

Peri Urban Area and its Challenges: A Case Study of Lucknow

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Abstract – The targets of the paper is to decide the situation with land and foundation in the peri-metropolitan spaces of Lucknow City Partnership (LMC). Lucknow, being the capital of most populated condition of the nation, has heaps of relocation looking for occupations and better training. The development of Lucknow peri-metropolitan regions has pushed by the monetary development and segment pressure. The development of peri-metropolitan regions has of the city needs to support throughout some undefined time frame. Be that as it may, the prevalence of development structure throughout the timeframe has critical destructive effects. It has impeded mass travel advancement, isolated rich and poor, caused pointless travel, burned-through delicate land, and produced unnecessary public consumptions. The paper has attempted to seek after three vital targets of the improvement of land and framework in peri-metropolitan spaces of the Lucknow city. The initially was to expound the fundamental reasonable and hypothetical discussions worried about peri-metropolitan regions. Second, the paper thought about arranged advancement of land and framework as a possibility for reasonable improvement of peri-metropolitan regions. Third, how arranged advancement of land and foundation would assist other Indian urban communities with bettering administrations to their residents.

Key Words: Peri urban area, Land use planning, Physical Infrastructure, transport connectivity.

1. INTRODUCTION TO PERI URBAN AREA

The peri urban areas are the areas which may be defined as the area lie between the fringes of urban and rural areas, it comprises of the both natures of urban area and as well as rural area, the peri urban areas are experiences the financial and economic changes with respect to the same changes in surrounded urban and rural areas.

These imaginary fringes of areas or zones mixed with jurisdictions of urban and rural areas and also inhabited by near by population, in majority of people are invest there time for earning in agro-based works and industries like fishing, farming, livestock rearing, as well as the migrant people involve in non-agro based industry, ike house hold works, daily wages labours, and few are worked as business men and white collar job professionals in the same fringe areas.

1.1 About Lucknow (U.P.)

The City of nawabs, Lucknow, the capital of Uttar Pradesh in India's largely populated state in India. Many numbers of people migrate in hunt of jobs and enhanced and higher education. The development of the Lucknow's peri urban areas has moving and growing fast by the economic process and demographic forces.

The expansion of peri urban areas the town has got to maintain over a phase of your time. However, the high proportion of enlargement form over the amount of the time of your period has noteworthy harmful impacts. Gomti Nagar is formed and developed in north-east a part of Lucknow Municipal Corporation.

It comprises of settlements which includes housing or residential and business activities. Gomti Nagar, it's the one most important and preferred business area with in the periphery of the city Lucknow along side highly residential expansion.

The parent city, Lucknow attracts an huge amount of migrants from small towns and villages of state to pursue studies from lower to high levels and jobs services and highly order services, so, it's calculated that in next in every 5 years. There is a further population of 100,000. which must be incorporated in supplementary areas within the city.

The farming sites in the close proximity of the built-up areas of the town are gradually being renewed to the urban use. Though, a number of the changes may be a part of the designed development, the remainder for, it's disorganized and is being administered by the private developers, property agents, property speculators, and entity owners.

The growing population and migration of the people in the new peri urban areas like Nirala Nagar, Jankipuram, Indira Nagar, and Gomti Nagar are coming.

Out of those semi-urban areas, Gomti Nagar is growing and developing together of the coming most favorite business destinations within the city alongside of the hectic residential development.

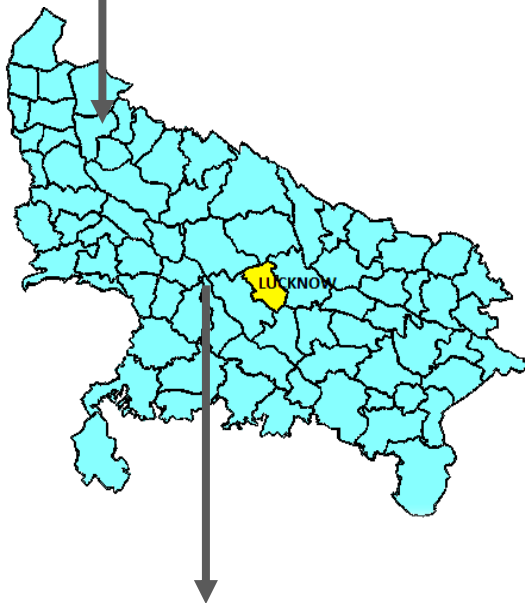


Figure: Location Map

1.2 Infrastructure Development & Land Development In Gomtinagar.

GomtiNagar is lye on the river bank of the Gomti, that flows along the city Lucknow, therefore its name. it's one among the most important and forthcoming areas of Lucknow.

