community has realized in recent decades that to control its own destiny in a changing political, economic, and technological environment more structured formalized planning is needed. Types of strategic planning entails developing a long-term plan for a business. As a result of the 74th constitutional amendment act (CAA) 1992, spatial integration the planning, sharing, and integrating of physical and natural resources the emphasis is on infrastructure development and environmental conservation coordination, and common interest matter discussions.

Municipalities have recently adopted integrated planning as a result of this concept planning and development of a city rely heavily on city development planning.

By breaking down boundaries between disciplines and silos, integrated town design aims to tackle challenges at all levels of complexity. For integrated town planning to meet the present and future requirements of consistent and rational use of lands, key operational areas, such as urban mobility, need supply, efficient area consumption, and space allocation should be examined and developed jointly, focusing on the common development goal.

An integrated urban planning challenge is to create a lived environment where different functions work together to strengthen and develop one another while not getting in each other's way. Integrated urban planning is closely related to the complex nature of cities and the need for creating sustainable and resilient settlements. An integrated town concept must be based on the local context.

II. GOVERNMENT POLICIES

During this time period, the country's population has grown from 361 million in 1951 to 1027 million in 2001, while the urban population has grown from 62 million to 285 million. In 2001, there were 35 metropolitan cities, up from 23 in 1991. In the case of the small and medium towns, it can be seen that there was a shift towards large towns, perhaps because of a lack of employment opportunities and poor urban infrastructure.

Since it began in 1979-80, the centrally sponsored scheme of integrated development of small & medium towns (IDSMT) has been updated and modified timely up to 2004-2005, and in December 2005 it was absorbed within UIDSSMT. The development of small urban centers would reduce migration to large cities and support the growth of surrounding rural areas. The main objectives of the IDSMT scheme are improving infrastructure in small and medium towns and building durable public assets. Promote the dispersion of urbanization and decentralize economic growth. Offering more residential, commercial, and industrial sites with services. The constitution (74th amendment) act, 1992 incorporated spatial and socio-economic planning. Resource-generating schemes should be promoted by local governments to increase the financial position of urban local authorities.

A maximum population of 5 lakhs will be considered for inclusion in the IDSMT scheme. In accordance with the guidelines of the scheme, state governments and the UTs will identify and prioritize towns based on their urban strategies. Only towns that have voted to elect local authorities, and whose elected bodies are in place, will be eligible to apply for the scheme.

III. LITERATURE REVIEW

There is developing revenue in incorporated territory advancement projects as a method of reacting to uncommon trouble spots, including enhancing the geographic centralization of a social and monetary disservice. This is communicated through the move towards 'signed up' government and improvement 'in the round' at the nearby level, and new types of zone-based activities focused on neighborhood recharging and metropolitan monetary turn of events. The developing impact of supportability ideas and formative ways to deal with housing and metropolitan improvement is likewise prompting multi-faceted tasks that join financial, social, and ecological measurements. In the south African setting, the premium in incorporated territory improvement shows in the major metropolitan restoration projects that are as of now being mounted and mirrors a quest for methods of accomplishing incorporated advancement that is more grounded than the stupendous scale arranging related with coordinated development plans and spatial development frameworks.

The guarantee of coordinated region improvement projects is that they offer the space to establish innovative methodologies that advance reconciliation, maintainability, and proximity arrangement. The neighborhood size of tasks considers an advancement interaction dependent on comprehension of nearby necessities, conditions, elements, and possibilities, and that remembers neighborhood occupants and partners for a shared arranging measure. There is the possibility to plan projects dependent on a comprehension of the way financial, social, biophysical, and spatial parts of improvement issues are between related, and consequently to figure extends that move past a sectorial approach. Even when dealing with single issues, such as housing, cross-cutting concerns, such as neediness, gender orientation, supportability, and monetary improvement can be consolidated. While exceptional offices are every now and again associated with coordinated region advancement projects, an assortment of institutional structures have been received, and a few offices and offices might be included. In these cases, it includes coordinated and commonly fortifying activities, a typical definition and comprehension of the improvement issue, and a concurred all-encompassing advancement system.

Internationally, integrated area development (IAD) is not new, although interest in it is growing and new approaches are emerging. While approaches to IAD are highly contextual, they are becoming broader, more integrated, and more collaborative. Over time, the idea of 'integrated development' has evolved as well, and is now increasingly inclusive and multidimensional than it was before.

IV. METHODOLOGY

This research starts with recognizing problem definition. This will be followed by a literature review, based on that, literature papers, case studies, and related works were studied to define the objectives. To get and understand comparative study of integrated town development projects, town planning scheme approach, the role & effectiveness of town planning schemes. After identifying the problem definition and detailed literature study, for the study area Kurduwadi (879.74 ha) is chosen. After finalizing the study area, a list of parameters to work upon was listed and the data required to approach the problem were listed and collected by various methods.

