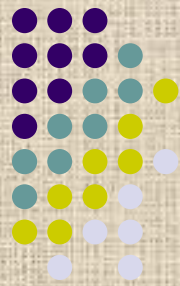
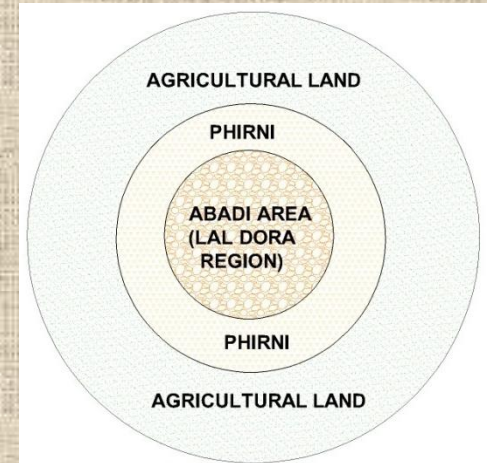


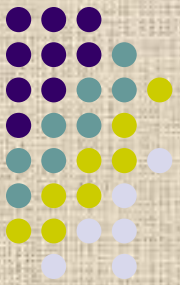
INTRODUCTION

The term "**urban village**" was first brought up in the master plan of Delhi (MPD) - 1962

Rural settlement currently under rapid urbanization and notified under urban area is an URBAN VILLAGE

- Villages in the urban fringe with rural types of industries, together with the population engaged in such activities to be located.
- Similar to the European concept - rural activities planted to serve the mother city.
- There are two parts of a village -
 - agricultural land
 - abadi area.
- The abadi area consists of a collection of number of houses at one place occupied by persons living under common constitution and sharing land attached to the village.
- The limit of inhabited area of the village abadi is commonly known as Lal Dora which is delineated at the time of settlement or at the time of land consolidation.
- With the growth of population and increased needs of individuals- there is an over-spill of the population on available suitable land as an extension to the existing village Abadi. . This extended Abadi limit (PHIRNI) is not recognised as "Lal dora" but the provisions of the Land Revenue Act apply to this extended Abadi area.





Urbanization (Physical phenomena)

expansion of existing urban bodies by engulfing adjoining villages into their territory

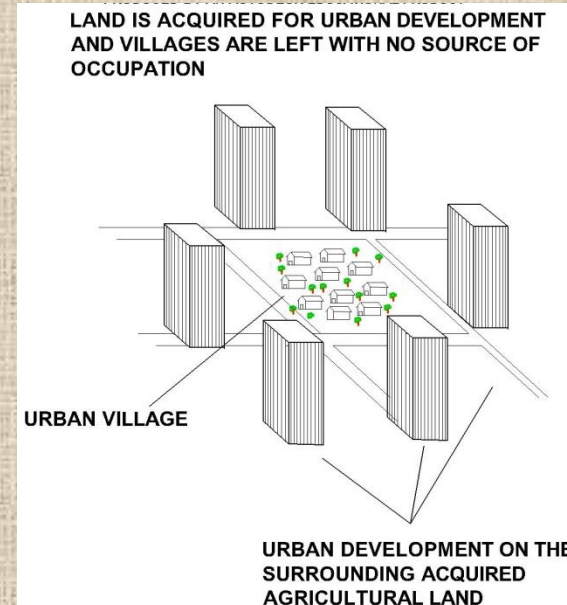
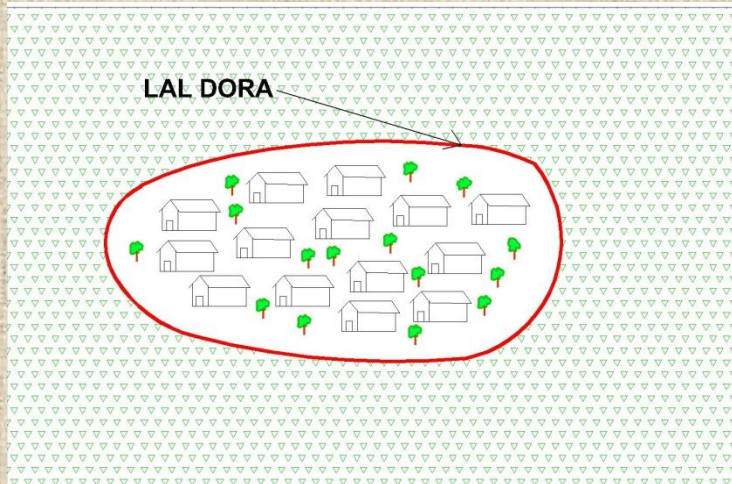
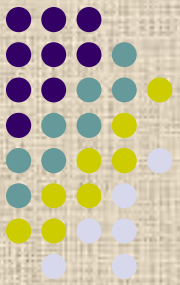
independent transformation of rural area into urban areas