Gomti Nagar is an prearranged settlement which is developed by Lucknow Development Authority (LDA), preoccupied by the LDA in 1980s. LDA works as an independent body to fulfil the increasing demand of the housing within State.

It's house from LIG to high-end premium residential projects, shopping malls, IT-parks, business property, plots, business centres, multiplexes, clubs, banks, food courts, entertainment centres, and investment institutions. Gomti Nagar is now rising, because of the commercial and IT-hub of the city Lucknow.

As the earlier, it stated that the event of the Gomti Nagar is split into three phases:

Phase-I : Gomti Nagar phase -1

Phase -II: Gomti Nagar phase -2 and

Phase -III: Gomti Nagar extension.

Phase-Ist and 2nd, that have good possession rates, In Gomti Nagar extension remains under building.

S. No.	Name of colony	Gomti Nagar
01	Land area	1080 ha (approx.)/10.8 km ²
02	Project cost	Rs. 900 crore (approx.)
03	Location	Situated in trans-Gomti river area and along Faizabad road

Details of Gomti Nagar peri-urban area project, Lucknow.

2. CONTRIBUTION OF PERI URBANDEVELOPMENT TO PARENT CITY.

The Economic Weaker Section (EWS) & Lower Income Groups (LIG) homes are mainly situated in the Vinay Khand & in 1995 beyond, people established livelihood there and high income groups (HIG), these colonies are majorly lie in Vipul Khand of Gomti Nagar.

All the basic facilities like shopping and business, schools/colleges, parks, healthcares hospitals and dispensaries, community centers, petrol pumps, bus stop, and sports arenas like stadiums and grounds is provided by the govt agencies.

All these expansion activities of peri urbanexploitation and infrastructure expansion and the progress by public sector agencies which are administered with the reference to the prevailing policies of the Lucknow Development Authority.

The admittance to land is formed through the provision and help of Land acquisition act, which has the most important drawbacks of procedural holdup and violation ashore by other awareness groups.

Table -1: Detail of plots.

Position	EWS	LIG	MIG-I	MIG-II	HIG	Total
Total taken up in Phase-I and Phase-II	5245	4686	5838	6597	4925	27,291
Completed	5245	4686	5838	6628	4908	27,305
Allotted	5010	4557	5691	6322	4450	26,030
Possession	5010	4526	5604	6162	4218	25,520

Details of plotted development for different income groups Gomti Nagar Phase I and Phase II.
Source: Lucknow Development Authority

2. CRITICAL APPRAISAL FOR THE PERIURBAN DEVELOPMENT TO PARENT CITY

Affordable land and plots are available for all classes of citizens for various purposes like commercial, residential, etc.

Chowk'S area has utmost built-up as compared to other areas because chowk is the one of the oldest development and it is so tight and over congested than the other area like Hazaratganj and all other new areas, the green space or open areas are additionally extremely less that is why that area is extremely suffocating in the comparison of the opposite areas.

The Areas have broad road, sufficient and adequate infrastructure, and residential development with medium and shortage built-up.

In the new area GomtiNagar & other part of cities living residents and citizens, rated the main problems and issues with-in the area vicinity and mainly for the peoples rated problems due to traffic, because the main problems within the old city vicinity, followed by sound pollution and air pollution, water pollution, which generate overcrowding graphs. People of the main area like Chowk, had rated traffic jams or congestions as a serious issues, because, the roads width are so narrow or less widen and thus the informal work and actions are multiply along the street and roads. The newly developed area GomtiNagar area has negligible problems and issues because, as the roads are broad and the whole area is strategically and recently planned & developed accordingly.