V. STUDY AREA PROFILE

The city of Kurduwadi is located in the Maharashtra district of Solapur, one of the five districts of the pune division, situated on the southeast coast of Maharashtra. In the district, there are 11 tahsils. Located in the southeast corner of the district is the tahasil Madha. The Kurduwadi town proper is the head quarter of tahasil Madha. The town is situated almost at the center of the tahasil and has a mostly flat terrain. The surrounding region field's the major crops of Jawar and grain and Bagayat crops wherever supply of water is available. No minerals of economic importance are found in this area. It is purely a jirayat agriculture area.

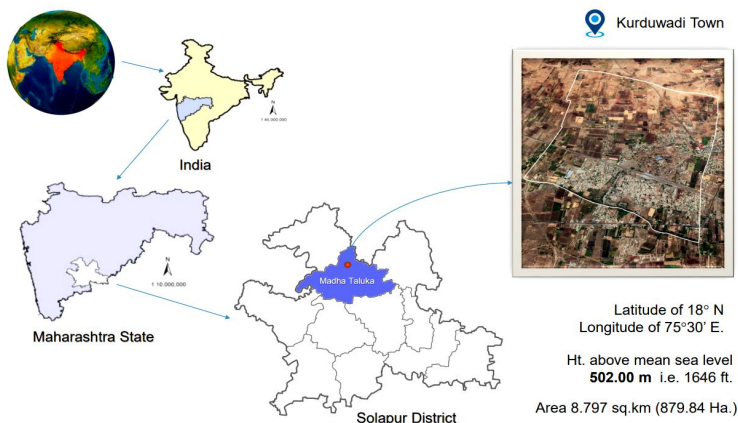


Fig. 1 Regional setting of town Kurduwadi

Kurduwadi municipal council was established in the year 1954. It is now administered by the 'c' class municipal council constituted under the provisions of the Maharashtra municipal, Nagar Panchayat and industrial township act 1965 the municipal council having an area of about is 8.797 sq.km. (879.74 hectares). The entire area under municipal jurisdiction has been divided into 17 wards for which elections are held every five years. According to the 2011 census India report, municipal council has a population of 22,463, of which 11,483 are males and 10,980 are females. 87.67% of Kurduwadi's population is literate compared to 82.34 % for the state. 93.48 percent of males are literate; 81.69 percent of females are literate. Approximately 4,642 houses are administered by Kurduwadi municipal council, and it supplies basic amenities such as water and sewerage to these houses. As well as building roads within its boundaries, the municipal council has the authority to tax properties within its jurisdiction.

A large market in Madha taluka where a fast-changing junction connecting the surrounding large devotional places like Pandharpur, Tuljapur. Originally a station of the narrow-gauge railway project from 1862 to 2008. Central railway's Miraj-Latur and Mumbai-Chennai broad gauge roots meet here and connecting passenger and trade transport hubs. The entire town has been divide into two parts due to the passing of the main railway line in the east-west direction through the town. The main gaathan of Kurduwadi is developed in the south-east portion. The north-east portion comprises mainly of the railway colony, workshop etc.

VI. OBSERVATION AND PROBLEMS

A. Observations

In the regional setting Kurduwadi town is benefited by good road linkages and railway network connecting important places. But most of the population of the town is housed in gaathan/gaathan like congested areas and railway colony. And recent developments are growing up in the form of bungalow, apartments, and row houses mostly in the form of ribbon development, along Tembhorni road, Madha road, Pandharpur road, and along the bye-pass to S.H. 77, Barshi naka & near municipal limits at north-east & south-east side. The rate of growth of population is 9.47%, 10.43%, and 5.48% in the last three decades (i.e. 1971-81, 1981-91, and 1991-2001) and the trend of development of the town is observed towards north-east-south. Out of the total developed area transport and communication occupies the major portion of the land. The residential area is next. Agricultural land is a predominant land use in the town as a whole and occupies about 41.50% of the entire area. The majority of the structures in the gaathan area are of inferior quality. All types of basic educational facilities are available but lack in required building area and playground and industrial activities are in small type. Also, the water supply of the town is at the rate of 80 to 100 litter's/capita/day which is less than the standards. There is in-progress work on the underground drainage system but poor sanitary requirements. There are no slums that have been notified. However, slums type development is observed in the Nehru nagar, Radhakrishna nagar, near S.T. stand, Bhim nagar, etc. The municipal council has made efforts to implement the development plan proposals of the sanctioned development plan. It is still unsatisfactory. It is possible to accelerate the percentage rate of development plan implementation. The sanctioned development plan proposed reservations that are not required or lack problems to implement needs strong proper planning.

B. Problems

The main problems observed after various surveys and form study are- imbalance distribution of population, concentrated only in old gaothan. Urban sprawl in the outer area and haphazard development. Inadequate inter-sector road linkages due to railway lines passing through the center of town. Inadequacy and improper distribution of social amenities. Improper and insufficient widths of internal roads circulation pattern and sufficient drainage system. Lack of parking spaces, gardens, and playgrounds.