Due to lack of proper planning mechanisms:

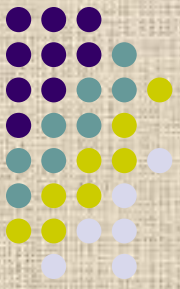
- Urban villages remain isolated and alienated entities
- Exploited by property dealers, political power brokers
- Development is haphazard and chaotic
- Uncontrolled invasion of non-compatible land-uses.

LAL DORA CONCEPT

- LAL DORA : can be described as a line separating abadi area i.e. the habitable area and the agricultural area in rural village
- The area within the Lal dora in a rural situation is exempt from Municipal building bye-laws or zoning regulations.
- Confusions regarding the status of such settlements/villages after urbanisation.

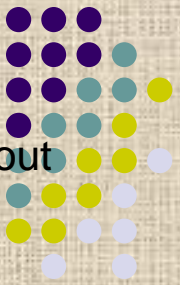


TRANSFORMATIONS IN URBAN VILLAGES



- Loss of cultivated land and adoption of different urban occupations.
- Agriculture labor class is the most affected by the transformations and migrates in large numbers even at the early stages of land acquisition.
- Population in the urban villages increases due to immigration, thereby resulting in residential pockets of high density, poor infrastructure and public amenities.
- Land value becomes the sole consideration leading to unauthorized constructions and encroachments. Change in land use i.e. residential to industrial and commercial also takes place.
- Division and sub-division of property leading to more built up area and lesser open spaces.
- Literacy rate improves due to urban influence.
- Traditional ties of human association weaken, caste system also weakens. Land value replaces the system of social control, responsibilities and aspirations.

TRANSFORMATIONS IN URBAN VILLAGES - WHY?



- Due to compulsory land acquisition by govt. major proportion of villagers are thrown out of livelihood.
- Search for alternate source for income.
- Unsteady source of income - sparks off a process of unauthorized development for commercial activities and renting out space for supporting their livelihood.
- Confusion in the minds of authorities regulating the development - positive catalyst in this situation.
- Corruption at various level in the authority supplements all the above forces simultaneously.
- Such areas provides property at low rents as they are not as developed as other part of the city.
- Location of these old settlement makes them easily accessible.
- Local inhabitants approve such changes due to employment generation and income from rented accommodations.

CLASSIFICATION BASED ON TRANSFORMATION



1. Villages showing urban growth

Some examples of predominant industrial growth are Peera Garhi, Basai Darapur, Wazirpur, Hampura and Khayala. More than 20% of all the industries existing in residential areas are located in these urban villages. Along with household and light Industries, hazardous and noxious Industries also exist in these villages.

2. Village showing commercial growth

Pitampura, Munirka, Jwalaheri and Masjid Moth have excessive commercial development.