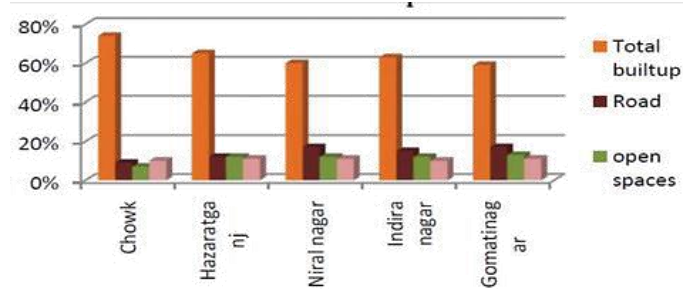


Chart -1: Open Vs Built Space

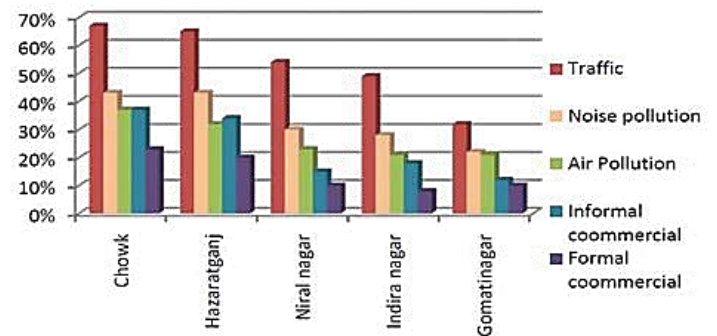


Chart -2: Comparison of problems between Gomti Nagar with other areas of city.

3. CONDITION OF INFRASTRUCTURE: IN GOMTI NAGAR PERI URBANAREA

3.1 Water supply

The Gomti River continues to be the most efficient source of water system to the city, although variety of tube-wells are bored for make advantage of spring water, the water system in Gomti Nagar, through the residential water system with installed metered connection, and the water supplied to the houses is for 3 hours within the morning and a couple of hours while in the evening. The residential settlements, which don't have water at household's level or municipal water system, they have their private water bore wells for supply of water.

3.2 Solid Waste Management & Sewerage Management

In the area of Gomti Nagar, many of the households have their owned septic tanks and some of them are connected with the main sewer line.

The collection of solid waste from house doorstep to next house doorstep system is there in GomtiNagar peri urbanarea. but However, in few of the places and areas, generally waste from the houses is through on the roads and streets. many of houses have begun to figure out and set private garbage collectors to send the their garbage into the near dumb points.

3.3 Public Transportation & Roads

The all over road network is huge and broad and effective for fix the maximum vehicular traffic in the area of Gomti Nagar. It is wiped out a planned approach keeping intelligence of future expansion of the town .

The street networks for GomtiNagar, Indira Nagar, Nirala Nagar, Jankipuram, Aliganj, Indira Nagar, and Sahara city, these are so broad, the interior streets roads are only 10 meter widen and are sufficient to help for generated traffic volume at peak timimng in the areas. Development of infrasturcture amenities for GomtiNagar areas has managed by the general public domain bodies agencies as (LDA) Lucknow Development Authority.

3.4 Housing

Accessibility to the land is formed under the ACT of land acquisition. The main aims of expansion of residences for different income group like, H.I.G. and M.I.G. & exploitation progression through private agencies and bodies want to earn and generation of max to max profits and developed the facilities like infrastructure for the urban poor who cannot pay for housing and additional amenities. Everywhere in GomtiNagar peri urbanarea, the way of peri urban land and the infrastructure expansion is managed and administrated by the general community and private sector bodies.

3. PROBLEMS AND OBSTACLES IN THE EXPANSION OF THE LAND AND INFRASTRUCTURE: IN GOMTI NAGAR PERI URBANAREA

Its perceived that, the newly planned Gomti Nagar area had planned developments. But, still the public domain authority LDA is facing and hinter by problems with the same area expansion, these has its harmful propagated effects alongside its constructive and good benefits and its effects and impacts are so often seen in various heads like organizational, physical, legal, and financial issues.

