

Cluster Development Proposal for Ramwadi with Special Emphasis on Physical Infrastructure”

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Abstract— India is becoming a largest populated country in the world. People are getting migrated from rural to urban areas due to poor economic conditions and to get employment, though people are facing scarcity of houses, in urban areas and getting pressure on urban lands. Nashik is one of the based cities to line in. Sizes of family getting more and sizes of housing are becoming less. So people are encroaching the area, where ever gets place to expand. Though the spaces between two buildings are becoming less and road width area getting small. So need to develop such areas to improve their living of standard and control population in different areas, which are overcrowded. In this paper, an area of Ramwadi is overcrowded and lacking all the facilities.

Keywords— Cluster Development, Dilapidated, Physical infrastructure, Ramwadi, Smart city Area.

I. INTRODUCTION

Development of Ramwadi area will get good impact on cities road side development and help to form a smart city. People are facing many problems due to lack of infrastructure facilities .i.e. insufficient parking, sewage treatment plant, storm water disposal, narrow roads, no recreation areas etc. Small areas need to work out as per regulations to form smart city. To minimize non – point source pollution by reducing the area of impervious surfaces. Area need to be developed by considering natural features, topography and protect environmentally sensitive areas. The higher densities of clusters of housing get more efficiently services like public transport can encourage bicycle usage and pedestrian movement. There are many benefits of Cluster Development, which are sever and utility lines need to be provide less and also need of less infrastructure facilities.

II. NEED OF THE STUDY

Due to available employment facility cities becoming overcrowded, but people are getting less infrastructure facilities due to increasing population.

- To improve the quality of living standard in each and every area of the city.
- People should get equal infrastructure facilities.
- Need to strengthen social infrastructure.
- To control the migration in particular developed areas.

III. OBJECTIVE OF THE STUDY

The objectives of the study are as follow:

- To study cluster development Policies and Guidelines.
- To analyze the existing scenario of Ramwadi area.
- To analyze available physical infrastructure and need of development.
- To identify the issues involved in physical infrastructure.
- To prepare planning proposal for physical infrastructure within the Ramwadi area

IV. OBJECTIVE OF THE STUDY

Scope of this study is as follow:

- The study area is limited to Ramwadi area.
- This study pays particular attention on physical infrastructure.
- Main purpose of the study is physical planning and management of physical infrastructure.

V. STUDY AREA

Study area is in Nashik city of Ramwadi Area, which is located in Maharashtra state. Ramwadi area belongs to khandesh and northern Maharashtra region. It belongs to Nashik Division. Ramwadi is an old area of Nashik, which is still un-developed area near Bank of River Godavari. People are facing lack of infrastructure facilities and problems during flood. A house does not have parking areas and sewage treatment facilities and area also having very narrow roads.



FIGURE 1: Study Area Map

VI. SCHEMES OF CLUSTER DEVELOPMENT

6.1 Smart City Mission

Launched on June 25, 2015

This ambitious program by the Indian Government aims at building 100 Smart Cities across India with focus on planned urbanization and sustainable development as a support system for the neighboring cities. It also involves the development of high-quality infrastructure with provision of basic amenities, education, health services, IT accessibility, digitization, e-governance, sustainable development, safety and security.

6.2 Swachh Bharat Mission (SBM)

Launched on October 2, 2014, The Swachh Bharat Mission is the government's nationwide flagship program with the objective of universal sanitation coverage in urban areas.

6.3 Pradhan Mantri Awas Yojana (PMAY)

The scheme was launched on June 25, 2015

For providing 20 million affordable homes for the urban poor including slum dwellers by March 2022.

6.4 Jawaharlal Nehru National Urban Renewal Mission.(JNNRUM)

Launched in 2005,

Jawaharlal Nehru National Urban Renewal Mission was a city-modernization scheme with an investment of over \$20 billion over seven years. The scheme was designed to raise investment in urban infrastructure, build better civic amenities, ensure universal access to basic utilities as well as create affordable homes for the urban poor, slum dwellers and people of economically weaker sections.

VII. GENERAL POLICY OF CLUSTER DEVELOPMENT

- Cluster Development is considering the key to the well organized development for Mumbai. The basic scheme of the cluster redevelopment means instead of redevelopment individual building several old building are jointly taken up for the group redevelopment form by developer and conveyed to the state government.
- Governments accepted the scheme and modify DCR and increase FSI to 4 for minimum 4000sq.m to develop. This facility was extended to legal buildings which are in dilapidated condition and hazardous condition.
- Road should be minimum 9.00m long.
- State's amended policy has diluted certain terms and conditions of old encourage more cluster development projects to be undertaken by the developers. Previously it was only for island city, now covers suburbs.
- New scheme developed in the developer acquires consent for 70% of land .State government intervene to acquire the rest 30% min carpet area of redeveloped flat is 30 Sq ft , age of building more than 30 years. Dilapidated declared buildings qualify for cluster development more than 3 years 10% more carpet area.
- Maharashtra to revise cluster housing policy old dilapidated building & other complexes. Minister for housing and slum development.
- New policy aims 40-50 clusters. Building older than 30 years and having at least 10,000 sq.m. Land can be brought down to make way for new buildings if at least 70% of the residence to do so.
- Maharashtra Housing Policy [Housing for All]
Major factor for boosting realty development in Mumbai suburbs.
- Brihan Mumbai Municipal Co-operation (BMC). Announced the Maharashtra government's new housing policy. Which emphasizes on Redevelopment and cluster development (Redeveloping entire locality instead of single building)
- Non-Buildable Plots can be developed resulting in more open spaces.
- Cluster development help in easing the pressure on the island city's infrastructure as in future.
- Focuses on other key factors, such as access to mass transportation and connectivity to employment offering locations.

VIII. CONCLUSION

Concept of cluster development is to develop good physical & social environment, Smart specialization strategy by finding critical determinants. Cluster Development plays an important role in enhancing and creating building learning environment and creates smart condition within the city. Proposal is divide urban spaces on the basis of cluster by analyzing the area provide smart infrastructure facility. Basic purpose is to fulfill the requirement and needs of residential development to develop old dilapidated structure which is of no old very dangerous to live in.

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