A zoning plan has been prepared, which provides for the zoning and communication network for the fringe area of Kurduwadi. The regional plan proposals are kept in mind while preparation of revised development plan of Kurduwadi and well co-ordination maintained between these two plans. It is proposed to make provisions to fulfill these aims as far as possible in this integrated development plan. The municipal council would be making full efforts to implement the schemes by taking financial and technical assistance from various government departments.

VII. PROPOSAL

Kurduwadi is a town that is a ‘c’ class municipal town and faces common problems like inadequate finance, lack of trained technical staff, proper management, etc. Like another municipal town in Maharashtra. It has not gone through a phase of rapid urbanization, as an industry could not occupy a major share in the economy of the town. From the detailed and careful study described in the previous paragraph, various proposals have been formulated by section 22 of the Maharashtra regional and town planning act 1966, and as per the planning, standards prescribed during the 1979 planning act. The various use zones are provided considering the future population and the reservations of sites for various public purposes are provided considering the population after 30 years.

The area in the jurisdiction of Kurduwadi municipal council is 879.74 hectares. The trend of development outside the gaothan is in the north-east-south direction. A large area in gaothan is under public/semi-public users such as primary schools and high schools. Some criteria have also been taken into consideration while deciding sectors:-size of sector, population, physical barrier, character of development, and continuity of development. Considering these facts for planning purposes, the area within the municipal limits is divided into two convenient sectors. The various amenities, such as open spaces, playgrounds, schools, dispensaries, markets have been worked out and well distributed in each sector, to form a coherent whole.

All the details, including reservation sites, are given in the following table are shown on the plan. I.e. “proposed land use plan for Kurduwadi town.”

TABLE I
PROPOSED LAND USE PLAN

Sr. No.	Users	Area in Hectares	% with total area	% with developed area
1	2	3	4	5
1	Residential	279.17	31.73	50.07
2	Commercial	22.93	2.61	4.11
3	Industrial	0.77	0.09	0.14
4	Public & Semi-Public	24.29	2.76	4.36
5	Transport & Communication	191.35	21.75	34.32
6	Open Space, Garden, Playground	25.70	2.92	4.61
7	Public utilities	8.25	0.94	1.48
8	EWS	5.06	0.58	0.91
Total Developed Area		557.52	-----	100.00%
9	Agricultural & Forest Land	313.99	35.69	-----
10	Water bodies	8.23	0.93	-----
Total Area:		879.74	100.00%	-----

It is observed that in the case of the earlier sanctioned development plan (1st revision) the progress of implementation is far from satisfactory. The sanctioned development plan contains 65 reservations to be developed by municipal council. Out of these, only 02 reservations have been developed which amounts to 4.23 %. The reasons for poor implementation can be broadly stated as the paucity of funds and the lack of programming and effective efforts. Hence, in order to avoid this situation in the future, a well-planned strategy for implementation of the development plan is absolutely necessary by the municipal council.

VIII. IMPLEMENTATION

The main source of income of the municipal council is property tax. Tax receipt figures show that there is overall inconsistency in total tax receipts. The study of income and expenditure statement shows that municipal council has maintained sufficient balance after making expenditure from the receipts and also since October 1991 the municipal council is empowered to collect the development charges under section 124 (a to l) of the Maharashtra regional & town planning act, 1966. This information can be obtained from a detailed study of the statement showing sites reserved for public purposes, cost of acquisition, and that of development of sites and proposed roads that the municipal council has to bear a total cost of Rs. 5278.74 lacks for the entire implementation of the development plan of Kurduwadi. The total amount estimated for the implementation of proposals of reserved sites in this proposed integrated development plan is Rs. 5938.96 lacks it is quite clear from the above figures, that the amount of funding available for the total project implementation is greater than what's required. Hence, the Kurduwadi municipal council can implement the entire development plan within a stipulated period of 10 years with the help of a proper priority program scheduled. Central and state government schemes are available through which financial assistance is offered to the municipal councils for the development of sites. Other than that the lands reserved for various public purposes as well as roads can be acquired by private negotiations, acquisition under Maharashtra regional and town planning act 1966, and land acquisition act 1894, preparation of town planning scheme, handing over government lands reserved for public purposes and private-public participation. Considering the trend of growth of the area under development to distribute the proper cost of acquisition and development within a period of 10 years, a phase-wise program of development of proposals (implementation of sites) has been prepared.

IX. CONCLUSIONS

It would be seen that Kurduwadi municipal council has been able to invest an amount for the implementation of the proposal of the integrated development plan. The plan can be implemented within 10 years with proper phasing. The town has therefore been given a clear direction by every effort. This plan aims to meet most of the needs and aspirations/requirements of the existing and future residents of the area under planning. All efforts have been made to prepare this development plan in such a manner, that ultimately it would enhance the living standards and quality of life of the people of Kurduwadi town through the generation of employment opportunity sites equally/in the growth direction.

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