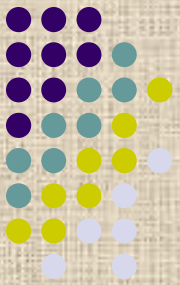
Rapid urbanization - a lot of planned as well as unplanned development of residential colonies

Planned commercial development could not keep pace with it. Hence, the unauthorized commercial activities came into existence in the urban villages.

3. Villages residential growth

Kotla Mubarakpur, Tikhand, Seelampur, KarkarDuma and Nimri are some of the villages which have shown abrupt residential growth.

POLICY FRAMEWORK FOR URBAN VILLAGES



MASTER PLAN 1962

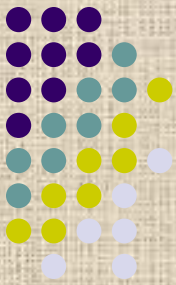
- Division of 262 villages in two categories :
 1. Villages which are already engulfed or are most likely to be engulfed in proposed urbanizable limit 1981.
 2. Villages which are lying beyond the proposed urban expansion 1981.
- Two distinct spatial plans namely :
 1. Negative or holding action plan
 2. creative action plan
- Negative or holding action plan
 1. Villages already included in urban extension were proposed to be relocated instead of continuing in their old traditional condition.
 2. 23 villages identified for relocation on the fringe.
 3. Proposed to be provided with adequate infrastructure for running their livelihood.
 4. Village chosen in a near vicinity to a major road radiating outward from city centre.
 5. 100 acres of land to be reserved around village for redevelopment of existing village and other industrial and housing purpose.
 6. Also aimed at arresting the population migrating from rural areas to urban areas.

MASTER PLAN 1981

- These settlements have completely different lifestyle and would be added to the extension of urban areas therefore should get modern services and amenities.
- Village settlement of historic significance should be conserved.
- Facilities like education, health, and recreational facilities and work centres should be developed around the village for the benefit of the villagers.

BUILDING LAWS

1. Building plans be considered only for the plots of the old abadi area:
The land use is residential and the construction shall confine maximum to 2 1/2storey with maximum permissible coverage FAR and height as per bye-laws.
Certified by the Revenue Department that plot is a part of abadi area.
2. If the building cannot be readily verified as part of the old abadi area then it is necessary to get a certificate from the Delhi Administration that the land is not under notification for acquisition.
- 3.The for all dead end road or cul-de-sacs upto 500' in length right of way will be 15' and for all other roads. dead end lanes above 500' the right of way will be kept 30'. except in villages where development plans have been received.
- 4.Development charges will be recovered as decided by the competent authority from time to time.

