

TOWN PLANNING



- Town planning is considered as an art of shaping and guiding the physical growth of the town by creating buildings and environments to meet the various needs and to provide healthy conditions to the inhabitants.
- **Objects of Town Planning**
 - *Health* – to create and promote healthy conditions and conditions for all the people to live, to work, to play or to relax by proper division of land called zoning.
 - *Convenience* – to provide public amenities required for the citizens such as water supply, sanitation, electricity, gas etc.,
 - *Beauty* – to preserve the natural conditions and aesthetics in the design of all the elements of the town which includes preservation of

PRINCIPLES OF TOWN PLANNING



- 1. Zoning

- Town is divided into suitable zones such as commercial zone, industrial zone, residential zone etc.,
- Suitable rules and regulations are imposed for the development of each zones

- 2. Housing

- Extreme care should be taken to provide housing to various categories of people
- Development of slums should be avoided
- Existing slums should be cleared by providing suitable alternative

PRINCIPLES OF TOWN PLANNING



- 3. Public Building

- There should be proper balance in grouping and distribution of various public buildings throughout the town
- Concentration of public buildings at certain places only should be avoided

- 4. Recreation Centres

- Enough space should be reserved for the development of recreation centres for the general public

PRINCIPLES OF TOWN PLANNING



- 5. Road System

- The efficiency of town is measured by the layout of its roads.
- The town should have well designed road systems

- 6. Transport Facilities

- The town should be provided with suitable transport facilities so that there is minimum loss of time for travelling from place to place

- 7. Green Belt

- The growth of town should be such that there is provision of green belt, which is an open strip of land all round the town reserved for special purposes such as cultivation of vegetables, fruits, farm

SLUMS

- A slum is an overcrowded, poverty stricken area where there is high rate of birth, infant mortality rate, illiteracy, juvenile crimes, death etc., thus representing a state of hell and therefore unhealthy, unsafe, and socially undesirable
- They lack basic amenities like water supply, electricity, drainage etc., and are totally unfit for human habitation

CAUSES OF SLUMS



- *Lack of education:* if the inhabitants are lacking education, then they can be easily dragged into social evils without having any attention to improve their living conditions.
- *Improper use of land:* if the lands that are fit for residential purpose are used for industries, then there will be shortage of land and this can lead to the formation of slums.
- *Lack of zoning:* if the town is not divided into suitable zones and the development is allowed to take place at random, then slums may be formed.
- *Economic Conditions:* the increased growth of population and unemployment may force the affected persons to stay even in unhealthy atmosphere as they offer cheaper living conditions

CAUSES OF SLUMS



- *Industrialization:* the slums may be said to be the direct evil result from industrialization which in the early stages never took care of planning houses for labourers.
- *Local Authority:* if the concerned local authority does not possess adequate powers to control the development of towns, slums may be formed.
- *Migration:* due to uncontrolled migration from surrounding areas, slums may be formed.

CHARACTERISTICS OF SLUMS



- *Appearance:* in slums structures appears to be deteriorated, damaged and overaged which offers an unpleasant view to the eyes
- *Health & Sanitation:* slums are characterised by very low standards of sanitation, high rate of sickness and death rates
- *Income:* slums are usually occupied by lowest income group of the society
- *Morals:* the socially disorganized slum may prove to be an area of delinquency and crime
- *Overcrowding:* slums are over crowded with buildings and buildings are overcrowded with people.
- *Social Isolation:* slums are occupied by people with lowest social status and

EFFECT OF SLUMS



- *Health:* climate of slums easily leads to unhealthy living conditions – thus people in slums are easily attacked by various types of diseases
- *Surrounding Locality:* institutions located nearby the slums are also usually badly affected
- *Working conditions:* slums are full of noise, traffic congestion, smoke, dust and darkness, thus they does not provide a peaceful working atmosphere
- *Absence of Amenities:* the surrounding area of slums lack essential amenities because of over crowding of population

SLUM CLEARANCE



- The process of improving the existing conditions of slums is known as the *slum clearance*.
- Methods of Slum Clearance are:
 - 1. Improvement Method
 - 2. Complete Removal Method

SLUM CLEARANCE



- *1. Improvement Method*
- In this method, the drainage arrangements, public utility services are modified and improved.
- Low portions of the old slums are filled up and the existing roads are widened.
- Thus with proper planning and implementation of improvement works, it is possible to make slums slightly more habitable at the minimum cost.
- This method do not cause much disturbance to the slum dwellers.

SLUM CLEARANCE



- *2. Complete Removal Method*
- In this method, congested area may be completely cleared out of the existing locality
- Only those buildings which are really good in condition are retained and all other structures are pulled down
- Transit camps in the form of temporary buildings are constructed near the slum to accomodate dishoused people during the process of slum clearance