

CHAPTER – VI
URBAN PLANNING AND IT'S OPERATION

6.1 Social Planning

6.2 Routine Physical Planning

CHAPTER – VI

URBAN PLANNING AND IT'S OPERATION

6. URBAN PLANNING

There are two primary types of planning : 1) Social Planning [which tries to establish a communion of all groups living together] and 2) Physical Planning [which deals with spatial pattern; land use, building and communication lines].

6.1 SOCIAL PLANNING

The outstanding example of social planning in the modern sense is Philadelphia, whose very name implies the lofty aims of it's founder. Religious ideas, nationality groups and social movements have inspired the founding of American cities, perhaps to a larger degree than else were. In physical planning Washington, D.C., represents one of the earliest planned cities of the modern world.⁽¹⁾

The industrial revolution brought an end to comparative stability with the sudden growth of manufacturing cities; the emergence of a destitute class of urban labours found the city administrations entirely unprepared and unconcerned with the problem which they presented. Slums become a mass phenomenon, cities expanded in planless way, and suburbs of all varieties sprang up at random. It was some time before the rich found the squalor offensive and the conscience of social reformers broke through the walls of apathy and indifference. Planning has since grown into a full-fledged science. Every large city has a planning board, but the results of misplaced laissez-faire policies cannot be wiped out in a few years. Inspite of ' master ' plans, we

2) Industry – Centered Developments :

This is another type of planned city, which is distinguished from the typical factory town by the reform tendencies of its founders. Two of them gained world-wide reputation : Bournville and Port Sunlight. In both cases the initiators were religious men who tried to translate the preachings of gospel into social action.

3) Garden cities no Solution :

After the initial enthusiasm had abated, it become clear that the newly found garden city, based on total planning, was not the solution of city problems, but merely an escape by a privileged minority. The factory centered once have certain advantages, as the residents live where they work, they save the cost of transportation and ease traffic and transportation problems in the city. All this means 'relief' but not a general solution, since it is impossible to move all major industries from large cities to small specialised towns. A total decentralisation of industries is neither feasible nor desirable. The 'real' garden cities are no help to existing cities. The wealthy people leave the cities to live in uncongested areas with satisfactory building conditions while they continue to draw their income from the city, this income is now largely spent elsewhere. The city loses taxes because the exodus causes a decrease in land values, which affects primarily the best areas.

6.2 ROUTINE PHYSICAL PLANNING

Under this planning the planner made the following measures;

- i) Zoning
- ii) Traffic regulations
- iii) Communication planning
- iv) Service planning

The success of regional planning would appear, therefore to depend upon the political will of decision makers.

It is important to note in this context that our failure to formulate meaningful regional and urban policies, has also contributed in big way to the unsatisfactory settlement pattern we have today, and in particular, the highly undesirable pattern of city growth. The corporation and municipalities are by and large, centers of inefficiency, corruption and political nepotism. Most of them are bankrupt and cannot in any way tackle the big problems of housing, transport, environmental pollution etc. They have neither the financial viability nor the legal backing to confront urban problems except in the limited spare of zoning, land-use planning etc. These observations hold their in view of the ground realities of slums in Solapur City.

The urban and regional planning division of the planning commission, and the centers for municipal administration are by and large, these institutions suffer from several limitations and they have yet to pay an effective role in tackling urban problems in big way. Issues like urban poverty, the growing inequality between the rich and the poor in urban areas, social tensions and a whole range of allied problems cannot be tackled by science and technology alone. It becomes necessary to prepare Master plan of the entire area and that must be executed but due to politics these plans are not executed and remains in the paper only. A part from restrictive measures and controls, it will be necessary to take up positive programmes and must be executed for the development of the city. For this, planning is needed.

We may highlight some aspects of urban planning and practices in Solapur City.

1st August, 1852 and was upgraded into municipal corporation on 1st May, 1964. The municipal corporation covers an area of 23.23 square kilometers and its population according to 1961 census 3,37,583 which covered old Solapur city and its surrounding area. The corporation first extension was done in the year 1979 and this extension area covered an area of 2.30 sq. km. It means the total area of the city limits as on 1/7/1979 was totally 25.53 sq. km. having a population of 3,98,361 [1971 census]. In the year 1989 second extension was done which covers an area of 7.50 sq. km. It means in 1989 the city limits went to 33.03 sq. km. having population of 5,11,103 [1981 census]. The third extension was done in the year 1992, added an area of 145.54 sq. km. and at the same time 13 villages surrounded by Solapur were included in Solapur corporation their total population as per 1991 census 89,230. It means in the year 1992 the city corporation limit went to 178.57 sq. km. having a total population of 7,10,086. In the year 2001 the population of this corporation limit went to 8.76 lakhs. Today, it crossed the limit of 10 lakhs. In this way the population is raising day by day and corporation limits of sq. km. remains same. This makes planning which necessary for the development of Solapur city. [The draft of development plan of Solapur (1997-2017) is attached in appendix 'C']

All urban land uses i.e. residential, business, industrial, community services, administrative are found in city Solapur. Solapur is basically city of workers and it is a commercial city. Residential land use is the most significant in the morphology and sustenance of a city. It plays vital role in providing shelter and living accommodation to the inhabitants.

the actual implementation of them began from 1957. Meanwhile Maharashtra government sanctioned 'Maharashtra Regional Town-Development Plan' in 1966. Upto 1978 these plans are continued to develop and it were expected to extend again for 10 years and these new development plans became ready in the year 2000 for implementation. It shows there is a great delay for making the plans and its implementation.

At the same time, there is also delay form government side, for sanctioning and releasing the grants for these schemes. Repairing and widening the road alone means not town-planning which is frequently seen in Solapur city. Healthiness, cleanliness and add the beautiness for city, roads, chowks, house construction, market, offices, gardens etc. should be made attractive, at the same time water supply, health facilities are also important for town planning. The number of slums in Solapur city are increasing day by day. The condition of public garden, health centers, roads, water supply, drainage, the municipal schools, sanitation conditions are not developed in proper way.

All the town-planning plans are only on paper and not implemented properly. By discussion with corporation authority it seems only 18 to 20 % schemes are implemented. This is not fair. The towns are man made it means, we the public, municipal authority, government and politicians must give proper attention for implementing the plans.