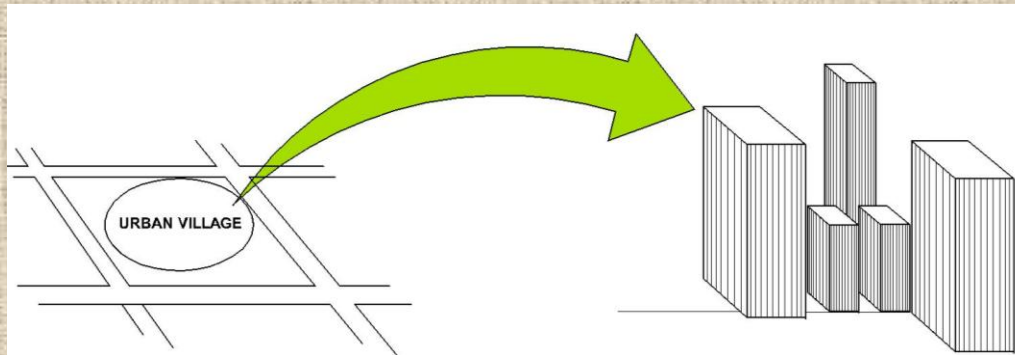


URBAN IMPACT

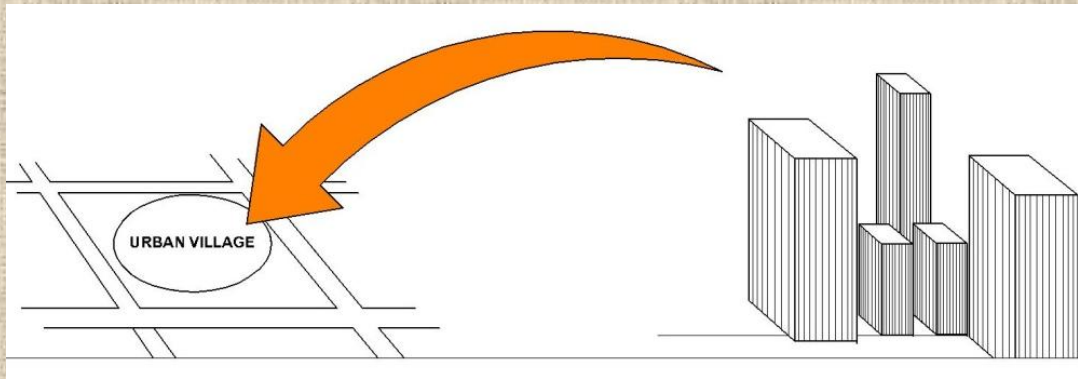
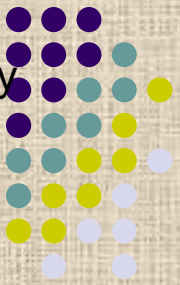
- Provide services and employment to the planned areas.
- Releasing population when land is acquired and there is no land for earning so people tend to migrate.

- job opportunities
- better earning
- higher standard of living

- agricultural land acquired for development leaving people unemployed & with no other option but to migrate to city for jobs



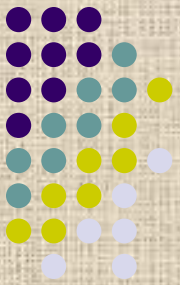
- attracts people who migrate in and settle down because of cheap rentals, affordability and employment opportunities in terms of business.



- cheap property value
- already established markets
- more saving & more affordable accommodation because of low profile status
- employment through various sectors
- lack of regulatory authorities

- high cost of living
- less saving more expenditure on housing
- higher property values
- lack of well established markets
- more taxation on daily based commodity

NATURE OF URBAN IMPACT



varies according to the kind of relations a village has with a city

❖ Villages in which a sizable number of people have sought employment in **far-off-cities**. Members of their families are left in their natal villages.

❖ Villages near an industrial town

Such villages receive an influx of immigrant workers, which not only stimulates a demand for houses and a market inside the village but creates problems of ordering relationships between the native residents and the immigrants.

❖ Growth for metropolitan cities on surrounding villages.

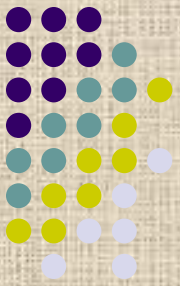
City expansion sucks in the village lying in the outskirts.

Land except the inhabited area, is used for urban development and villagers in general seek urban employment

Land which are is either unacquired or partially acquired and cultivation is still possible. Very often these economic oppurtunities are exploited as dairy farming, poultryfarming, etc