These are as follows:-

3.1 Speculation Of the Land

The new planned area Gomti Nagar of city Lucknow is one of the most fastest growing peri urbanareas of the parent town. However, issues and problems of speculation of the land is major for the main issue, as builders and land developers already enters into the market, the land prices in Gomti Nagar area getting highest within the city. it's being so high priced and exorbitant for lower income group people and EWS people of the cities.

Land rates are attaining the so high and high prises and creating so many problems for land supposition in Gomti Nagar areas.

3.2 Growth and Expansion for trans-Gomti river at the low lying area.

The Gomti Nagar is getting developed in the limits of the area of trans- Gomti river, which is extremely marshy land& low lying. However, it's as risky for expansion as of the danger of floods from the river and other dangerous diseases like water borne diseases can occur thanks to the polluted water quality. Planning of in low lying area expansion is an additionally and huge costly thing add on for the growth in the area of Gomti Nagar.

3.3 Development Permission Restrictions:-

In the area of Gomti Nagar, allowed FSI is one which is extremely not as much of as this area has the latent to soak up additional population of the town , development actions should be encouraged inside this area, by giving profit of additional F.S.I. and Transfer of Development Rights. Less development of the physical infrastructure

Across the newly planned development area Gomti Nagar, it is developed by Lucknow Development Authority(LDA), along a designed schedule but still there are lots of goals and aims to achieved , which should be improvised for max benefits of the event and the future expansion of the world . The peri urban must have such buffer for cater the new rise in up coming population for the same area . In huge scenario, here is a requirement of sharp slight consideration from expansion and imposing or application authority to manage or counter the haphazard growth in peri urbanarea in the way that Gomti Nagar is show casing as great example of living successful example of peri urbanplanned development to other Indian towns.

4. CONCLUSIONS AND RECOMMENDATIONS

To rectifies the issues examined, Peri urban areas have unique necessities and require particular arranging cycles to manage their turn of events, economically and comprehensively.

4.1 Physical planning

As definite in this paper, recognizable proof and outline of peri-metropolitan regions is the first and most significant stage towards their turn of events. Current End-all strategies frequently will in general zero in more on the fundamental city as opposed to the periphery regions. Explicit plans, approaches and proposition ought to be figured for the portrayed regions to guarantee a guide and vision for its arranged improvement over a time of 20 to 25 years. Since these areas by definition are momentary zones, these plans should be changed each 5 to 10 years. This normal transient up-dation of plans will prompt city development in arranged and directed way, which will settle many issues identified with land getting and rate theories. Consistence to specified land utilizes – through severe guidelines with distinguishing

proof of Government organizations or offices that will be answerable for guaranteeing consistence. Albeit, the town and nation arranging division and the improvement specialists are at present liable for these exercises, punishment for rebelliousness to the specifications are enormously lacking.

4.2 Transportation corridors

Endless suburbia, much of the time is powered by transport hallways, which is the reason plan for them. Major mechanical hallways like the DMRC and brilliant quadrilateral are instrumental to the improvement of the areas through which these passageways run. Explicit rules ought to be detailed for spread along roadways and land passages for advancement of SEZs, IT parks, businesses, establishments and private states.

4.3 Survey

In India, one of the significant bottlenecks to making arrangements for advancement of peri-metropolitan regions is the absence of definite information for these areas. Since these locales don't have legitimate outline it results into uncategorized information for these space. Through legitimate division of limits and grouping the information assortment will be accomplished all the more viably and in methodical way. This will be useful in projections and hypothesis according to strategy and plans Not many Reviews and segment for profiling these regions can be –

1. Lawful status of the peri-metropolitan regions in the state and the enactments that administer their administration, incorporating as reflected in important Demonstrations
2. Social and segment profile
3. Nature of in general economic, administrative and institutional linkages
4. Existing strategies, projects, standards and rules, and so forth.

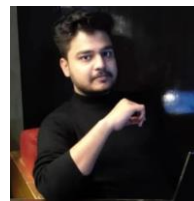
4.4 Pattern of funding

The current financing example and stream of cash according to our regulatory framework doesn't perceive these regions and are generally channelized through one or the other or metropolitan or nearby bodies bringing about ignoring the main pre-imperative for development for example financing and asset assembly. A legitimate financing instrument and clear channel for the progression of cash for these spaces will result into comprehensive methodology of improvement.

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