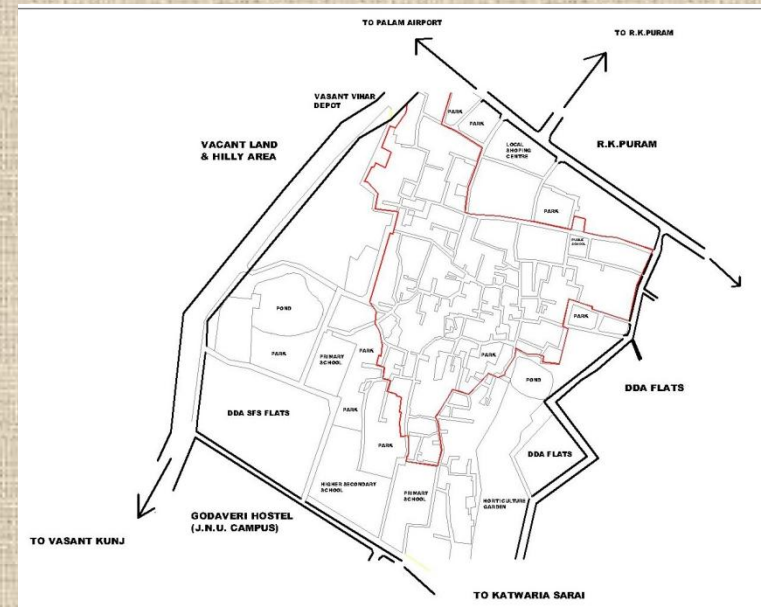
Another possible effect on villages is the outflow of urban residents who wish to move out of congested areas in the city into open countrysides.

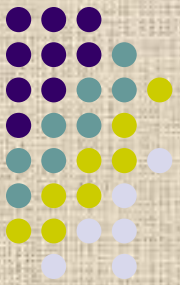
MUNIRKA



Munirka is one of the oldest settlements of Delhi. It is located on the Palam road near Jawaharlal Nehru university in the south Delhi at a distance of 22 kms from ISBT. Major localities and settlement around Munirka are R.K.Puram in the north, J.N.U in the south, Vasant vihar in the west and DDA flat in the east. Due to its location in the urban limits of south Delhi the village is well connected with the rest of the Delhi.

- area **74 hectares** and population of **100000** (2006), was urbanized in 1961.

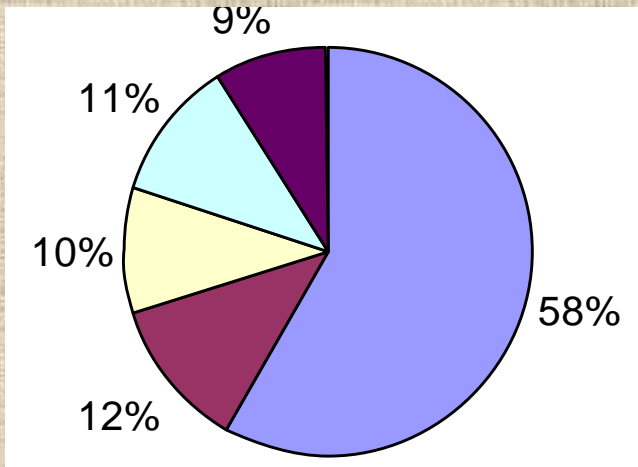
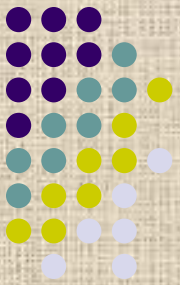




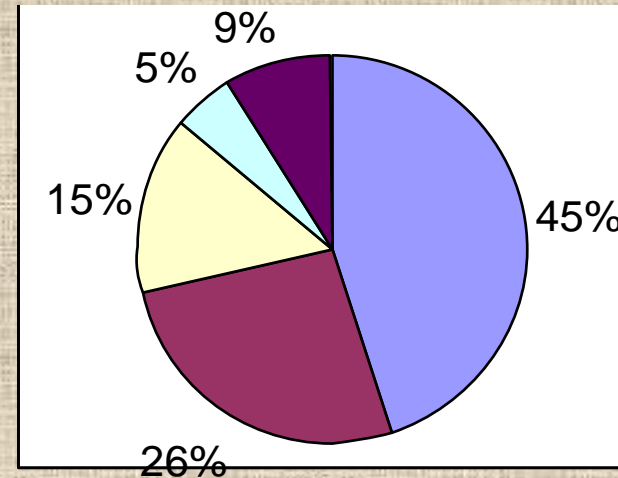
People :The village is inhabited by takshaks and rathi jats. According to the legend these rathi jats originally belonged to rajapur village of mehrauli tehsil. After finding it difficult to earn sufficient income for their families they abandoned their village and settled in Munirka.

Cultivation was the main occupation of the villagers of Munirka prior to the acquisition of land. The land was first acquired for the construction of outer ring road in 1953-54. but the land in bulk was acquired in 1957-58 for the housing scheme of the DDA.

LAND USE DISTRIBUTION IN MUNIRKA VILLAGE



As proposed in development plan(1961)



2006

RESIDENTIAL

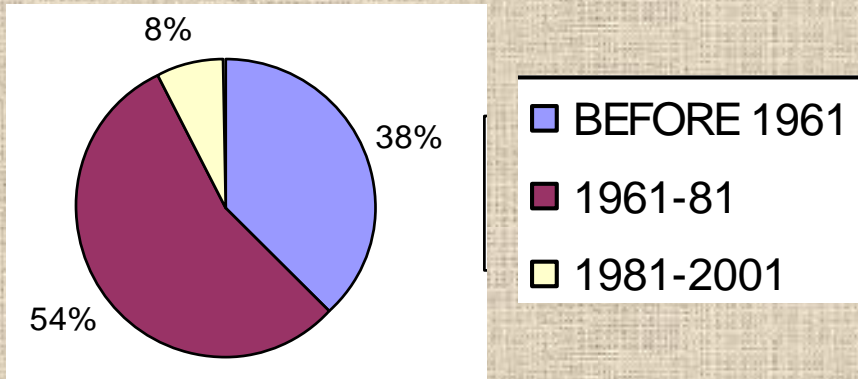
CIRCULATION

COMMUNITY FACILITIES

NON-RESIDENTIAL

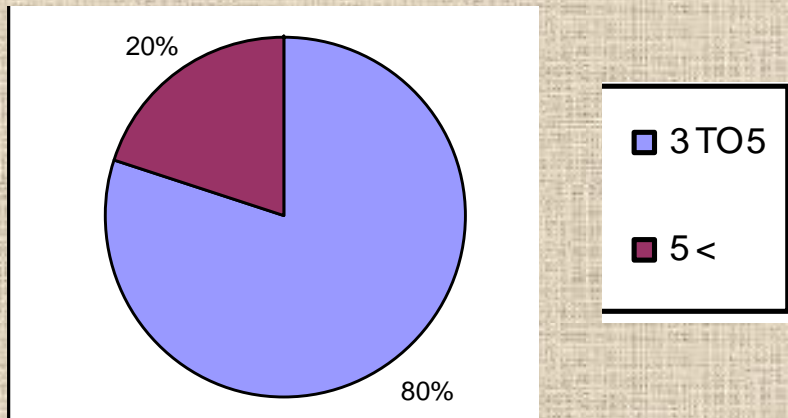
PARKS & OPEN SPACES

PHASES OF CONSTRUCTION



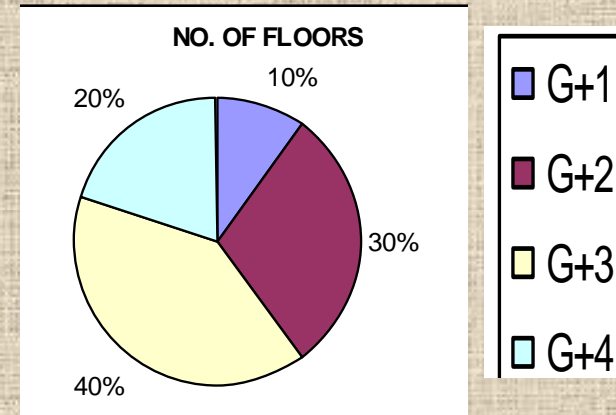
- A majority of the land was developed after the notification of Munirka as an urban village in Delhi Master Plan in 1961

SIZE OF THE HOUSEHOLD



- ❖ Joint families which used be that traditional family type is giving way to small nucleated families which is an indicator of an urbanizing village.

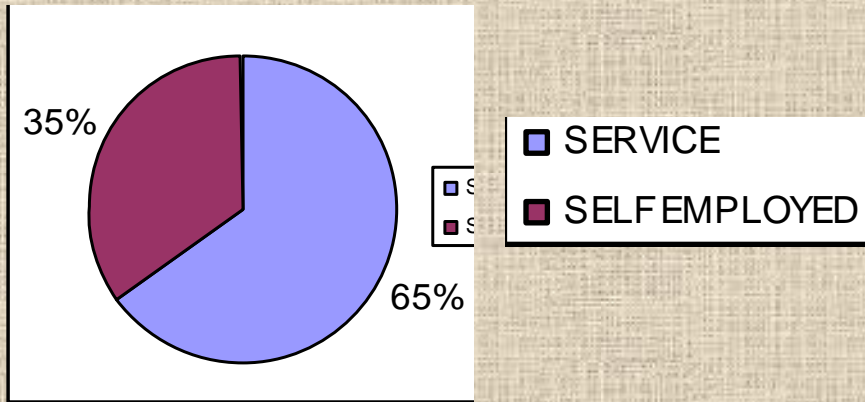
TYPES



- Because of its good location, Munirka enjoys benefits of cheap rental values for property due to which **students from nearby universities** come and reside here. This phenomena has been continuing from the past 2 decades.

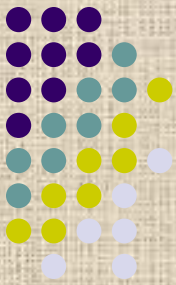


OCCUPATION PATTERN

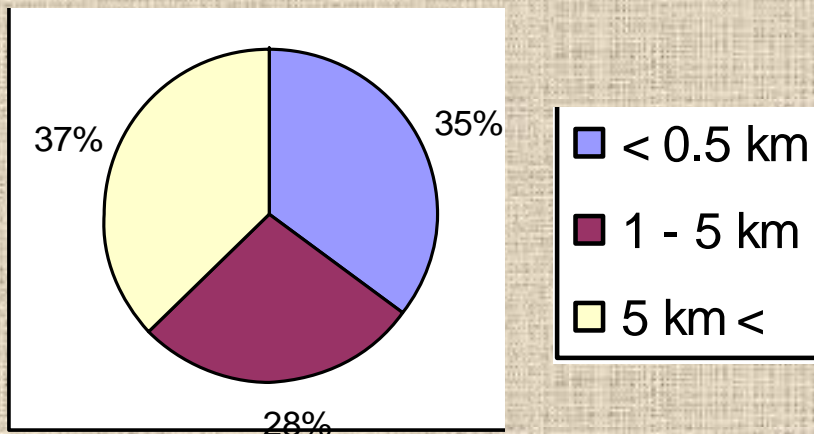


❖ This change is mainly because of

- Large scale acquisition of agricultural land around village by DDA for housing development which forced the villages to take up jobs in urban sectors.
- Majority of tenant living in this village are literate and are mostly either employed or searching for job opportunities.

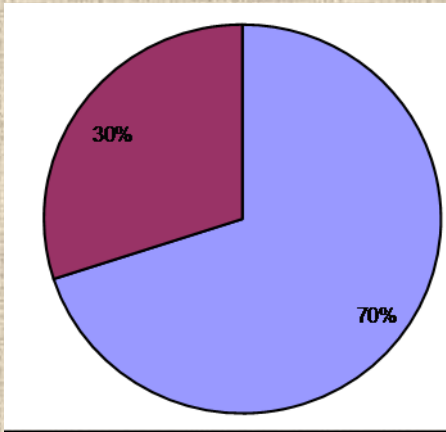
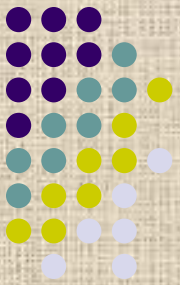


DISTANCE OF WORKPLACE



- Service class people therefore they have to go out of the village for the jobs.
- Self employed, those who have opened up their part of house as shop so they don't have to travel for any jobs, etc.

OWNERSHIP STATUS



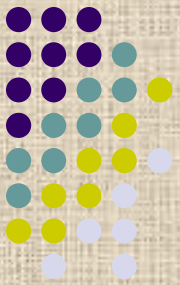
- Original owners of the shop are not willing to sell their shops and give these on rent

- Since most the shops have been opened up in the part of the house therefore most of the owners of these shop prefer to run it on their own.

REASON FOR ESTABLISHING	
WORK PROXIMITY	75%
LOW RENTAL	25%

- Since most of the commercial unit have come in a part of house so these shops are close to their place.

- As Munirka is traditional settlement the rental value of land in this area are much less as compared to areas close by such as R.K.Puram, Vasant Vihar, etc.



LICENSED BY MCD	
YES	60
NO	35
DON'T KNOW	5

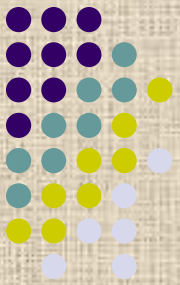
·Most shop operating for the past 20-30 years have been identified in the village plan which have been approved by MCD.

·These shop have proper metered electricity supply.

·Large no. of shopkeeper who either not aware of the various regulations by MCD or have not been approved by MCD.

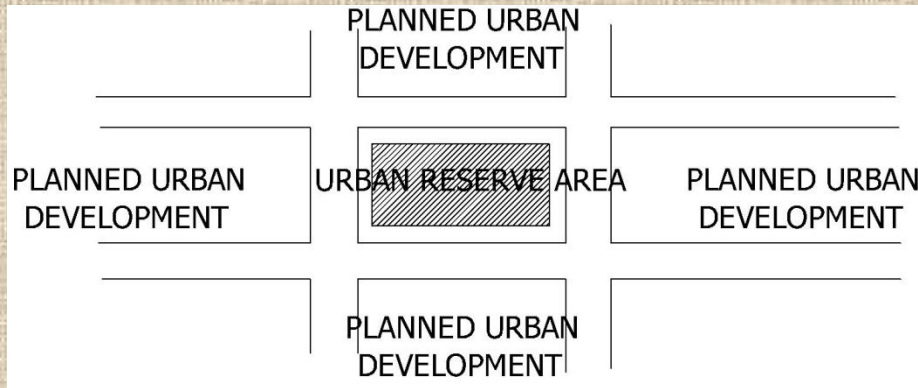
·Shops which are home-based commercial activities people have not bothered to take permission by MCD, resulting in illegal transformation in the structure of the house and the shops.

PROPOSALS



urban reserve area :

- with so many merits benefiting people, every planned urban area must have a reserve area which caters to lower level services required by a planned area e.g. : grocery store, laundry, servants, etc
- this urban reserve area can also provide future space for extending commercial activities or for parking provision.



CONCLUSIONS



1. The Master Plan for Delhi, 1990, adopts a totally new concept for the urban villages with no reference to the previous concept of Master Plan for Delhi, 1962.
2. The villages, in spite of being traditional settlements have been clubbed together with planned residential areas in the Master Plan.
3. There is no specific set of policies for urban villages. Ad-hoc decisions are resorted to.
4. Even though the transformations have been taking place for a long time now ,they have not been acknowledged anywhere in the Master Plan.
5. No regular surveys are carried out in the villages, thus most of the data available is outdated.
6. The structure of the village development plans is not laid down anywhere, thus often necessary components may be missing from a plan.
7. Whereas land was acquired from the villages, no thought was given to their future source of employment.
8. Laid-back attitude of the authorities has added to the process of transformations.